

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Stoneleigh Road, 157 ft. W
centerline of Bristol Road
9th Election District
5th Councilmanic District
(500 Stoneleigh Road)

Michael Lawrence
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-585-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Michael Lawrence. The administrative variance is requested for property located at 500 Stoneleigh Road in the "Stoneleigh" subdivision of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft. and Section 301.1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 ft. in lieu of the required 7.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 25, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING
Date 7/22/04
Ray

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be GRANTED.

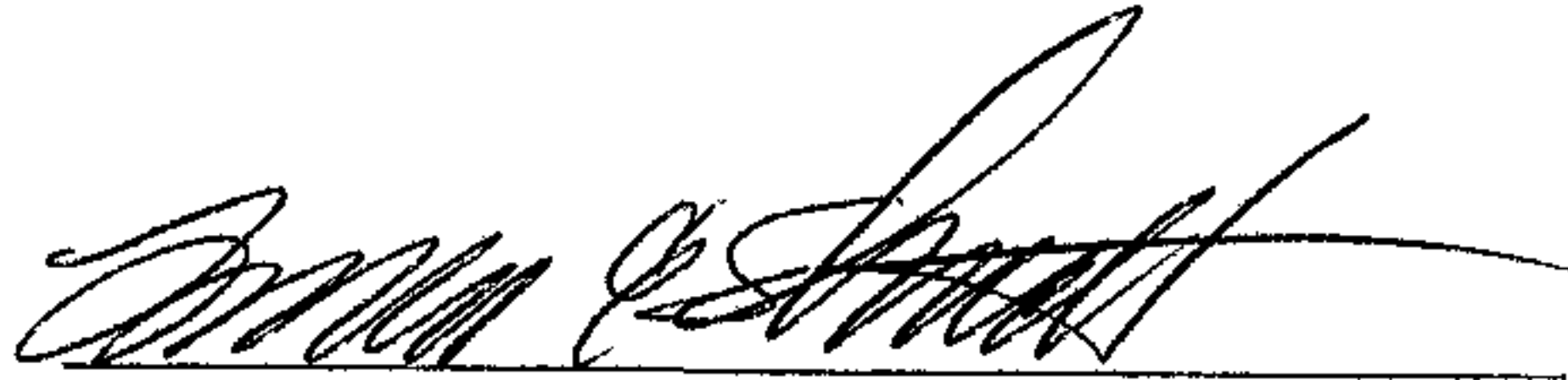
THEREFORE, IT IS ORDERED, this 22nd day of July, 2004, by this Zoning Commissioner, that the Petitioner's request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft. and Section 301.1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 ft.

ORDER RECEIVED FOR FILING
Date 7/22/04
Ray

in lieu of the required 7.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 7/22/04
Raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

July 22, 2004

Mr. Michael Lawrence
500 Stoneleigh Road
Baltimore, Maryland 21212

Re: Petition for Administrative Variance
Case No. 04-585-A
Property: 500 Stoneleigh Road

Dear Mr. Lawrence:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 500 Stoneleigh Rd
which is presently zoned D.R.-S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft. and Section 301.1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

City State Zip Code

Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 64-585-A

Reviewed By BR Date 6/16/04

Estimated Posting Date 6/27/04

EV 10/25/01

ORDER RECEIVED FOR FILING
7/22/04
[Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 500 Stoneligh Rd
City Baltimore State MD Zip Code 21212

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The need for more space to construct a patio on the back lot.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mike Lawrence
Signature
Mike Lawrence
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MIKE LAWRENCE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public
Notary Public
My Commission Expires Dec 1, 2004

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address

City

State

Zip Code

500 Stoneleigh Rd
Baltimore MD 21212

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

The need for more space to construct a patio on the back lot.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Mike Lawrence

Mike Lawrence

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of JUNE 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MIKE LAWRENCE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

North Paul Gumbert

Dec 1, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 500 Stoneleigh Rd
which is presently zoned D.R.-S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft. and Section 301.1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Michael Lawrence
Name - Type or Print

Signature

410-828-0738
Name - Type or Print

Signature

500 Stoneleigh Rd
Address

Baltimore MD 21212
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 04-585-A day of June that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-585-A

Reviewed By BR Date 6/16/04

REV 10/25/01

Estimated Posting Date 6/27/04

ZONING DESCRIPTION FOR: 500 Stoneleigh Road, Baltimore, Md. 21212

Beginning at a point on the north side of Stoneleigh Road which is 38 feet wide at a distance of 157 feet west of the centerline of the nearest improved intersecting street, Bristol Road, which is 38 feet wide. Being lots #18, #19 and #20, Block 2, Section #2, in the subdivision of Stoneleigh as recorded in Baltimore County Plat Book #7, Folio #87, containing 9,432 square feet. Also known as 500 Stoneleigh Road and located in the 09 Election District, 5 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 6/16/01 ACCOUNT Post-600-6150

