

IN RE: PETITION FOR VARIANCE  
W/S of Jenny Lane, 207 ft.  
N of Keyser Road  
3rd Election District  
2nd Councilmanic District  
(4 Jenny Lane)

Renay L. & Floyd I. Rothstein  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-035-A

\*

\* \* \* \* \*

### ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by the legal owners of the subject property, Renay L. and Floyd I. Rothstein. The Petitioners originally requested variance relief for property located at 4 Jenny Lane in Baltimore County. The variance requests were approved with conditions on March 3, 2005. On March 28, 2005, the Petitioners filed a timely Motion for Reconsideration of the Order via facsimile concerning the condition involving requirements to provide a landscape plan which met the County Landscape Architect's approval. Apparently, the Petitioners, the neighboring property owners and the County landscape architect met on site, after which time the landscape architect presented the parties with his plan. The Petitioner did not agree with this plan and after considerable negotiations among the parties, the matter was set for public hearing because the parties could not agree on the resolution of the landscape issues.

### Interested Persons

Appearing at the hearing on July 14, 2005 on behalf of the variance request was Terry LaMaire, builder, and Floyd Rothstein, Petitioner. Charles Bacharach Esquire, Elizabeth Smith, Marcia & Marc Leavey, MD appeared in support of the County plan. People's Counsel, Peter Max Zimmerman, entered the appearance of his office previously in this case.

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### Prior Order

THEREFORE, IT IS ORDERED, this 3<sup>rd</sup> day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (pool house) with heights of 20.5 ft. in lieu of the maximum permitted height of 15 ft. each., be is and hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners or subsequent owners shall not convert the accessory structure into a dwelling unit and/or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities but may contain such toilet, food and beverage preparation facilities to support the Petitioner's use of the pool; and
2. The Petitioners shall not allow the accessory structure to be used for commercial purposes; and
3. The Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for review and approval, which plan shall adequately buffer the screened porch and cabana house from the adjacent properties; and
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

### Testimony and Evidence

Mr. Harden, the County Landscape Architect, recounted that he met on site with the Petitioner and neighbors to discuss the landscape plan which would satisfy condition 3 of the March 3, 2005 Order. He presented his landscape plan, which he indicated was designed to buffer the adjoining properties and the Jenny Lane neighborhood from the tall pool house which the Petitioner erected on his property. See County Exhibit 1. Also see Protestants' Exhibit 1 which shows the pool house from the adjacent property. Mr. Harden testified that he took into account not only the height of the pool house but the types and sizes of existing vegetation,

distances of homes from the pool house, the character of the Jenny Lane neighborhood, etc. He opined the neighborhood had a "woody" look, which he tried to duplicate in his design by incorporating not only evergreens but deciduous trees and shrubs. He concluded that the pool house was a prominent feature of the Petitioners' back yard. While he started with the County Landscape Manual for minimum size plantings, he increased the size of plantings one step to try to minimize the time it would take to actually screen the neighbors from the offending pool house. For example, if the standard minimum was a 6 ft. high tree, he specified an 8 ft. high tree. This extra step would result in saving several years, while slow growing trees finally are tall enough to screen the neighborhood. He indicated that it would be impractical to plant trees that would screen the 20 + ft. high pool house immediately.

On questioning from this Commissioner, Mr. Harden described three separate designs and approximate costs. The landscape plan which he recommended would cost perhaps \$14,000. The identical plan with "standard" size plantings, would cost \$10,000. Finally he described the hedge approach favored by the Petitioner which would cost approximately \$2,000. Upon questioning from the Petitioner, Mr. Harden indicated he believed there was a need not just to screen the pool house but also to provide an overall landscape plan. He admitted that there are no trees on the Petitioner's property, but that the neighborhood had many trees and shrubs which he felt was the determining factor. His job was to make the Petitioner's new structure blend into the neighborhood.

The Petitioner presented what he believed to be a reasonable landscape plan as shown in his Motion for Reconsideration. This involved planting eight 6-8 ft. Leland Spruce trees as shown. The Petitioner indicated that the cost of the County plan was not reasonable because it involved planting more than 50 trees, that the County plantings would not benefit the

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Protestants, and that he has only one structure to screen, not his whole backyard. Most importantly, he objected to creating a woodsy look which he did not like, as shown by the lack of plantings on his property.

Mr. Bacharach, adjoining property owner, testified that this Commissioner told the Petitioners at the last hearing that they may not like the County Plan but they agreed to abide by it. Consequently, he believed the County plan should be implemented. He noted that the pool house and screened porch which the Petitioners erected cost hundreds of thousands of dollars. The cost of the County plan was insignificant in comparison. Finally, he indicated that he and others had agreed to the requested variances, with the condition the landscape plan would meet the County design. If the condition is not implemented than the variances should not be approved.

Generally, Mr. Leavey indicated that the houses on Jenny Lane are heavily wooded and/or planted. In sharp contrast to this pattern, the Petitioners' home has no trees. He supported the County plan stating that when the Petitioner erected his screened porch and pool house, his view of the Petitioners' property was substantially altered.

#### **Findings of Fact and Conclusions of Law**

As I mentioned at the hearing, considering the very substantial new investment the Petitioner has made to his property, I am sure implementing the full County plan will not seriously impact the Petitioner from a pure cost standpoint. However, it is clear from the testimony and evidence that the Petitioners' property is quite different from the neighbors. He likes an intensely developed property as can be seen in photograph 1A of Protestants' exhibits. The Petitioners' property has a large home, a new very large screened porch, which appears to be a separate building, and the pool house. In between these structures is a large swimming pool. The Petitioner likes it that way and can not see why anyone would want something different.

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The neighborhood by all accounts is heavily planted or wooded. Buildings are not nearly as dense as on the Petitioners' property. The neighborhood has the woodsy look described by the County Landscape Architect.

While I respect that the Petitioner may design his property as he likes, when he comes to the County for a variance, I am obliged to find that the structure, which does not conform to the zoning regulations, such as the pool house, will not adversely affect the neighborhood before granting it. By definition, the neighborhood and not the Petitioners' property is the standard against which the landscape plan must be judged. I find that Mr. Harden has done an admirable job trying to get the pool house blended into the neighborhood.

The only difficulty for me in this case is whether or not the plantings should be stepped up in height or diameter to reduce the time effective screening will take place. There is a difference of \$4,000 in cost, but again I do not believe actual cost difference determines the Petitioner's position. Rather, I convert the Petitioner's concern to an expression of his tastes and principal.

We are trying to screen a 20 ft. high structure with 8 ft. trees. The Landscape Manual calls for 6 ft. trees. The stepped up height/diameter reduces that time when the trees will actually screen the pool house by 2 to 3 years. I realize that one could argue that the Petitioner should be made to plant 20 ft. high trees to screen his structure. However, apparently it is not reasonable to transplant such large trees. In sum, I think Mr. Harden's selection one step above the minimum is most reasonable. Consequently, I will modify the March 3, 2005 Order to implement the County Landscape Architect's plan as given in County Exhibit 1.

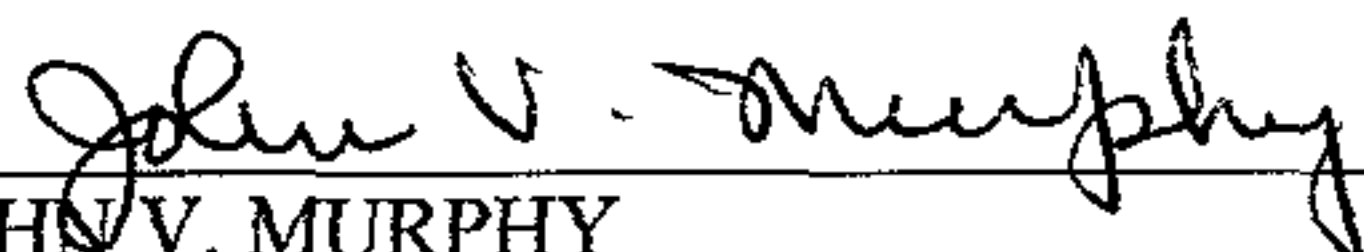
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3<sup>rd</sup> day of August, 2005, that the Petitioners' Motion for Reconsideration requesting that the Petitioners' own landscape plan, designed by their own landscape designer,

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be and is hereby DENIED, and that the landscape plan design as shown as County exhibit 1 shall be implemented by Petitioner at his cost.

IT IS FURTHER ORDERED, that all other terms and conditions of the March 3, 2005 decision not modified herein shall remain in full force and effect.

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

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

8/3/05  
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*  
*William J. Wiseman III, Zoning Commissioner*

August 4, 2005

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Re: Order on Motion for Reconsideration  
Case No. 05-035-A  
Property: 4 Jenny Lane

Dear Mr. & Mrs. Rothstein:

Enclosed please find the decision rendered in the above-captioned case. The order on motion for reconsideration has been denied 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, reading "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Terry LaMaire, 4022 Briar Point Road, Baltimore, MD 21220  
Charles Bacharach Esquire, 3304 Keyser Road, Pikesville, MD 21208  
Elizabeth Smith, 3304 Keyser Road, Pikesville, MD 21208  
Marc Leavey, MD, 6 Jenny Lane, Pikesville, MD 21208

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



March 28, 2005

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Re: Case # 5-035

Baltimore County Office of Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

Attn: John V. Murphy, Deputy Zoning Commissioner

Dear Mr. Murphy,

I would like to formally request a reconsideration of the conditions for approval of the variance. I feel that the landscape plan as prepared by the Baltimore County Landscape Designer was not a suitable plan based on the circumstances and I would like to propose a new plan that will receive the approval of the Landscape Designer. The plan approved by the Designer does not adequately buffer the area from adjacent properties as described in your conditions. Instead, the plan serves to please the aesthetics of the community and provides less consideration to acting as a buffer. The proposed plan by the Designer includes a design that goes well beyond what is necessary. I am proposing that the enclosed plan be approved in lieu of the plan submitted by the county. The plan I am proposing is in line with what is already in existence around the property and will satisfy the needs of the neighbors' requests for a buffer.

Please inform me of your decision as soon as possible, as I would like to finalize these plans as soon as I can.

Sincerely,



Floyd Rothstein

IN RE: PETITION FOR VARIANCE  
W/S of Jenny Lane, 207 ft.  
N of Keyser Road  
3rd Election District  
2nd Councilmanic District  
(4 Jenny Lane)

Renay L. & Floyd I. Rothstein  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-035-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Renay L. and Floyd I. Rothstein. The variance request is for property located at 4 Jenny Lane in the "Keyser Woods" subdivision of Baltimore County. The Petitioners are requesting variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two accessory buildings (pool house and screened porch) with heights of 20.5 ft. and 21 ft., respectively, in lieu of the maximum permitted heights of 15 ft. each.

The petition was originally scheduled for hearing on September 16, 2004 and postponed to October 4, 2004. The property was posted for the October 4, 2004 hearing with Notice of Hearing on September 18, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 16, 2004 to notify any interested persons of the scheduled hearing date.

The October 4, 2004 hearing was continued. Ultimately, the case was scheduled for hearing on March 1, 2005. The property was posted for the March 1, 2005 hearing date on February 12, 2005.

Applicable Law

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

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DATE 3/3/05  
BY [Signature]

"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."

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated August 16, 2004, a copy of which is attached hereto and made a part hereof.