AMOUNT \$ 65.00

RECEIVED FROM Mike Landwehr

FOR Administration

ISSUED TO ADMINISTRATION

ISSUED TO ADMINISTRATION

87255

87255

RECEIVED ADMIN 100

DATE 6/16/01 100

AMOUNT 65.00 100

ISSUED TO ADMINISTRATION 100

FOR ADMINISTRATION 100

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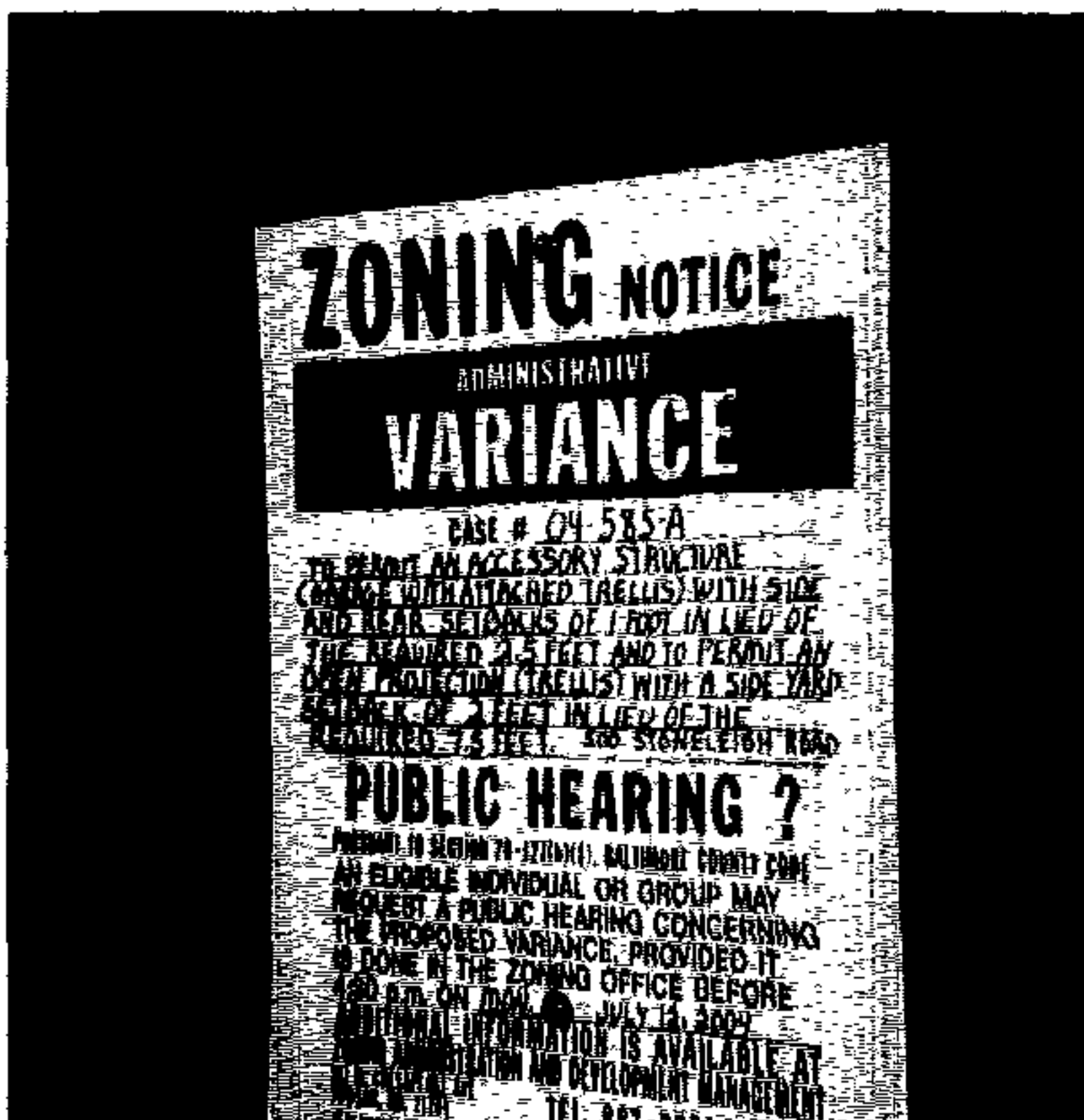
CERTIFICATE OF POSTING

Attention: Kristen Matthews Date: JUNE 30, 2004

RE: Case Number 04-585-A
Petitioner/Developer: MIKE LAWRENCE
Date of Hearing/Closing: JULY 12, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 500 STONELEIGH ROAD

The sign(s) were posted on JUNE 25, 2004
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04 - 585 - A

Petitioner: MICHAEL LAWRENCE

Address or Location: 500 STONELEIGH RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL LAWRENCE

Address: 500 STONELEIGH ROAD

BALTIMORE, MD. 21212

Telephone Number: 410 - 828 - 0738

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 585 -A Address 500 Staneleigh Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/16/04 Posting Date: 6/27/04 Closing Date: 7/12/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 585 -A Address 500 Staneleigh Rd.
Petitioner's Name Mike Lawrence Telephone 410-828-0738
Posting Date: 6/27/04 Closing Date: 7/12/04
Reasoning for Sign: To Permit an accessory structure (garage with attached trellis)
with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft.,
and to permit an open projection (trellis) with a side yard setback of 2 ft.
in lieu of the required 7.5 ft.

WCR - Revised 6/28/00

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

July 12, 2004

Michael Lawrence
500 Stoneleigh Road
Baltimore, Maryland 21212

Dear Mr. Lawrence:

RE: Case Number:04-585-A, 500 Stoneleigh Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 16, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 29, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 28, 2004

Item No.: 580-591

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.2.04

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 585 BPR

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JDO
DATE: July 30, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-585
04-592
04-593
04-594
04-595
04-596
04-600
04-601
04-603
04-604
04-605
04-606
04-607
04-608
04-609

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

RECEIVED

JUL 12 2004

INTER-OFFICE CORRESPONDENCE

ZONING COMMISSIONER

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

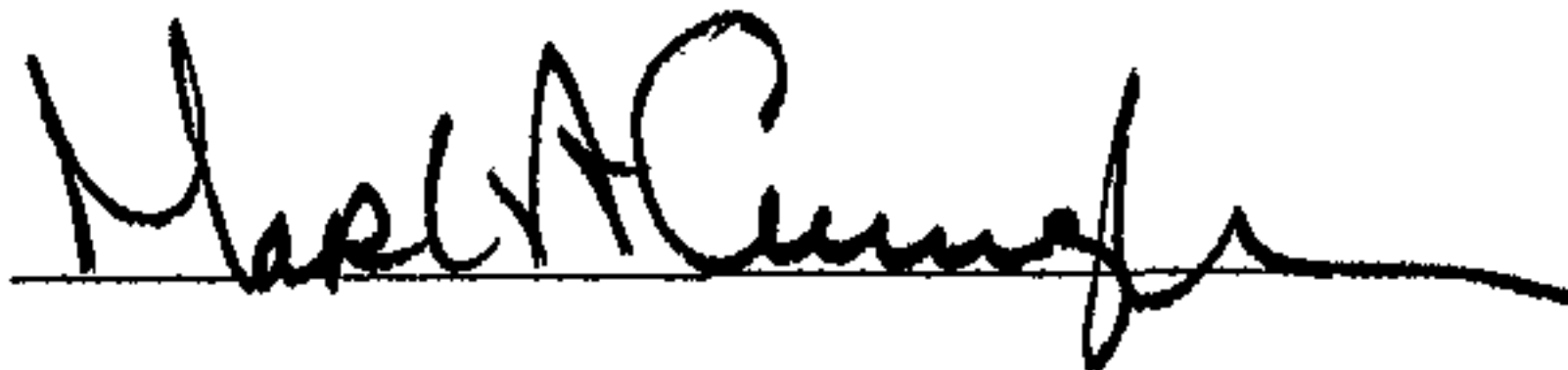
DATE: July 8, 2004

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 4-585 and 4-607**
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: July 23, 2004

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 12, 2004
Item Nos. 585, 592, 593, 594, 595, 596,
597, 598, 599, 600, 601, 602, 603, 605,
606, 607, 608, and 609

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

Addendum to ADMINISTRATIVE VARIANCE Application

CASE NO. 04-585-A

June 28, 2004

To Whom It May Concern:

We are writing to further explain the reason we are applying for administrative variance. 500 Stoneleigh consists of only three combined lots. Most of the properties in the Stoneleigh subdivision are made up of four combined lots making the typical Stoneleigh property much wider than that of 500 Stoneleigh Rd.

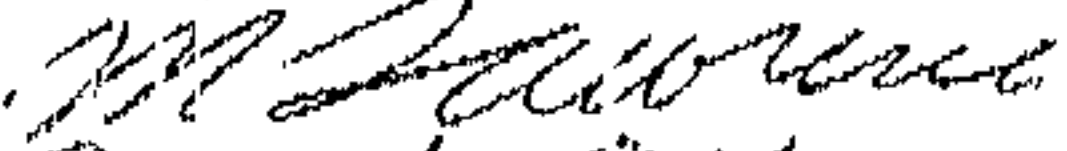
The lots surrounding 500 Stoneleigh Rd all consist of four lots (see plat). 7003 York Rd consists of lots 10, 11, 12, and 13. 7001 York Rd consists of lots 14, 15, 16, and 17. 502 Stoneleigh Rd includes lots 21, 22, 23, and 24. 500 Stoneleigh Rd, therefore, has very narrow side lots.

In an attempt to preserve some of the open space of the rear yard, which has been greatly reduced by the introduction of the two-story rear addition, the patio was added to the side of the structure. The patio will be covered by a trellis which will incorporate visual screening (i.e. lattice) to add additional privacy for the residents at 502 Stoneleigh Rd.

A patio will also be constructed on the side of the existing garage. This will add more outdoor living space to the narrow lot of 500 Stoneleigh Rd. This patio will also be covered with a trellis and lattice to give adequate privacy to the residents at 7001 and 7003 York Rd.

Sincerely,

Michael and Jennifer Lawrence


500 Stoneleigh Rd
Baltimore, MD 21212

June 15, 2004

Closing Date 7/12/04
04-5854

To Whom It May Concern:

We, the neighbors of 500 Stoneleigh Rd, have been informed of the proposed addition to the residence at the aforementioned location. We understand that part of the addition will extend past the property's setback line. We have reviewed the construction plans and have discussed them with the residents at 500 Stoneleigh Rd. We have no objections or concerns about the proposed addition.

Sincerely,

Wh / Gould f 7001 York Rd 21212
Susan Gould " "
Hastings 502 Stoneleigh Rd

Lu Pitts 502 Stoneleigh Rd

Margaret Jay 7000 Bristol Road
Hampden " " "

Marie E. O'Brien 7003 York Rd

Peter J. Chabhan 7003 York Road

Addendum to ADMINISTRATIVE VARIANCE Application

CASE NO. 04-585-A

June 28, 2004

To Whom It May Concern:

We are writing to further explain the reason we are applying for administrative variance. 500 Stoneleigh Rd. consists of only three combined lots. Most of the properties in the Stoneleigh subdivision are made up of four combined lots making the typical Stoneleigh property much wider than that of 500 Stoneleigh Rd.

The lots surrounding 500 Stoneleigh Rd all consist of four lots (see plat). 7003 York Rd consists of lots 10, 11, 12, and 13. 7001 York Rd consists of lots 14, 15, 16, and 17. 502 Stoneleigh Rd includes lots 21, 22, 23, and 24. 500 Stoneleigh Rd, therefore, has very narrow side lots.

In an attempt to preserve some of the open space of the rear yard, which has been greatly reduced by the introduction of the two-story rear addition, the patio was added to the side of the structure. The patio will be covered by a trellis which will incorporate visual screening (i.e. lattice) to add additional privacy for the residents at 502 Stoneleigh Rd.