#### **Code Enforcement Comments**

This matter is currently the subject of an active violation case (Case No. 04-5768) in Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter because of height violations.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioners cannot use the fact that a structure has been already built as a precedent to allow it to continue. Nor does the fact that the structure may be costly to remove come into consideration in the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioners as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and

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Ray

Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this hearing of this Office.

### **Interested Persons**

Appearing at the hearing on behalf of the variance request was Terry LaMaire, and Floyd and Renay Rothstein, Petitioners. Howard Alderman, Esquire represented the Petitioners at the October 4, 2004 hearing but later struck his appearance as attorney for the Petitioners. Charles Bacharach Esq., Elizabeth Smith, Dan Mendelson and Marc Leavey, MD appeared in opposition to the Petition. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### **Testimony and Evidence**

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.068 acres of land, more or less and is zoned DR 1. The property is located on the west side of Jenny Lane, north of Keyser Road and is improved by a two-story single family dwelling. The Petitioner testified that he wanted to build a screened porch on his deck and cabana house for his in-ground pool in his back yard. Mr. LeMaire, the Petitioners' builder, testified that he applied for and received a permit from Baltimore County to construct the screened porch and cabana house, started construction accordingly, but that, when he was approximately 75% complete, found that the County permits were rescinded.

The County found that the cabana house was 20.5 ft. in height violating the accessory structure height of 15 ft. per Section 400.3 of the B.C.Z.R. The County also found that the screened porch had a 21 ft. height in violation of this same provision of the B.C.Z.R. Testimony and evidence showed that the cabana house was separated from the principal dwelling and that its height problems stemmed from the high peak roof on the building. Mr. LeMaire indicated that the roof was designed to give a tropical flavor to the structure in order to accent and enhance

the adjacent pool. He also indicated that the height problem was caused solely by the very sharp peak of the roof and that the structure had no second floor. In addition, the cabana house contained a toilet, refrigerator and sink but no other kitchen facilities to support the Petitioners' entertainment endeavors around and concerning the pool. There was no intention to provide additional living space for human habitation.

However, Petitioners' Exhibit 1 and the Petitioner's testimony indicated that the screened-in porch was built on top of a deck that was attached to the dwelling. Apparently, the County decided that this structure was not attached to the dwelling and therefore the height of an accessory structure of 15 ft. applied. Mr. LeMaire indicated that the deck was attached to the dwelling and the deck with the screened porch was all one structure.

Mr. LeMaire indicated that the lot was unusual in that it sloped substantially down from the road such that the area of the cabana house was 17 ft. below the grade of the dwelling. This causes some difficulty measuring the height of the structure when the land below slopes away so radically. The deck is level with the first floor of the dwelling, and the base of the screened porch is the deck. He also indicated that it would be a hardship if the peak of the cabana house has to be removed because this is an important architectural feature of the structure. In regard to the screened porch, he noted that he would have to drop the level of the base of the screened porch connecting the porch to the dwelling with steps which he did not favor.

In regard to adverse impact on the community, the Petitioner noted that after the continuance in October, he sent a landscape plan to the protestants for review but had not heard back from them. The protestants indicated that the plan was not adequate. At that point in the hearing, a general discussion of the merits and drawbacks of submitting a landscape plan to the County Landscape Architect was held. Eventually the parties agreed that having an independent

expert, such as the County Landscape Architect, design the landscape buffers around the new structures might resolve the dilemma.

**Findings of Fact and Conclusions of Law**

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The land slopes away from the road quite drastically which places the dwelling and structures attached to it well above the pool and cabana house. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. To apply the height regulations to the cabana house would eliminate the unusual architectural feature of the tropical peaked roof. No increase in residential density beyond that otherwise allowable by the Zoning Regulations will result by granting this variance as the cabana house is not intended for human habitation. Furthermore, I find that the variance for the height of the cabana house can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. To provide additional assurance that the structures will not adversely affect the adjacent properties, I will order that the Petitioner submit a landscape plan to the County Landscape Architect for review and approval to shield adjacent properties from these structures.

However, in regard to the height of the screened porch, all testimony and evidence indicated that the deck on which the screened porch is built is all one structure with the deck attached to the house. In fact, the deck is level with the first floor of the dwelling. As such, I find that the screened porch is not an accessory structure but rather is attached to the dwelling. In addition, the height limitations of Section 400.3 do not apply but rather the height limitations of Section 1B02.2A apply for this DR 1 zoned property. Consequently the variance is not needed for the screened porch.

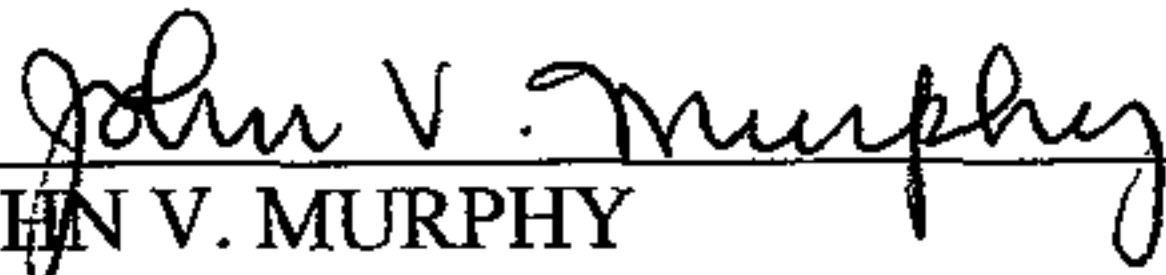
ORIGINAL RECEIVED FROM  
DATE 3/3/05  
BY Ray

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 Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 3 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (pool house) with heights of 20.5 ft. in lieu of the maximum permitted height of 15 ft. each., be is and hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners or subsequent owners shall not convert the accessory structure into a dwelling unit and/or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities but may contain such toilet, food and beverage preparation facilities to support the Petitioner's use of the pool; and
2. The Petitioners shall not allow the accessory structure to be used for commercial purposes; and
3. The Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for review and approval, which plan shall adequately buffer the screened porch and cabana house from the adjacent properties; and
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR FILING  
DATE 3/3/05  
BY Ray

## 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*  
*William J. Wiseman III, Zoning Commissioner*

March 3, 2005

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Re: Petition for Variance  
Case No. 05-035-A  
Property: 4 Jenny Lane

Dear Mr. & Mrs. Rothstein:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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 that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Terry LaMaire, 4022 Briar Point Road, Baltimore, MD 21220  
Charles Bacharach Esquire, 3304 Keyser Road, Pikesville, MD 21208  
Elizabeth Smith, 3304 Keyser Road, Pikesville, MD 21208  
Dan Mendelson, 10 Jenny Lane, Pikesville, MD 21208  
Marc Leavey, MD, 6 Jenny Lane, Pikesville, MD 21208

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 4 Jenny Lane  
which is presently zoned D.R. 1

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) 400.3, BCZR, to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet, respectively, in lieu of the maximum permitted heights of 15 feet each.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

**TO BE PRESENTED AT HEARING**

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 \_\_\_\_\_

Case No. 05-035-A

## Legal Owner(s):

FLOYD I Rothstein  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
RENAY L Rothstein  
Name - Type or Print \_\_\_\_\_  
Signature Rory J. Raisen

4 Jenny Lane 410-484-8000  
Address Telephone No. \_\_\_\_\_  
BALTIMORE CO. Md 21208  
City State Zip Code

## Representative to be Contacted:

TERRY LEMAINE  
Name \_\_\_\_\_  
4022 BRIARPORT Rd 443-992-0889  
Address Telephone No. \_\_\_\_\_  
Balt. Co. Md 21220  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 7/1/04

## **ZONING DESCRIPTION**

### **Zoning Description For 4 Jenny Lane**

Beginning at a point on the west side of Jenny Lane which is 50 feet wide at the distance of 207 feet north of the street Keyser Road which is 60 feet wide. Being Lot # 14, in the subdivision known as Keyser Woods as recorded in Baltimore County Plat Book # 49, Folio # 17, Containing 1.068 acres. Also known as 4 Jenny Lane and located in the 3<sup>rd</sup> Election District, 2<sup>nd</sup> Council manic District.

05-035-A

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-035-A

4 Jenny Lane

W/side of Jenny Lane, 207

feet north of Keyser Road

3rd Election District

2nd Councilmanic District

Legal Owner(s): Floyd I. &

Rodney L. Rothstein

**Variance:** to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

**Hearing:** Thursday, July 14, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

ATC:EC

WILLIAM J. WISEMAN, III  
Zoning Commissioner for  
Baltimore County

**NOTES:** (1) Hearings are Handicapped Accessible; for special accommodations, please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/7/05 June 28 56811

## CERTIFICATE OF PUBLICATION

7/1/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/28/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkins*

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 39172

DATE 7/16/04

ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Rollins

FOR: Variance - 4 Jenny Lane (05-035-A)  
Rollins - Potomac

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME  
7/19/2004 7/16/2004 15:22:01  
RES WORK MAIL 1 PET LMP  
RECEIPT # 27423 7/19/2004 OTLN  
DATE 5 520 ZONING VERIFICATION  
CR IN 039172

Machine Tot 663.00  
1001.00 CR 120.00 CR  
19.00 CR  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 05-035-A

Petitioner/Developer: FLOYD I

↓ RENAY L. ROTHSTEIN

Date of Hearing/Closing: MARCH 1, 2005

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

4 JENNY LANE

The sign(s) were posted on \_\_\_\_\_

2/12/05

(Month, Day, Year)

Sincerely,

Robert Black  
(Signature of Sign Poster)

2/15/05  
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

RE: Case No.: 05-035-A

Petitioner/Developer: FLOYD I. V

RENAY L. ROTHSTEIN

Date of Hearing/Closing: 7-14-05

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

4 JENNY LANE

The sign(s) were posted on \_\_\_\_\_

6-26-05

(Month, Day, Year)

Sincerely,

Robert Black 6-27-05  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

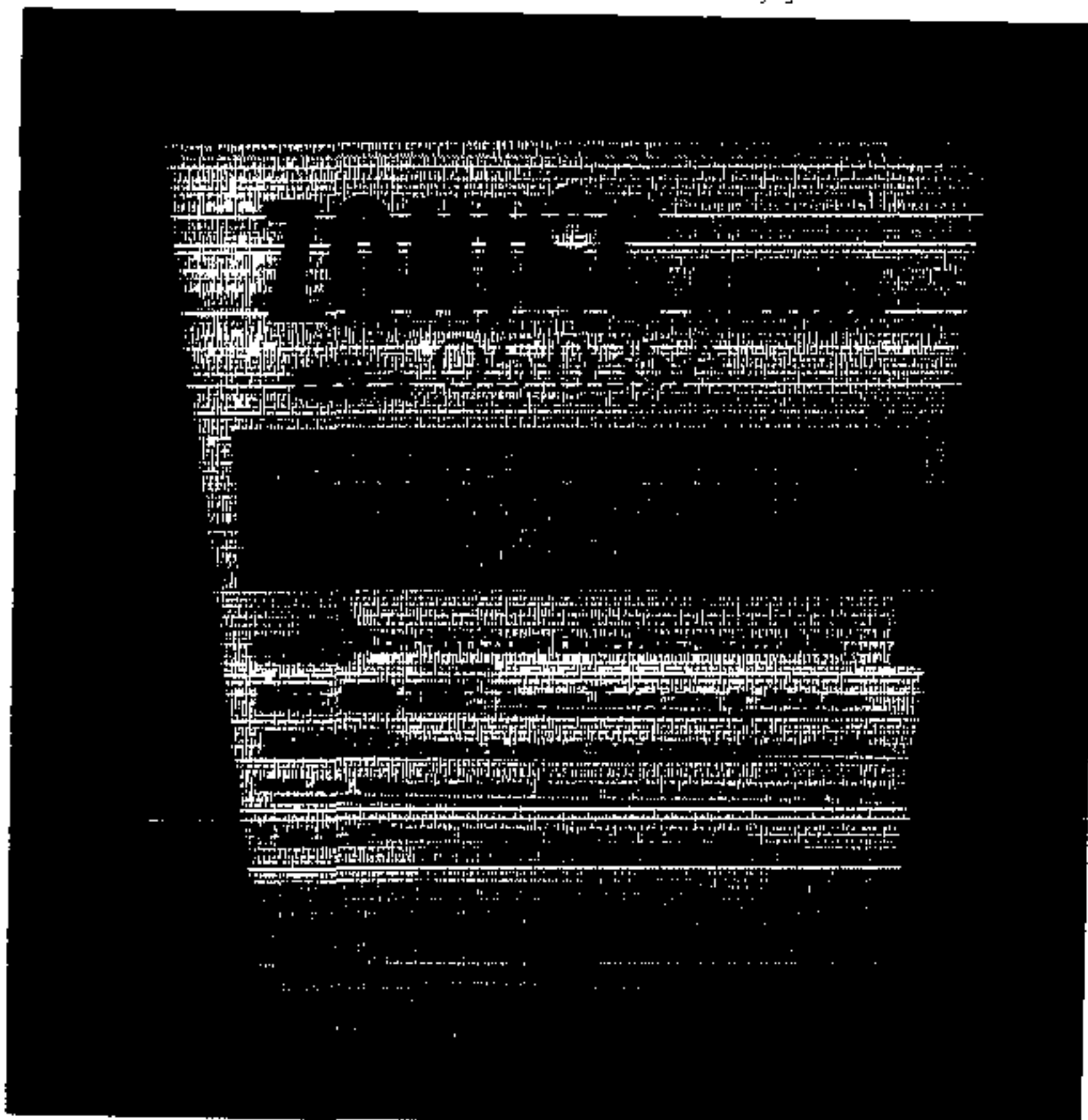
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



4 JENNY LANE

Jan 10/4

# CERTIFICATE OF POSTING

RE: Case No.: 05-035-A

Petitioner/Developer: FLOYD IV

RENAY L ROTHSTEIN

Date of Hearing/Closing: OCT 4, 04

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

4 JENNY LANE

The sign(s) were posted on 9/18/04  
(Month, Day, Year)

Sincerely,

Robert Black 9/20/04  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

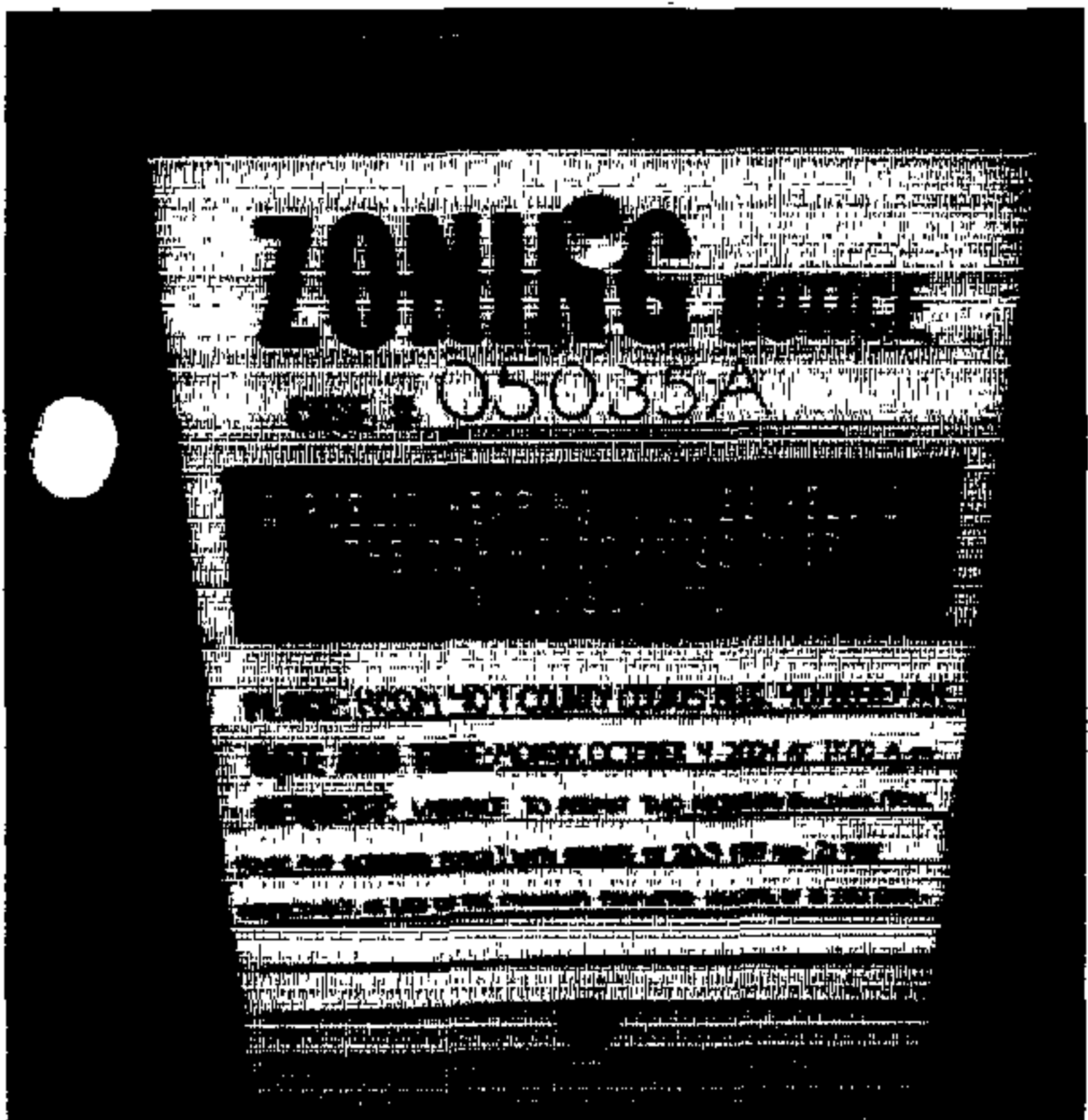
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**Department of Permits and  
Development Management**

Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708



**Baltimore County**

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

July 22, 2004

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane  
W/side of Jenny Lane, 207 feet north of Keyser Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Thursday, September 16, 2004 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Floyd & Renay Rothstein, 4 Jenny Lane, Baltimore 21208  
Terry Lemaire, 4022 Briar Port Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 1, 2004.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, August 31, 2004 Issue - Jeffersonian

Please forward billing to:

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, MD 21208

410-484-8000

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane

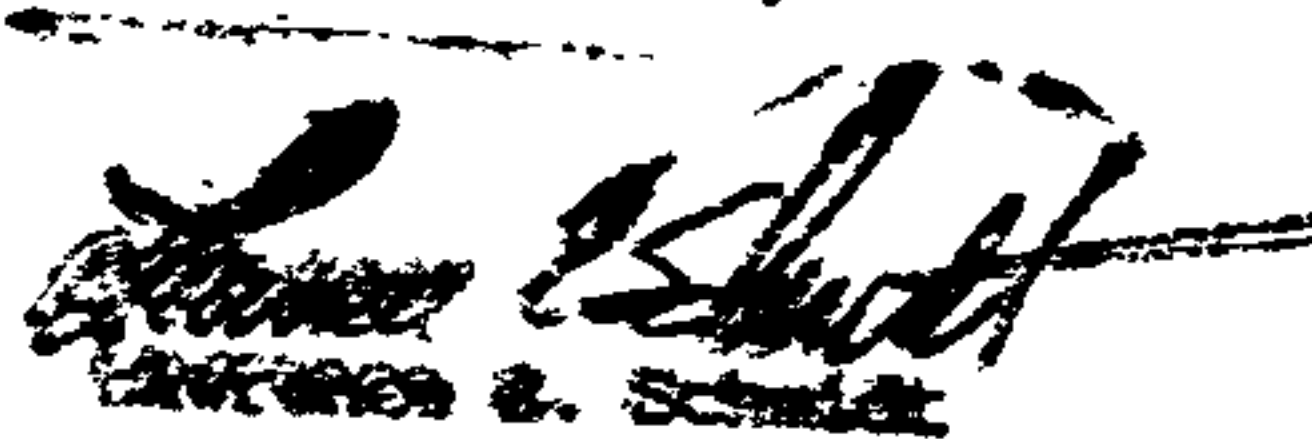
W/side of Jenny Lane, 207 feet north of Keyser Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Thursday, September 16, 2004 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708

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

August 16, 2004

**CORRECTED NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane  
W/side of Jenny Lane, 207 feet north of Keyser Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Monday, October 4, 2004 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Floyd & Renay Rothstein, 4 Jenny Lane, Baltimore 21208  
Terry Lemaire, 4022 Briar Port Road, Baltimore 21220  
Charles Bacharach, 233 E. Redwood St., Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 8, 2004.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY  
Thursday, September 16, 2004 Issue - Jeffersonian

Please forward billing to:

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, MD 21208

410-484-8000

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane

W/side of Jenny Lane, 207 feet north of Keyser Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Monday, October 4, 2004 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and  
Development Management**



**Baltimore County**

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

Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708

February 11, 2005

**CORRECTED NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane  
W/side of Jenny Lane, 207 feet north of Keyser Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Tuesday, March 1, 2005 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Floyd & Renay Rothstein, 4 Jenny Lane, Baltimore 21208  
Terry Lemaire, 4022 Briar Port Road, Baltimore 21220  
Charles Bacharach, 233 E. Redwood St., Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 14, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708

May 26, 2005

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane  
W/side of Jenny Lane, 207 feet north of Keyser Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Thursday, July 14, 2005 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

6/29  
already posted  
GF

not sure by whom  
klm

C: Floyd & Renay Rothstein, 4 Jenny Lane, Baltimore 21208  
Terry Lemaire, 4022 Briar Port Road, Baltimore 21220  
Charles Bacharach, 233 E. Redwood St., Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 29, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 28, 2005 Issue - Jeffersonian

Please forward billing to:

Permits & Development Management  
111 W. Chesapeake Avenue, Rm. 111  
Towson, MD 21204

410-887-3353

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-035-A**

4 Jenny Lane

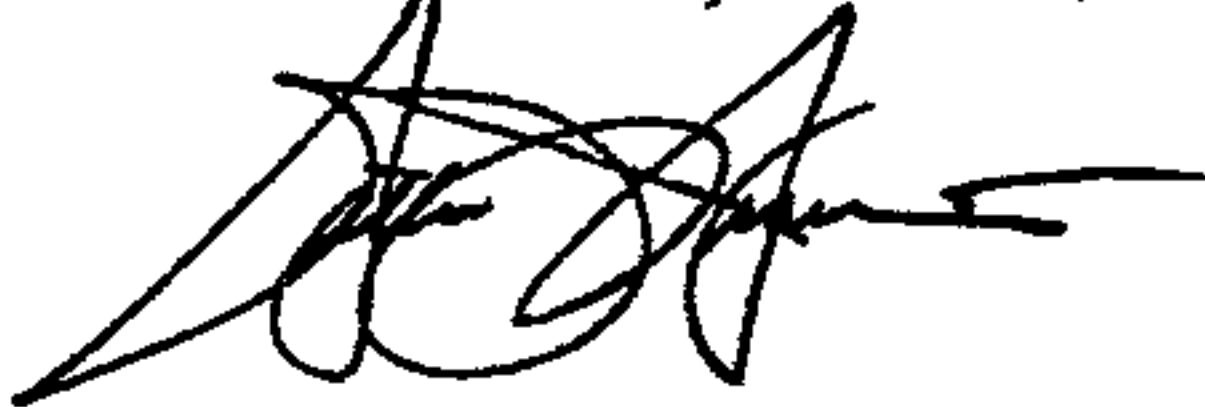
W/side of Jenny Lane, 207 feet north of Keyser Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Floyd I. & Renay L. Rothstein

Variance to permit two accessory buildings (pool house and screened porch) with heights of 20.5 feet and 21 feet respectively, in lieu of the maximum permitted heights of 15 feet each.