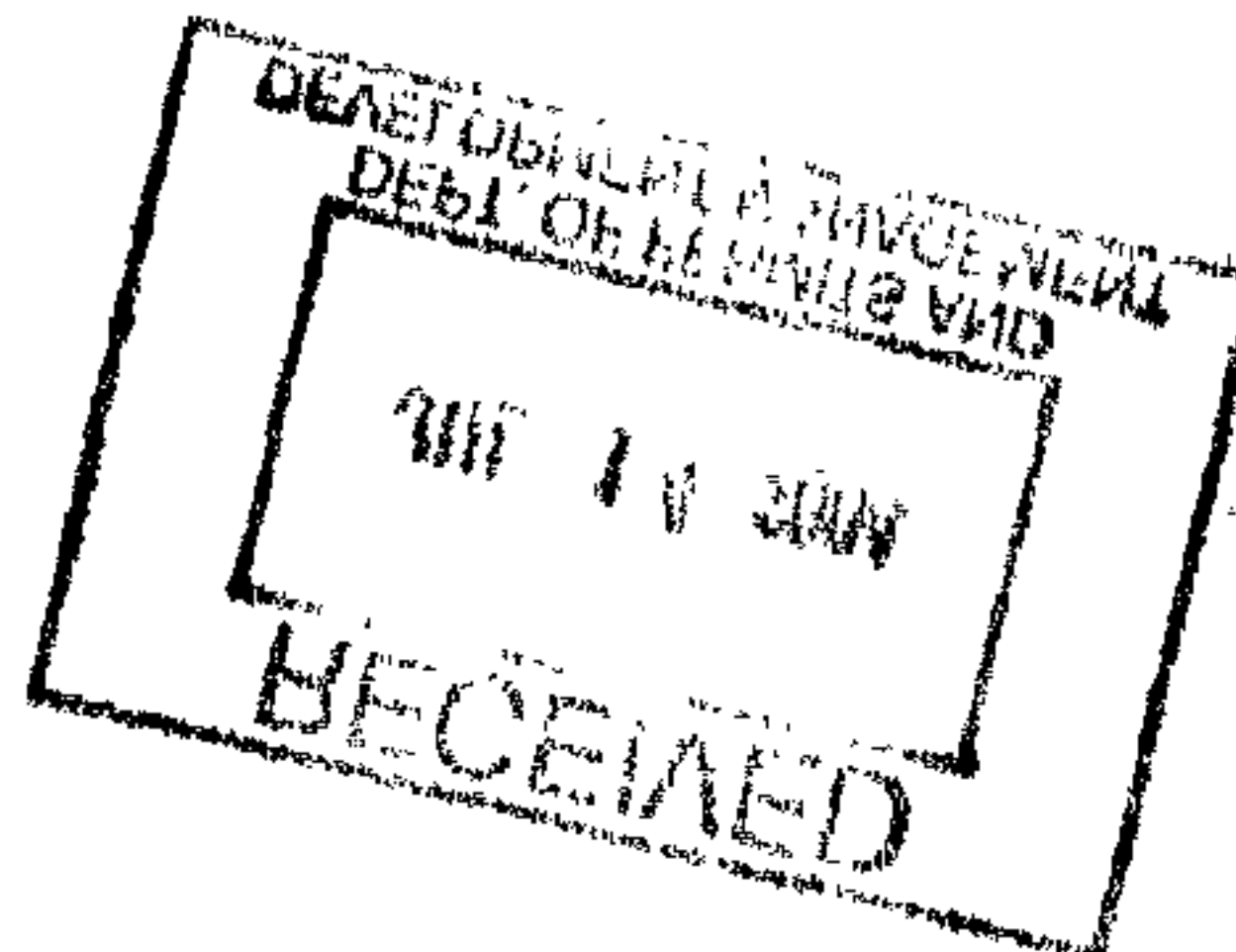
A patio will also be constructed on the side of the existing garage. This will add more outdoor living space to the narrow lot of 500 Stoneleigh Rd. This patio will also be covered with a trellis and lattice to give adequate privacy to the residents at 7001 and 7003 York Rd.

Sincerely,

Michael and Jennifer Lawrence

M Lawrence
Jennifer A. Lawrence

500 Stoneleigh Rd
Baltimore, MD 21212



U.S. DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

July 14, 2004

Dear Sir:

Reference is made to your letter of July 14, 2004, regarding the proposed action to acquire certain interests in the public lands within the boundary of the Grand Staircase-Escalante National Monument, Utah.

The proposed action is to acquire certain interests in the public lands within the boundary of the Grand Staircase-Escalante National Monument, Utah, for the purpose of establishing a new monument.