Hearing: Thursday, July 14, 2005 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighbors 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: 05-035-A  
Petitioner: ROTHSTEIN  
Address or Location: 4 JENNY LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: FLOYD & RENAY ROTHSTEIN  
Address: 4 JENNY LANE  
BAITIMORE, MD 21208

Telephone Number: 410-484-8000

**Department of Permits  
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*

September 7, 2004

Floyd Rothstein  
Renay Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Dear Mr. and Mrs. Rothstein:

RE: Case Number:05-035-A, 4 Jenny Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 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  
Terry Lemaire 4022 Briar Port Road Baltimore 21220

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**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 5, 2005

Floyd I. Rothstein  
Renay L. Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Dear Mr. and Mrs. Rothstein:

RE: Case Number: 05-035-A, 4 Jenny Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 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  
Terry Lamaire 4022 Briar Port Road Baltimore 21220

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**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*

February 24, 2005

Floyd I. Rothstein  
Renay Rothstein  
4 Jenny Lane  
Baltimore Maryland 21220

Dear Floyd and Renay Rothstein :

RE: Case Number: 05-035-A , Address 4 Jenny Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 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 dark ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel  
Terry Lemaire 4022 Briar Point Road, Baltimore MD 21220

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** August 16, 2004

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

**SUBJECT:** Zoning Advisory Petitions – Administrative Variances

**Case #:** 5-035

The Office of Planning does not oppose the petitioner's request to permit two accessory structures with heights of 21 feet and 20.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

Prepared by:

*Mark A. Cunningham*

Section Chief:

*John J. ...*

AFK/LL: MAC

UNDER RECEIVED FOR FILING

13/3/05

*Ray*

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

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

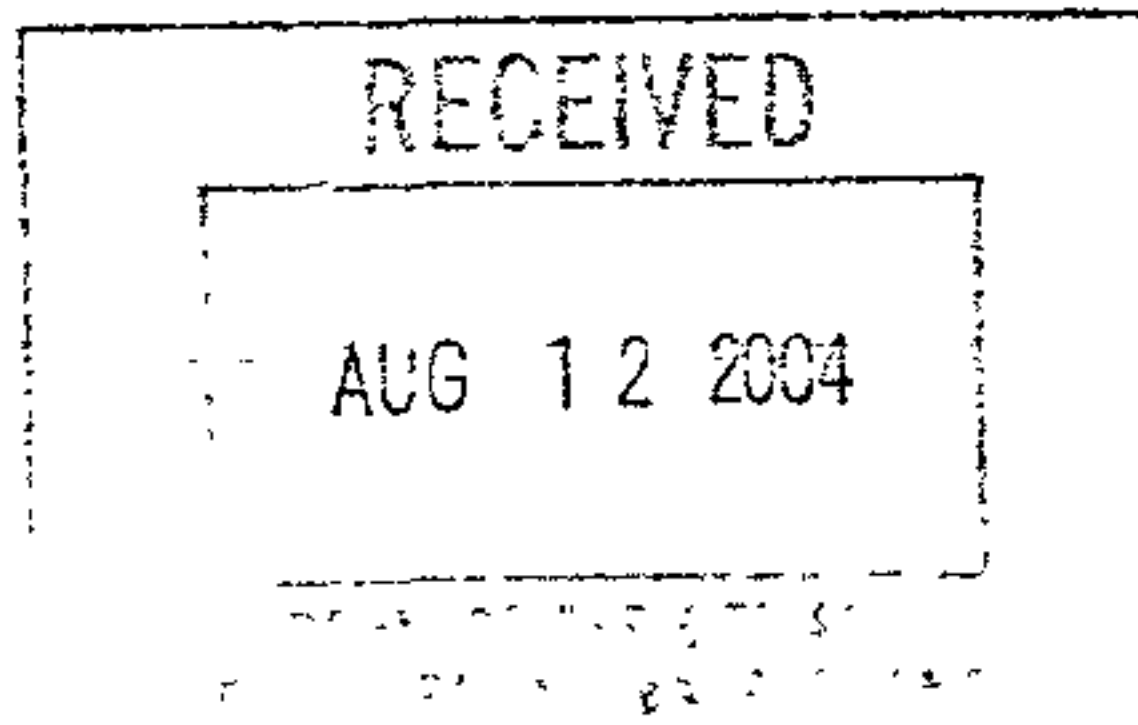
**SUBJECT:** Zoning Advisory Committee Meeting  
For August 2, 2004  
Item Nos. 017, 020, 022, 024, 025,  
026, 027, 028, 029, 030, 033, 034,  
and 035

**DATE:** August 4, 2004

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

RWB:CEN:jrb

cc: File



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



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

Maryland Department of Transportation

Date: 7-23-04

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

RE: Baltimore County  
Item No. 035 JHP

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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

Steven D. Foster, Acting Chief  
Engineering Access Permits Division



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

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 26, 2004

Item No.: 017-035

Dear Ms. Mathews:

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

RE: PETITION FOR VARIANCE  
4 Jenny Ln; W/side Jenny Ln, 207' N Keyser Rd  
3<sup>rd</sup> Election & 2<sup>nd</sup> Councilmanic Districts  
Legal Owner(s): Floyd L & Renay L Rothstein  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 05-35-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

**RECEIVED**

JUL 30 2004

Per *LM* .....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to, Terry Lemaire, 4022 Briar Point Road, Baltimore, MD 21220, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews  
Permits & Development Mgmt.

DATE: October 5, 2004

FROM: Robin Jameson  
Office of Zoning Commissioner

SUBJECT: Case Nos. 04-595-A & 05-035-A

The above-captioned cases are being returned to your office for the following reasons:

04-595-A – Larry Schmidt said to set this in for hearing. It was originally an admin. variance. A neighbor demanded a hearing and thereafter the Petitioner and neighbor supposedly came to an agreement. Now, Larry finds out on Friday (10/1/04) that the neighbor is still not agreeable to the variance. Sooooooooooooo – set it in!

05-035-A – Jack Murphy heard this case on Monday, October 4<sup>th</sup>. Evidently they Petitioner and others are trying to compromise and need more time to work out details. The case has been continued until such time as they request a new hearing. We are returning the file to you in the meantime.

THANKS!

Call Howard  
Alderman about  
setting hearing for  
March 1, 2005, 9am  
agreed upon by  
petitioners already

Holding until further request  
for rescheduled zoning  
hearing.

Howard Alderman

~~410-321-0600~~

410-321-0600

9/16/10/4

RECEIVED

FEB 14 2005

ZONING COMMISSIONER

IN RE: PETITION FOR VARIANCE  
W/Side of Jenny Lane, 207 feet  
north of Keyser Road  
Four Jenny Lane  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Councilmanic District

Floyd I Rothstein & Renay L. Rothstein,  
  
Petitioners

BEFORE THE  
  
DEPUTY ZONING  
  
COMMISSIONER  
  
FOR  
  
BALTIMORE COUNTY

Case No.: 05-035-A

---

**STRIKING OF APPEARANCE OF LEGAL COUNSEL**

Mr. Commissioner:

In accordance with Rule 4.L of the *Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer of Baltimore County*, please **strike the appearance** of the undersigned counsel on behalf of any and all parties interested in the above-captioned case and specifically on behalf of the Petitioners. The Petitioners have been apprised by the undersigned of this pleading under separate cover.



Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
8<sup>th</sup> Floor, Nottingham Centre  
502 Washington Avenue  
Towson, Maryland 21204  
410.321.0600 [voice]  
410.296.2801 [fax]  
[halderman@LevinGann.com](mailto:halderman@LevinGann.com) [e-mail]

[Certificate of Service on Following Page]

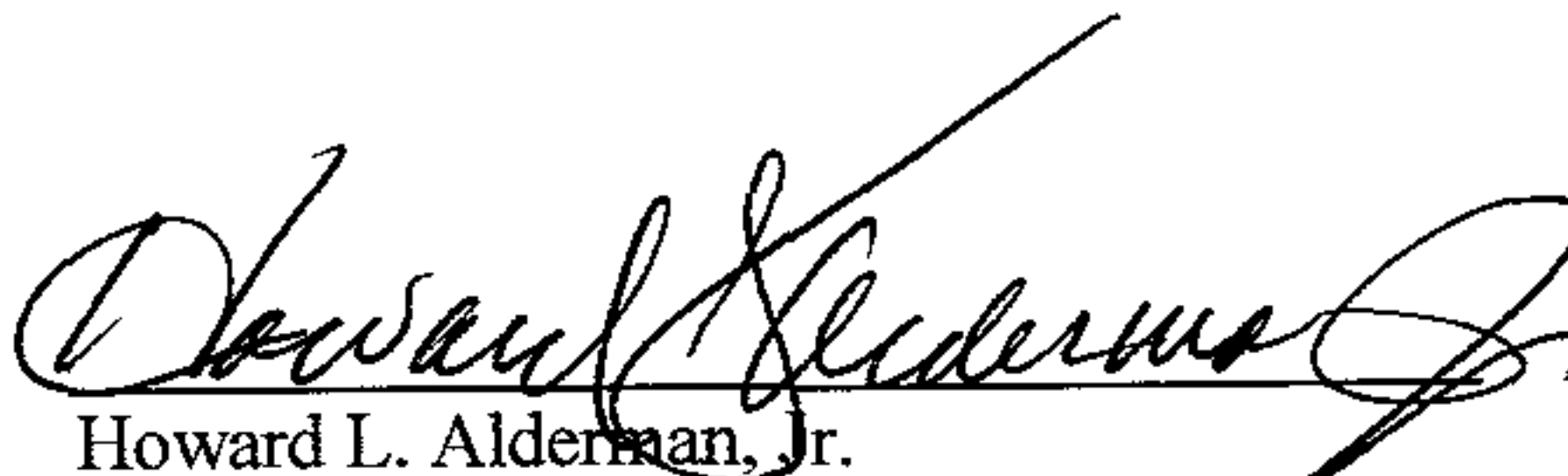
**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 11<sup>th</sup> day of February, 2005, a copy of the foregoing Striking of Appearance of Legal Counsel was mailed postage prepaid to each of the following:

Mr. and Mrs. Floyd I. Rothstein  
Four Jenny Lane  
Baltimore, Maryland 21208

Peter Max Zimmerman, Esquire  
Carole S. Demilio, Esquire  
Baltimore County Office of People's Counsel  
400 Washington Avenue, Suite 47  
Towson, Maryland 21204

Ms. Kristen Matthews, Assignment Clerk  
Department of Permits & Development Management  
111 West Chesapeake Avenue, Suite 109  
Towson, Maryland 21204



Howard L. Alderman, Jr.