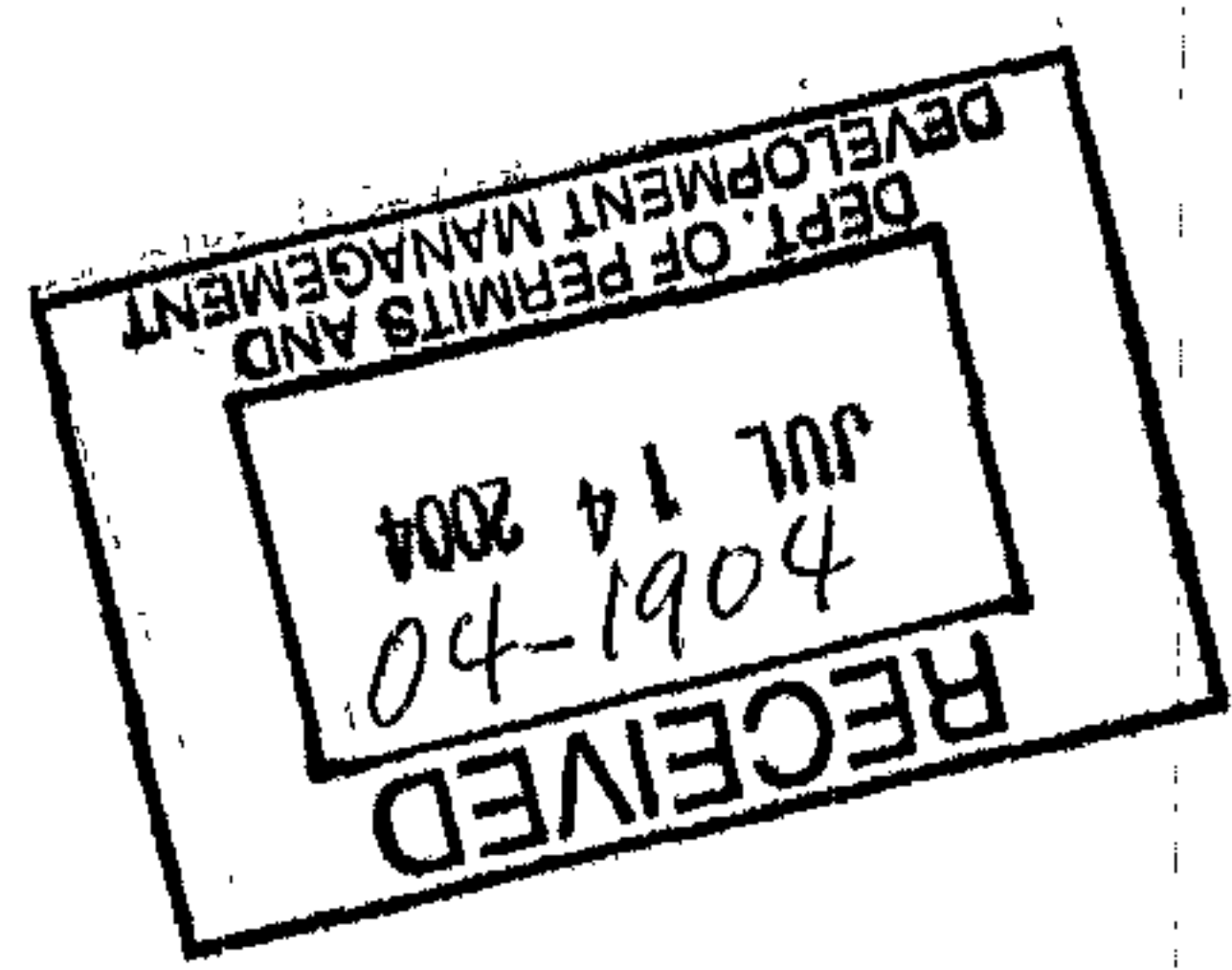
The proposed action is to acquire certain interests in the public lands within the boundary of the Grand Staircase-Escalante National Monument, Utah, for the purpose of establishing a new monument.

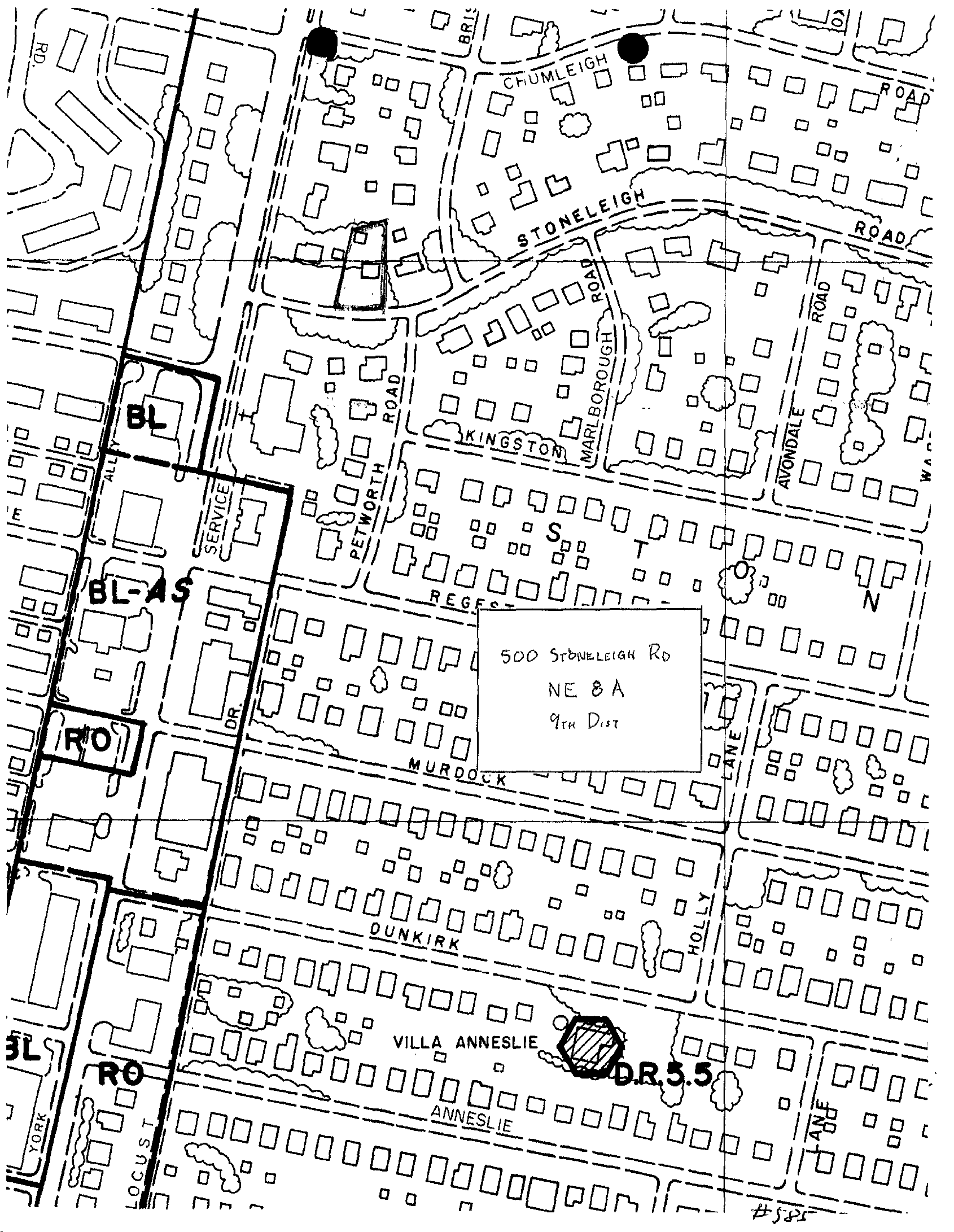
The proposed action is to acquire certain interests in the public lands within the boundary of the Grand Staircase-Escalante National Monument, Utah, for the purpose of establishing a new monument.

Sincerely,

Very truly yours,

Director





500 STONELEIGH RD
NE 8 A
9TH DIST

CDR. 5.5

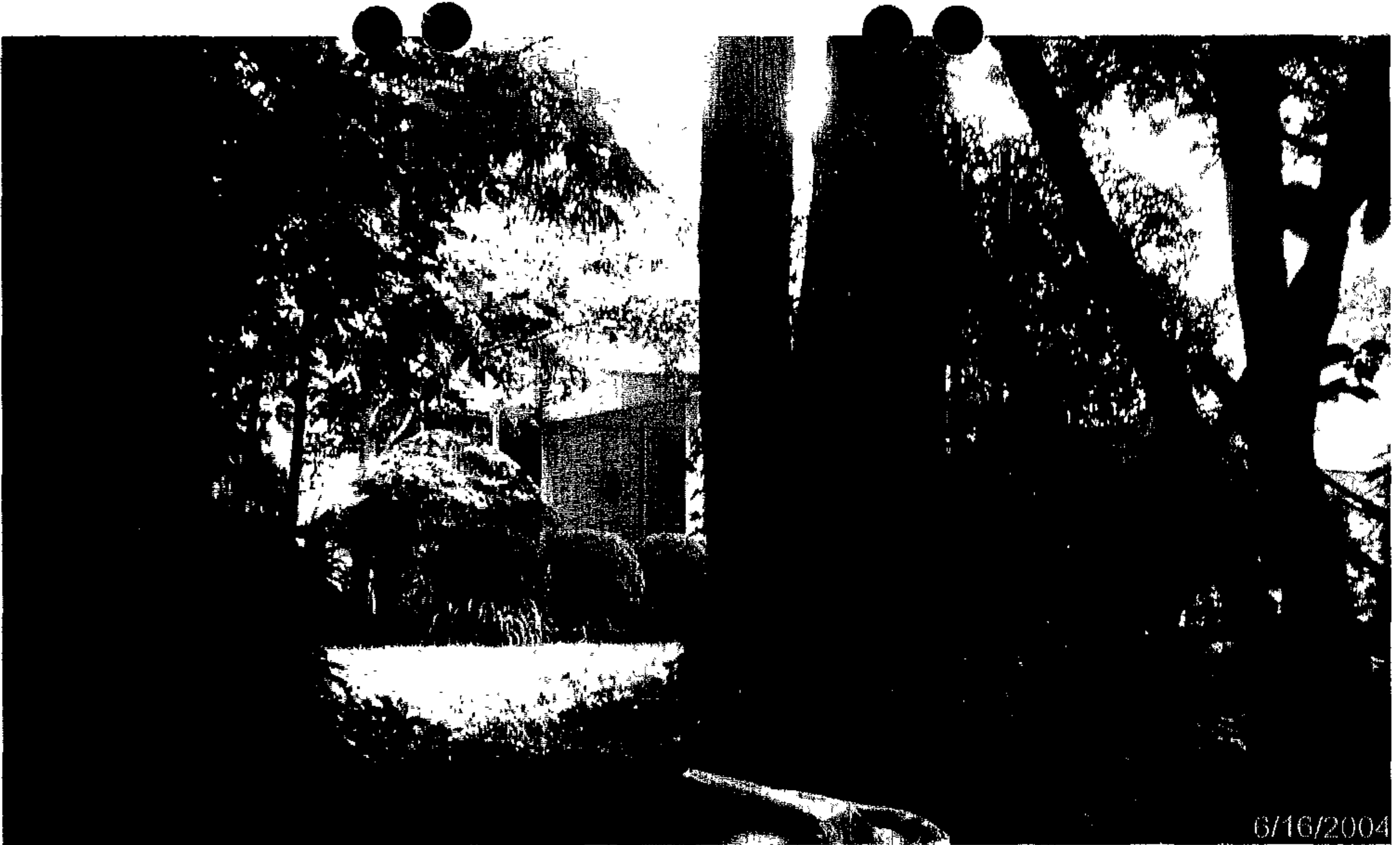
#585



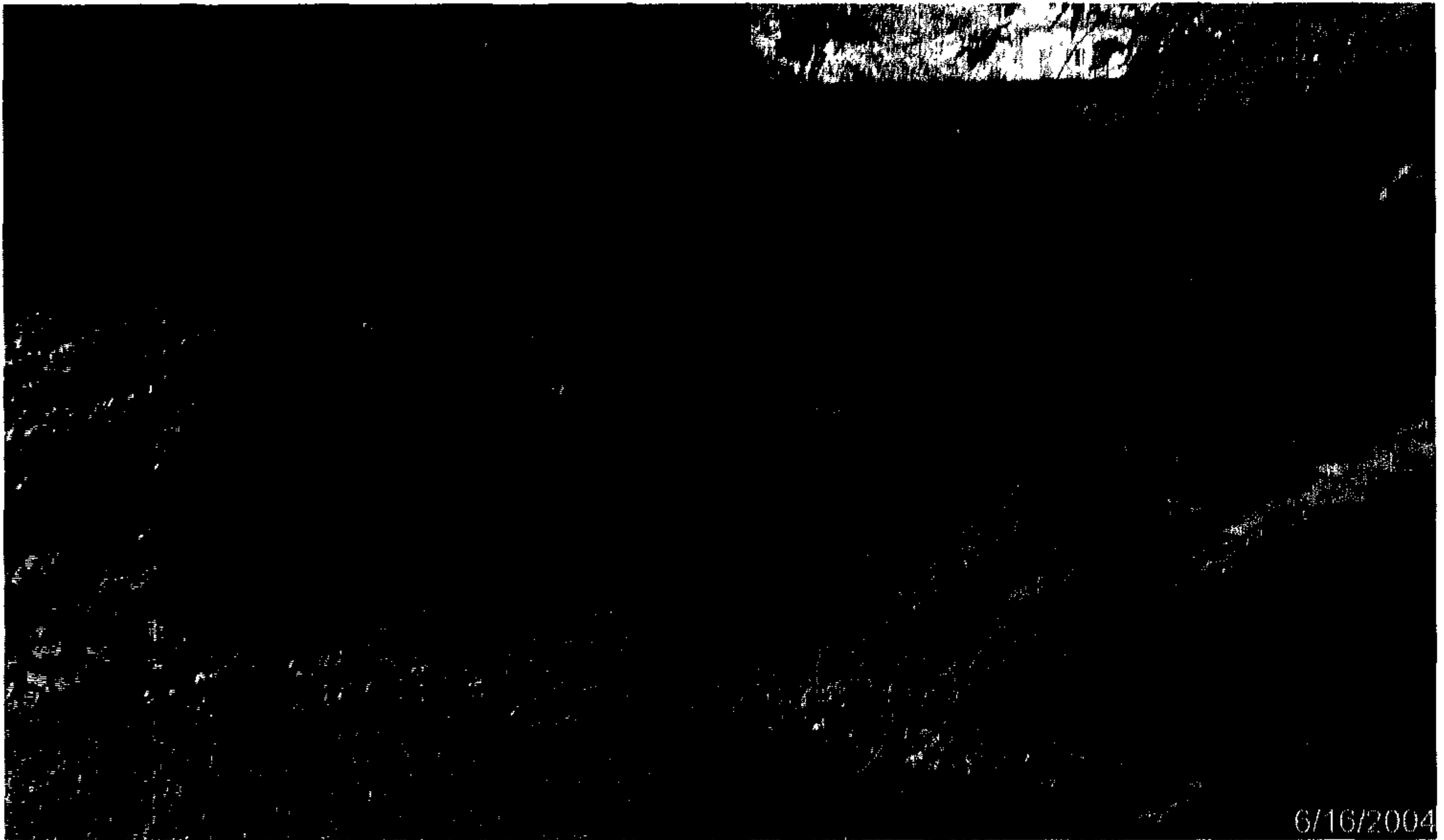
VIEW NORTH TOWARD DRIVE AT 500 STONELEIGH