# CODE ENFORCEMENT REPORT

DATE: 6-28-04 INTAKE BY: MDR CASE #: 04-5768 INSPEC: 3R

COMPLAINT LOCATION: 4 Sunny Ln

ZIP CODE: \_\_\_\_\_ DIST: 3

COMPLAINANT NAME: ADELLE - come Lam. PHONE #: (H) 3385 (W) \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PROBLEM: Accessory structures (2) appear to be too high (over 15')

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_

OWNER/TENANT INFORMATION: \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ ZONING: \_\_\_\_\_

INSPECTION: 6-28-04 As a result of a phone call ON FRID. 6-25-04 I checked the permit and found that the permit B 554766 and B 551644 were issued with heights of

REINSPECTION: 21' and 18' respectively ZONING HAS determined that the permits were issued in error and subsequently have been rescinded by J.R.

REINSPECTION: R/C 7-28-04

RN MDR  
GM

REINSPECTION: \_\_\_\_\_

TIME: 08:50:10 DATE: 07/27/2004 PERMIT #1: B554766 RECEIPT #1: WAIVER CONTROL #1: MR REF #1: B554766 FEE: 10.00 AID: AID BY: WAIVER DATE: APPLIED: 05/05/2004 ISSUED: 05/05/2004 CCPCNY: INSPECTOR: OGR NOTES: EDW/MR FEE WAIVED PER ZONING SWAN

AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/01/2004 MXR 08:33:23

PROPERTY ADDRESS: 4 JENNY LANE SUBDIV: FLYSER WOODS (A) ACCOUNT #1: 1900003551 DISTRICT/PRECINCT 03 10 OWNERS INFORMATION (LAST, FIRST) NAME: ROTHSTEIN FLOYD DOR: 4 JENNY LANE 2108-1613

APPLICANT INFORMATION NAME: FLOYD ROTHSTEIN COMPANY: ADDRESS: 4 JENNY LANE ADDRESS: BALTO MD 21208 PHONE #1: 443-992-0884 LICENSE #1: 3633 PERMIT SIGNED BY: JRR PER ZONING BR/DAS 6/29/04

PASSWORD :

ENTER - PERMIT DETAIL PF1 - INSPECTIONS PF7 - DELETE PF9 - SAVE PF2 - APPROVALS PF3 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:50:16 DATE: 07/27/2004 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/05/2004 MXR 09:12:16

PERMIT # B554766 PLANS: CONST 0 PLOT 1 PLAT 0 DATA 0 EL 1 PL 1

BUILDING CODE: TENANT

PRV 1 CONTR: KELLY DEVELOPMENT

SE 07 ACC. STP. ENDR: SELLER

FOUNDATION BASE WORK: CONSTR. 1STY DETACHED CABANA HOUSE ON REAR

1 INSTRUC FUEL SUPPLY WATER PROPERTY OF EX. SED, W/BATHRM AND WET BAR. THIS

2 CENTRAL AIR PERMIT CANCELS B551648+EXPIRES 4-6-05. CHG IN

3 ESTIMATED COST 526SF IRREG. WORDING. ACCESSORY STRUCTURE LETTER ATTACHED.

4,000.00 SELF B551644 FOR FREE STANDING PORCH. 20'6X28X21=

5 OWNERSHIP: 1 PROPOSED USE: SED GARAGE, FREE STANDING PORCH+CABANA

6 CONFIDENTIAL CAT: 1 EXISTING USE: SED, EX. GARAGE

7 FF: #1BED: 12BED: 14BED: TOT BED: TOT APTS:

8 FAMILY BEDROOM: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 08:50:16 DATE: 07/27/2004 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/05/2004 MXR 09:12:16

PERMIT # B554766 PLANS: CONST 0 PLOT 1 PLAT 0 DATA 0 EL 1 PL 1

BUILDING CODE: TENANT

PRV 1 CONTR: KELLY DEVELOPMENT

SE 07 ACC. STP. ENDR: SELLER

FOUNDATION BASE WORK: CONSTR. 1STY DETACHED CABANA HOUSE ON REAR

1 INSTRUC FUEL SUPPLY WATER PROPERTY OF EX. SED, W/BATHRM AND WET BAR. THIS

2 CENTRAL AIR PERMIT CANCELS B551648+EXPIRES 4-6-05. CHG IN

3 ESTIMATED COST 526SF IRREG. WORDING. ACCESSORY STRUCTURE LETTER ATTACHED.

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6 CONFIDENTIAL CAT: 1 EXISTING USE: SED, EX. GARAGE

7 FF: #1BED: 12BED: 14BED: TOT BED: TOT APTS:

8 FAMILY BEDROOM: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 08:50:35 DATE: 07/27/2004 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/05/2004 MXR 09:12:16

PERMIT #1: B554766

BUILDING SIZE LOT SIZE AND SETBACKS

FLOOR: 526SF SIZE: 39639SF

WIDTH: 20'5 FRONT STREET:

DEPTH: 28 SIDE STREET:

HEIGHT: 21 FRONT SETB: NC

SPRINKS: 1+CPWL SIDE SETB: 07/89

ASSESSMENTS SIDE STR SETB: 90

BLK: 4 RLRK SETB: 90

ASSESSMENTS

SECTION: LAND: 0093900.00

FILE # 004 IMPROVEMENTS: 0380980.00

LOC ID: 017 TOTAL ASS: 0

CLASS: 04

PLANNING INFORMATION

PLAN AREA: SUBSEQUEST CRIT AREA: PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY  
TIME: 08:51:51 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/01/2004  
DATE: 07/27/2004 GENERAL PERMIT APPLICATION DATA PL 08:32:56  
PERMIT #: B551644 PROPERTY ADDRESS  
RECEIPT #: A493096 4 JENNY LANE  
CONTROL #: MR SUBDIV: KEYSER WOODS  
XREF #: B551644 TAX ACCOUNT #: 1900003551 DISTRICT/INCINCT 03 10  
OWNERS INFORMATION (LAST FIRST)  
NAME: ROTHSTEIN FLYOD  
ADDR: 4 JENNY LANE PLEASVILLE MO 21208  
FEE: 65.00  
PAID: 65.00  
PAID BY: APPL  
DATES  
APPLIED: 04/06/2004 APPLICANT INFORMATION  
ISSUED: 04/06/2004 NAME: TERRY LEMAIKE  
COMPANY: KELLY DEVELOPMENT  
OCCPNY: ADDR1: 1625 HOLLY TREE ROAD  
ADDR2: BALT MO 21220  
INSPECTOR: 03R PHONE #: 443-992-0889 LICENSE #: 3637  
NOTES: AKT/AKT PERMIT SUSPENDED BY JPR PTP ZONING ORD 63 6/19/04  
PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY  
TIME: 08:52:07 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/06/2004  
DATE: 07/27/2004 BUILDING DETAIL 1 PLX 14:28:09  
PERMIT # B551644 PLANS: CONST PLOT 1 PLAN BOLA EL 1 PL 2  
BUILDING CODE: TENANT  
IMPRV 1 CONTR: KELLY DEVELOPMENT  
USE 7 DET PRCH ENGR:  
SELLR:  
FOUNDATION BASE WORK: CONSTRUCT DETACHED SCREENED-IN PORCH ON REAR  
3 3 YARD OF EX SFD. 24'X24' (18'X540SF (11 REG))  
CONSTRUC FUEL SEWAGE WATER ACCESSORY STRUCTURE LITIER ATTACHED FOOTINGS  
2 1E 1E REQUIRED NO KITCHEN  
CENTRAL AIR  
ESTIMATED COST  
10000.00 PROPOSED USE: SFD & DETACHED SCREENED-IN PORCH  
OWNERSHIP: 1 EXISTING USE: SFD  
RESIDENTIAL CAT: 1  
#EFF: #1BED: #2BED: #3BED: TOT IN D: TOT APTS:  
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU  
TIME: 08:52:17 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/06/2004  
DATE: 07/27/2004 BUILDING DETAIL 2 PLX 14:28:09  
PERMIT #: B551644 BUILDING SIZE LOT SIZE AND SETBACKS  
FLOOR: 540SF SIZE: 8963  
WIDTH: 24 FRONT STREET  
DEPTH: 24 SIDE STREET  
HEIGHT: 18 FRONT SETB: NC  
STORIES: SIDE SETB: NC/NC  
SIDE SETB: SIDE SETB: 150'  
LOT NOS: 14  
CORNER LOT: N  
ZONING INFORMATION  
DISTRICT: BLOCK: ASSESSMENT  
PETITION: SECTION: LAND: 0093900.00  
DATE: LIBER: 004 IMPROVEMENT: 0380980.00  
MAP: FOLIO: 017 TOTAL ASS: 1  
CLASS: 04  
PLANNING INFORMATION  
MSTR PLAN AREA: SUBSEWER CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU  
TIME: 08:52:36 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/30/2004  
DATE: 07/27/2004 INSPECTIONS DETAIL SCREEN BIF 09:28:33  
PERMIT #: B551644 CONTROL #: MR  
TYPE OF DATE  
INSPECTION INSPECTED CODE COMMENTS  
FTR 04/26/2004 10 RR  
FT 04/29/2004 01 RR

PAGE 01 OF 01

ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?  
PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU  
TIME: 08:53:09 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/28/2004  
DATE: 07/27/2004 INSPECTIONS DETAIL SCREEN BIF 08:32:45  
PERMIT #: B554766 CONT # MR  
TYPE OF DATE  
INSPECTION INSPECTED CODE COMMENTS

ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?  
 PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU  
 RA10010

DATE: 07/27/04 STANDARD ASSESSMENT INQUIRY (1)  
 TIME: 08:53:11  
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 19 00 003551 03 2 0 04-00 H NO 06/15/04  
 ROTHSTEIN RENEY L  
 ROTHSTEIN RENEY L  
 4 JENNY LN  
 DESC-1.. IMPS1.052 AC  
 DESC 2.. KEYSER WOODS  
 PREMISE. 00004 JENNY  
 LA  
 00000-0000

\*BALTIMORE MD 21208-1613 FORMER OWNER: ROTHSTEIN RENEY L

----- PHASED IN -----  
 PRIOR PROPOSED CURR CURR PRIOR  
 LAND: 93,100 93,900 FCV ASSESS ASSESS  
 IMPV: 353,100 80,980 TOTAL.. 474,880 474,880 465,822  
 TOTL: 447,100 474,880 PREL... 0 0  
 PREF: 0 0 CURT... 474,880 474,880 465,822  
 CURT: 447,100 474,880 EXEMPT.. 0 0  
 DATE: 12/01/03 08/01/04

--- TAXABLE VALUE --- FM DATE  
 ASSESS 474,880 05/04/02  
 ASSESS 465,822  
 ASSESS 0

ENTER-INQUIRY F4-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RA10010

DATE: 07/27/04 STANDARD ASSESSMENT INQUIRY (2)  
 TIME: 08:53:11  
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 19 00 003551 03 2 0 04-00 H NO 06/15/04  
 LOT... 1 BUILT... 0049 BAP... 0068 LOT WIDTH..... 142.29  
 BLOCK... 10110 GRID... 0010 LOT DEPTH..... .00  
 SECTION... PARCEL... 0032 LAND AREA.. 39639.000 5  
 PLAT... YEAR BUILT..... 98

-----TRANSFER DATA-----  
 NUMBER..... 190486  
 DATE..... 04/28/98  
 PURCHASE PRICE..... 0  
 GROUND RENT..... 0  
 DEED REF LIBR..... 1818  
 DEED REF FOLIO..... 0559  
 CONVEYED IND..... 9  
 JOT-PART TRANS IND..... T  
 GRANTOR ACCT NO.. 19 00 003551  
 CRITICAL NEW CONST HARD  
 AREAS CODE YEAR NO CODE SQ. FEET  
 10556 3453  
 -----EXEMPT DATA-----  
 STATUS.....  
 CLASS CODE..... 000  
 STATE EXEMPT CODE..... 000  
 COUNTY EXEMPT CODE..... 000  
 CURR STATE EX ASMT.... 0  
 PRIOR STATE EX ASMT... 0  
 CURR COUNTY EX ASMT... 0  
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----  
 CODE SQ. FEET  
 3453

ENTER-INQUIRY F4-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

RA10010

DATE: 07/27/04 STANDARD ASSESSMENT INQUIRY (3)  
 TIME: 08:53:11  
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 19 00 003551 03 2 0 04-00 H NO 06/15/04  
 -----STATUS-----  
 REC CREATE DATE.. 10/23/92  
 DELETE CODE.....  
 DATE DELETED.....  
 LAST FM DATE..... 07/04/04  
 LAST FM TYPE.....  
 PREV FM DATE.....  
 PREV FM TYPE.....

-----GEO CODE N/A LAND-USE-----  
 81 NO R

COUNTY

LAST LOAD DATE... 06/15/04

PRIOR LOAD DATE... 02/13/04

STATE TAXABLE ASSESS

ASSESS... 474,800

ASSESS... 465,800

ASSESS... 0

ENTER-INQUIRY 1 PA1-PRINT PF2-INQUIRY 2 PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

|                              |                            |              |
|------------------------------|----------------------------|--------------|
| Citation/Case No.<br>04-5768 | Property No.<br>1670000351 | Zoning:<br>A |
|------------------------------|----------------------------|--------------|

Name(s): John D. Hollis

Address: 11111 1st St

Violation: IRC 105.1

Location: Back

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 105.1

Building Permits B551666

and B551664

Issued by M/HO CO.

Buildings Elevation - By

Zoning Due to

Height Violations - Accessory

Structures May not Exceed

Max. Height of 15'

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

|               |              |
|---------------|--------------|
| On or Before: | Date Issued: |
|---------------|--------------|

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: John D. Hollis

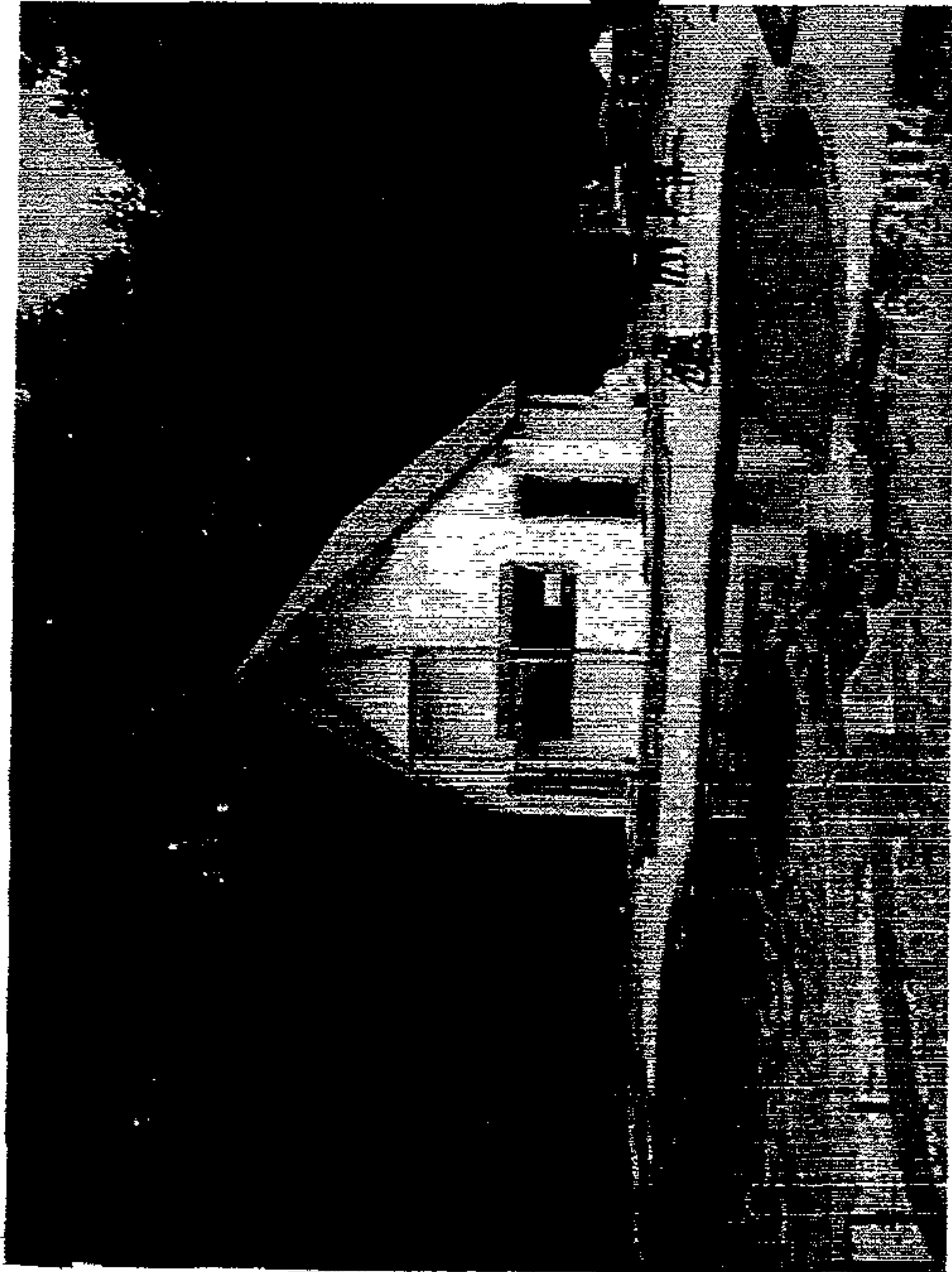
INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

|                                |                             |
|--------------------------------|-----------------------------|
| Not Later Than: <u>7-28-04</u> | Date Issued: <u>6-28-04</u> |
|--------------------------------|-----------------------------|

INSPECTOR: R. HOLLIS



BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: July 27, 2004

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 035  
Legal Owner/Petitioner: Floyd Rothstein  
Contract Purchaser: N/A  
Property Address: 4 Jenny Lane  
Location Description: W side of Jenny La, 207-ft N of Keyser Rd

VIIOLATION INFORMATION: Case No. 04-5768  
Defendants: Floyd Rothstein, Terry Lemaire

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

| NAME                            | ADDRESS      |
|---------------------------------|--------------|
| Councilman Kamenetz<br>(Adelle) | 410-887-3385 |

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/tr  
C: Code Enforcement Officer

# MEMO

To: John Reisinger  
From: Bruno Rudaitis *BR*  
Date: June 25, 2004  
Re: B554766 and B551644

*Dist  
3*

*4 Jenny  
LA*

*4 Jenny  
LA* Please rescind permits # B554766 and B551644 because the subject permits require variances for the accessory structures heights.

cc: Doug Swam  
John Altmeyer

*Rescinded  
Rescinded*

*4 Jenny LA*

JM  
7/14

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews  
Dept. of Permits & Development Mgmt.

DATE: May 25, 2005

FROM:  Robin Jameson, Secretary to  
John V. Murphy  
Deputy Zoning Commissioner

SUBJECT: Hearing Request – Motion for Reconsideration  
Petitioners: Floyd & Renay Rothstein  
Case No. 05-035-A  
Property: 4 Jenny Lane

---

Attached please find file for the above-captioned matter. Jack Murphy has reviewed the March 28, 2005 letter from Mr. Rothstein and considers it as a motion for reconsideration. As such, Mr. Murphy has requested that this case be set in for a hearing so all parties can be involved.

We are returning the file to you for further processing, i.e. notifying the petitioner, posting of hearing notice, etc. Once a hearing date has been scheduled, it would be appreciated if you would have Dave Duvall prepare a "Notice of Hearing" sign and have Gary Freund post the property.

Thank you for your attention and cooperation in this matter.

## 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*  
*William J. Wiseman III, Zoning Commissioner*

May <sup>25</sup>23, 2005

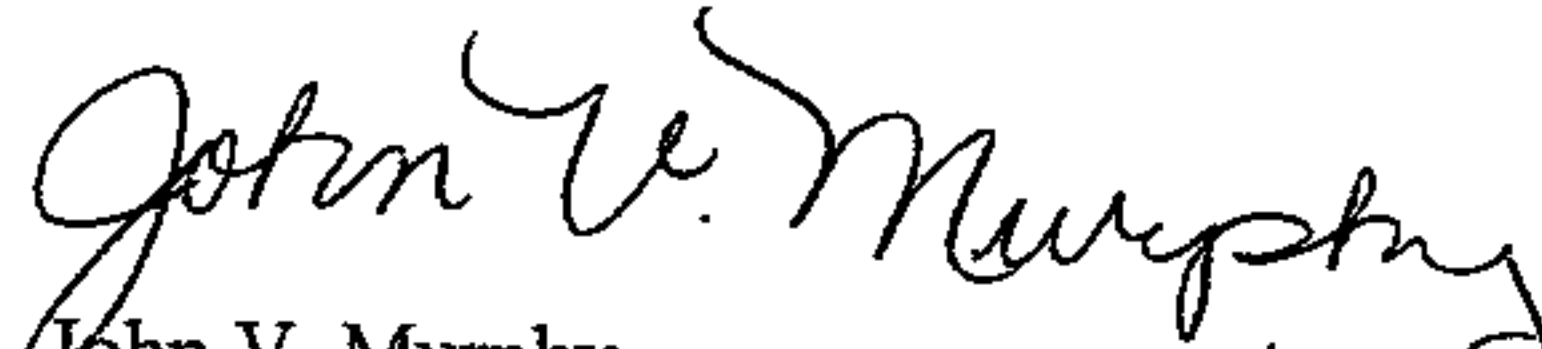
Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Re: Petition for Variance  
Case No. 05-035-A  
Property: 4 Jenny Lane

Dear Mr. & Mrs. Rothstein:

For your information, enclosed herewith please find inter-office correspondence received from Mr. Avery Harden, Landscape Architect for Baltimore County regarding the above-captioned matter.