VIE TOWARD LOT 17 TO THE WEST OF 500 STONELEIGH



LOOKING TOWARD 7003 YORK



LOOKING FROM 7003 YORK

#585



6/16/2004

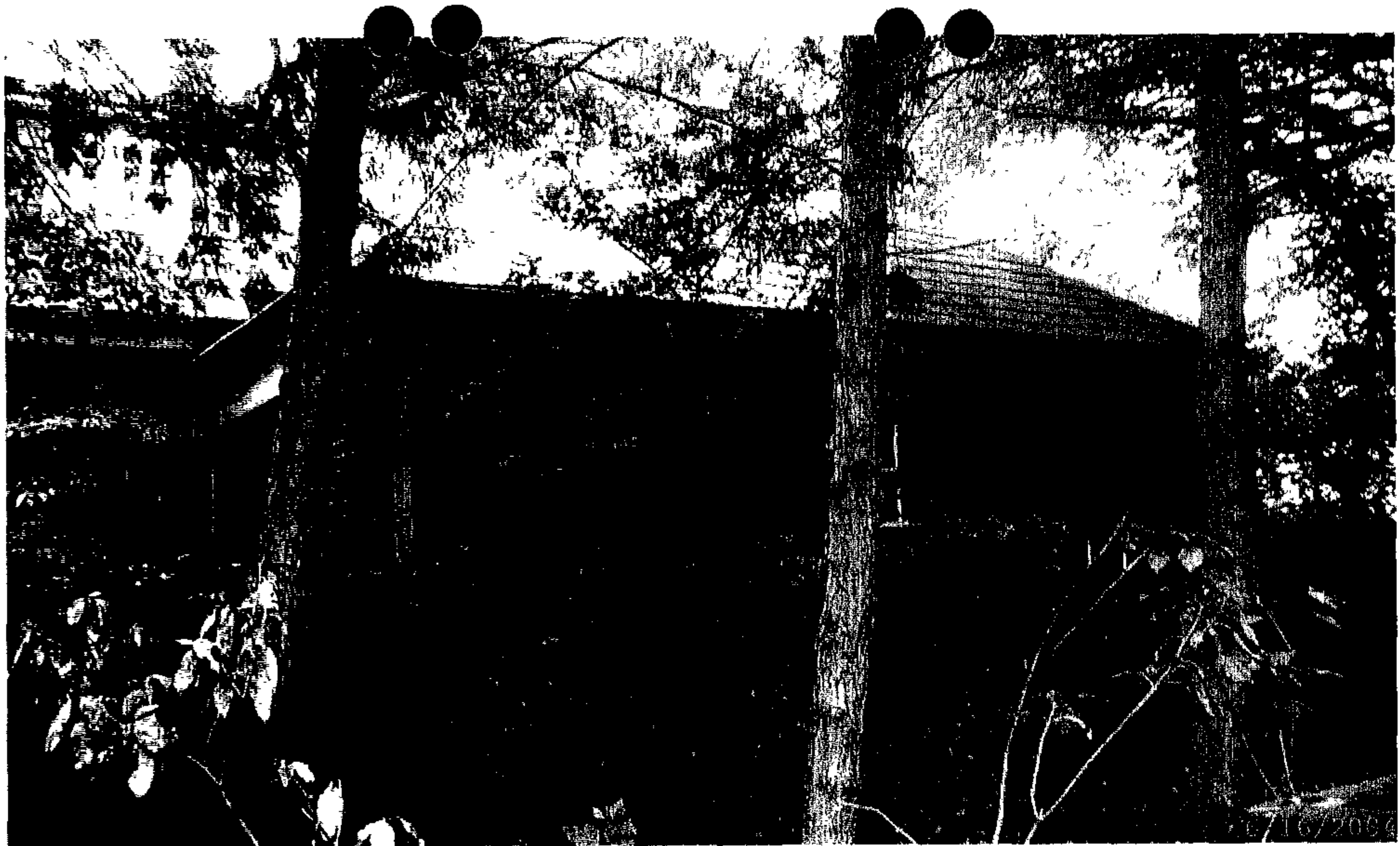
LOOKING TO 7000 BRISTOL



6/16/2004

LOOKING FROM 7000 BRISTOL

#585



LOOKING TOWARD 7001 YORK



LOOKING FROM 7001 YORK

#585



EAST SIDE OF 500 STONELEIGH AT LOCATION OF PROPOSED PATIO/TRELLIS



VIEW LOOKING WEST TOWARD NORTHEAST CORNER OF 500 STONELEIGH



VIEW TOWARD WEST SIDE OF GARAGE AT 500 STONELEIGH



WEST ELEV. OF GARAGE. LOCATION OF PROPOSED TRELLIS

#585



FRONT OF 502 STONELEIGH



VIEW FROM NORTH LOOKING TOWARD LOCATION OF PROPOSED TRELLIS/ PATIO



FRONT OF 500 STONELEIGH



VIEW TOWARD SOUTHWEST CORNER OF 502 STONELEIGH

#585

☐ SPECIAL HEARING

SUBDIVISION NAME STONELEIGH

SECTION # 2

0109

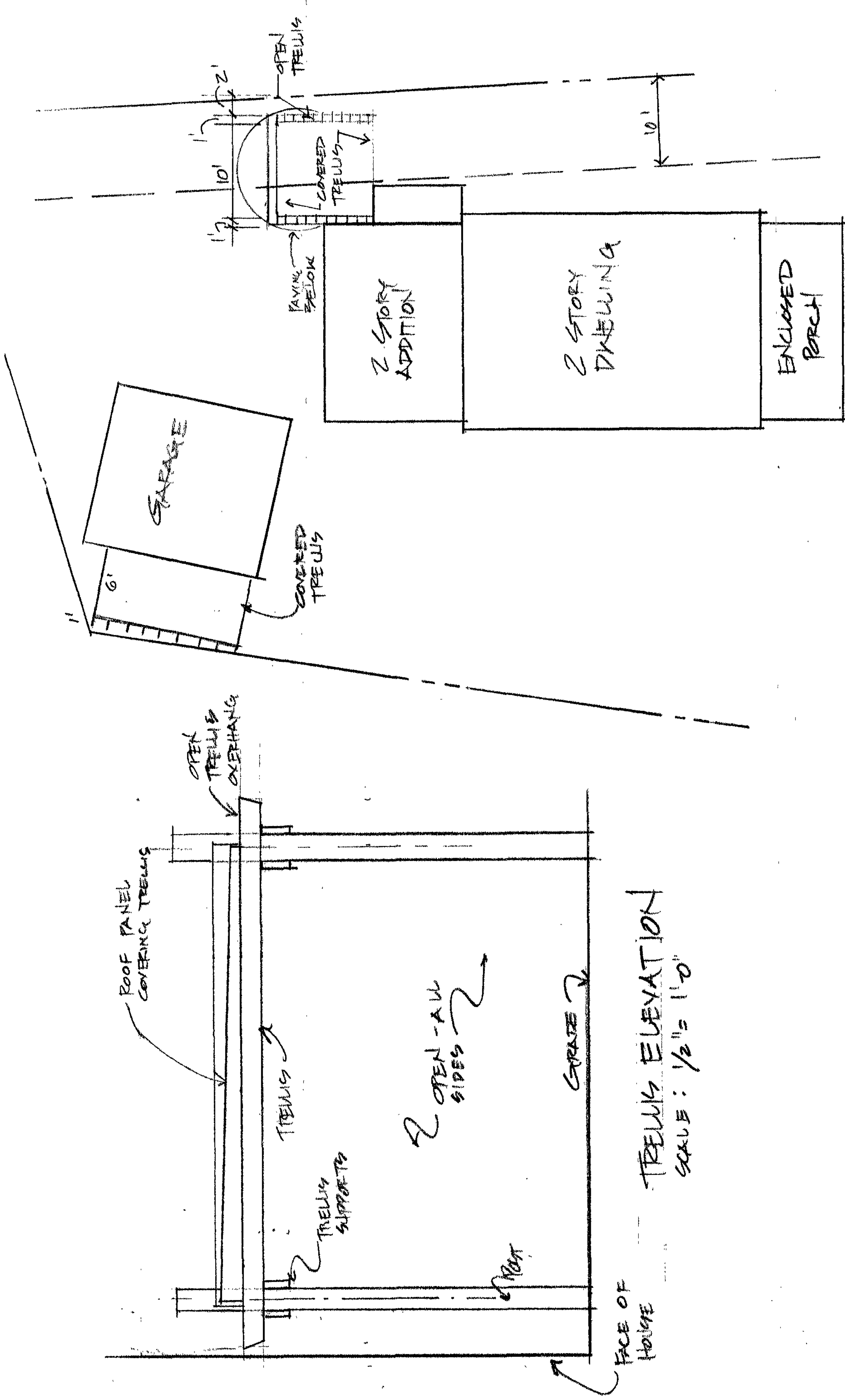
SCALE OF DRAWING. 1" = 30'

585

04-585-A

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____

PREPARED BY: JGH



SITE PLAN

1" = 10'

500 STONE ELEVATION

#585