Very truly yours,

  
John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

- c: Terry LaMaire, 4022 Briar Point Road, Baltimore, MD 21220
- Charles Bacharach Esquire, 3304 Keyser Road, Pikesville, MD 21208
- Elizabeth Smith, 3304 Keyser Road, Pikesville, MD 21208
- Dan Mendelson, 10 Jenny Lane, Pikesville, MD 21208
- Marc Leavey, MD, 6 Jenny Lane, Pikesville, MD 21208

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**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 W. Kotman, Director*

**RECEIVED**

MAY 20 2005

Date: May 18, 2005

To: John V. Murphy, Deputy Zoning Commissioner

**ZONING COMMISSIONER**

From: Avery Harden, County Landscape Architect, Development Plans Review

Subject: Case No. 05-035-A, 4 Jenny Lane

Attached is my proposal to address the buffer issue conditioned in the subject case. You requested that I provide you with an explanation of what my proposal would accomplish.

By definition, a buffer attempts to mitigate the harsh impact a discordant element has on adjacent, relatively sedate surroundings. In my opinion, the two imposing, neo-modern structures behind the Rothstein residence are such discordant elements. These two structures are visible to the surrounding community from all directions.

My attached proposal places vegetation on the two sides of Mr. Rothstein's property where the only space for planting exist. Though needed, space does not exist for planting elsewhere around the site.

The objective is not simply to put up a green wall, but to do a mixed planting that looks like an extension of the nearby woods. In other words, apply some landscape architecture so that one-day the subject structures will tend to blend into the surrounding landscape instead of dominating the landscape as they currently do.

The sizes of the proposed plant material are one size larger than what is typically required in the Baltimore County Landscape Manual. The choice of size is based on the time frame the benefit is desired. Smaller sizes are appropriate and expected in newer subdivisions where all surrounding plant material is small. But, to have an impact on an old, established subdivision such as Jenny Lane in the short or mid-term, one needs a larger size.



**Department of Permits and  
Development Management**

Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708



**Baltimore County**

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

August 16, 2004

Floyd Rothstein  
Renay Rothstein  
4 Jenny Lane  
Baltimore, MD 21208

Dear Mr. and Mrs. Rothstein:

RE: Case Number: 05-035-A, 4 Jenny Lane

The above matter, previously scheduled for September 16, 2004, has been postponed. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the typed name.

Timothy Kotroco  
Director

TK:klm

C: Terry Lemaire, 4022 Briar Port Road, Baltimore 21220  
Charles Bacharach, 233 E. Redwood St., Baltimore 21202

**Department of Permits and  
Development Management**



**Baltimore County**

Director's Office  
County Office Building  
111 W Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708

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

May 27, 2005

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, MD 21208

Dear Mr. & Mrs. Rothstein:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-035-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been assigned a hearing date to address the Motion for Reconsideration based on your letter to the zoning commissioner.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing.

The property will be reposted by our office with the hearing date, time and location. This notification will be published in the *Jeffersonian* and our office will also handle the fee entailed by this process.

If you need any further explanation or additional information, please feel free to contact Robin Jameson at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.  
Supervisor  
Zoning Review

WCR:klm

C: Terry Lemaire, 4022 Briar Port Road, Baltimore 21220  
Charles Bacharach, 233 E. Redwood St., Baltimore 21202

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



## 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*  
*William J. Wiseman III, Zoning Commissioner*

May 18, 2005

Floyd & Renay Rothstein  
4 Jenny Lane  
Baltimore, Maryland 21208

Re: Petition for Variance  
Case No. 05-035-A  
Property: 4 Jenny Lane

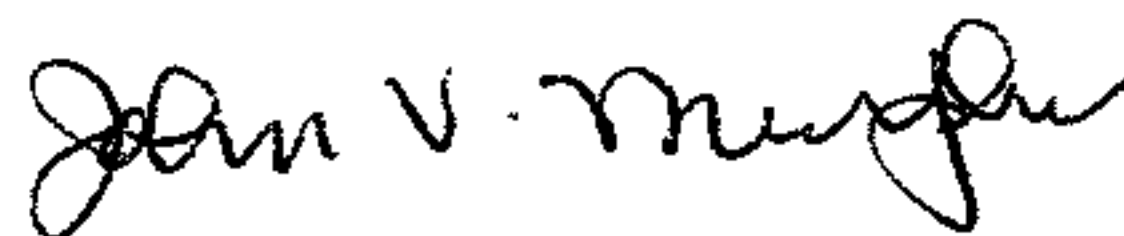
Dear Mr. & Mrs. Rothstein:

I am in receipt of your fax dated May 16, 2005 along with the letter from Chuck Bacharach indicating settlement of his dispute with you.

I have attached copies of the sign-in sheets for the first and second day hearings in this matter. Mr. Bacharach was one of the protestants, but there are several others as well. I do not know what their positions are regarding the buffer screen. Do they want another hearing on the screen or will they also settle this matter with you?

Please let me know in writing at your convenience.

Very truly yours,

  
John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Terry LaMaire, 4022 Briar Point Road, Baltimore, MD 21220  
Charles Bacharach Esquire, 3304 Keyser Road, Pikesville, MD 21208  
Elizabeth Smith, 3304 Keyser Road, Pikesville, MD 21208  
Dan Mendelson, 10 Jenny Lane, Pikesville, MD 21208  
Marc Leavey, MD, 6 Jenny Lane, Pikesville, MD 21208  
Avery Harden, Landscape Architect for Baltimore County

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**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

County 1A & 1B  
attached

TO: FLOYD ROTHSTEIN  
@ 4 JENNY LANE  
410-653-1808

CHUCH BACHARACH  
410-576-4292

FR: AUFAY HARDELL,  
COUNTY LANDSCAPE ARCHITECT  
410-887-3751

BUFFER PROPOSAL FOR THE  
4 JENNY LANE CASE.

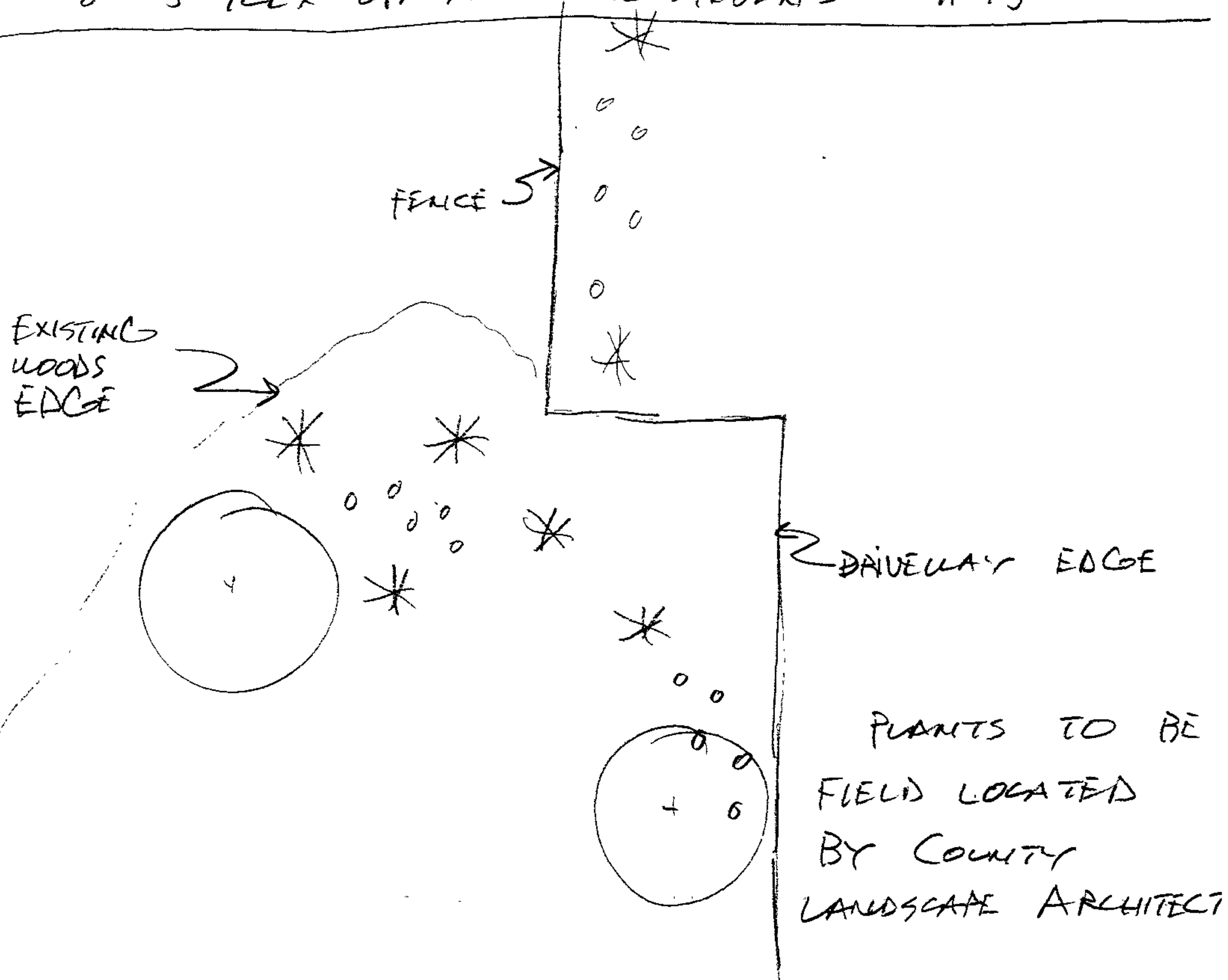
COST ESTIMATE - PROFESSIONALLY INSTALLED,  
GUARANTEED 1-YEAR  
\$ 14,500

\* - 7 - PICEA MARIES - NORWAY SPRUCE 8'

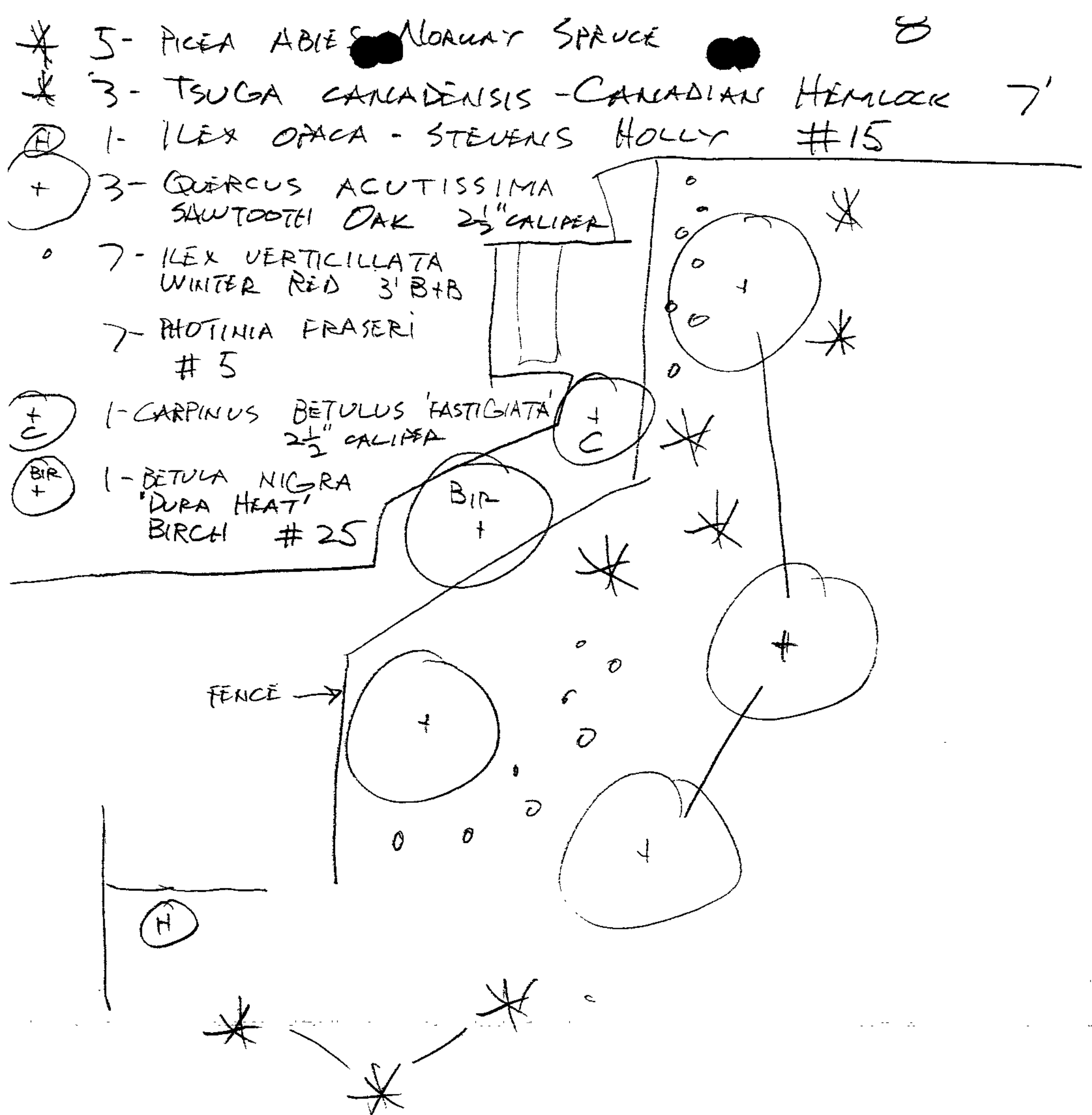
(+) 2 - QUERCUS ALUTISSIMA - SAWTOOTH OAK 2 1/2" CALIPER

o 10 - VIBURNUM PRUNIFOLIUM - 3' B+B

o 5 - ILEX OPACA 'NELLIE STEVEN'S' # 15



VIEW FROM JENNY LANE & BACHARACH  
RESIDENCE



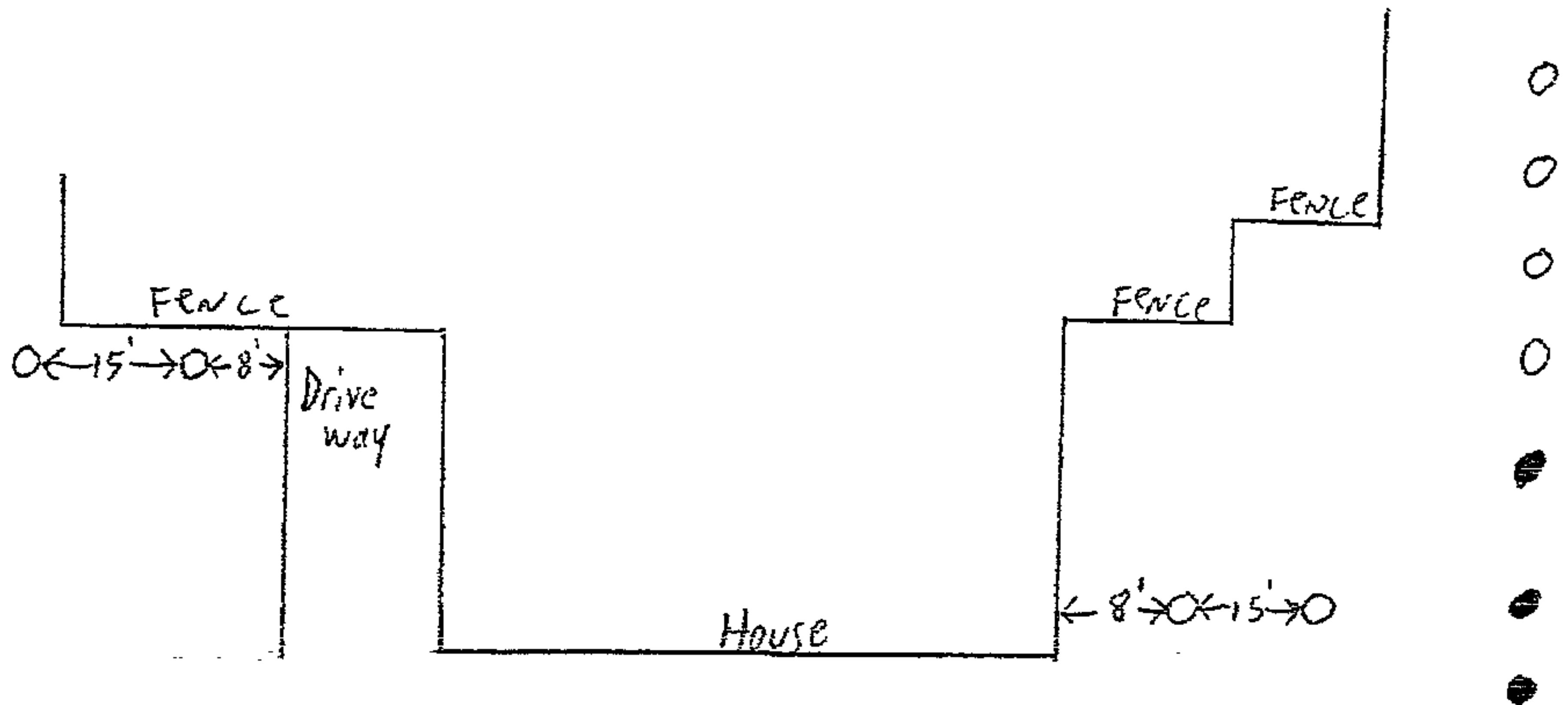
2 EVERGREEN TREES FOR THE  
BACHARACH RESIDENCE

2- TSUGA CANADENSIS 7'  
CANADIAN HEMLOCK

---

ATT: Avery Harden 887-3751  
From: Floyd Rothstein E-887-2877  
REF: 4 Jenny Lane

3/14/05



○ --- New trees 6'-8' Leland's  
● --- existing trees

# ADMIRAL

## MORTGAGE, INC.



TO:

John Murphy

COMPANY:

NUMBER:

887-3868 F-887-3468

DATE/TIME:

5/16/05

FROM:

FLOYD

REGARDING:

Variance Case # 05-035-APlease Review the Following Letter.Call me and Let me know what I need  
to do to Finalize the varianceThank YouFloyd Rothstein410-484-8000NUMBER OF PAGES INCLUDING COVER SHEET: 2

1314 BEDFORD AVENUE SUITE 106 BALTIMORE, MD 21208  
(410) 484-8000 (410) 484-8050 FAX

**FAX COVER SHEET**

Date:

11/3/04

To:

HOWARD ALDERMAN

Fax number:

410-296-2801

From:

BALTIMORE COUNTY ZONING REVIEW

Fax number:

410-887-5708

Number of pages  
(including this  
cover sheet):

3

Message:

Here are the sign-in sheets  
requested for case NO.

05-035-A IF additional  
information is needed - please don't  
hesitate to call - Chris

If any part of this fax transmission  
is missing or not clearly received  
please call:

Name:

CHRIS BLACKMON

Phone number:

410-887-3391

**CHARLES R. BACHARACH**

3304 Keyser Road  
Pikesville, Maryland 21208

May 11, 2005

Floyd Rothstein  
4 Jenny Lane  
Pikesville, Maryland 21208

Re: Petition for Variance – Case NO. 05-035-A  
Property: 4 Jenny Lane

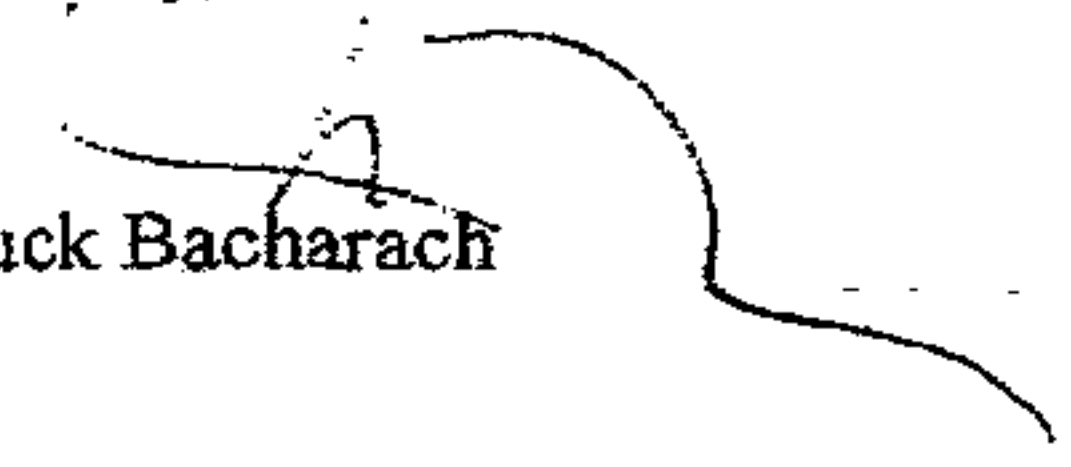
Dear Floyd:

Pursuant to your request I have reduced our agreement to writing. As you know, by decision dated March 3, 2005, a conditional variance was granted in the above referenced zoning case by Deputy Zoning Commissioner Murphy. Pursuant to the decision, a variance was granted for the cabana building conditioned upon you and Renay complying with the terms of a landscape plan approved by the County Landscape Architect, Avery Harden. You have informed me that you do not plan to comply with that condition.

In order to settle our dispute with respect to the conditional variance for the cabana, Betty and I have agreed not to protest your refusal to comply with the landscape plan in return for a payment of \$3,000.00.

If this offer is satisfactory to you and Renay, please forward the payment.

Sincerely,

  
Chuck Bacharach

**CHARLES R. BACHARACH**

3304 Keyser Road  
Pikesville, Maryland 21208

RECEIVED

JUL 11 2005

July 6, 2005

ZONING COMMISSIONER

Mr. John V. Murphy  
Deputy Zoning Commissioner  
County Courts Building, Suite 405  
401 Bosley Avenue  
Towson, MD 21204

Re: Case No. 05-035-A  
Property: 4 Jenny Lane

Dear Commissioner Murphy:

I am in receipt of the Department of Permits & Development Management's Notice that there will be another hearing on this matter on July 14, 2005. At this point, I thought it might be helpful to recap where we are in the case.

As you recall, there was a hearing in October, 2004, at which time the parties agreed to try and resolve the matter. The Petitioners, Floyd and Renay Rothstein, represented that they would engage a landscape contractor to develop a landscape plan to resolve the issues presented by their new construction. Unfortunately, the "plan" that they distributed to the neighbors involved nothing more than planting [8] leyland cypress trees. This was completely inadequate for the purpose and the parties were unable to resolve the dispute.

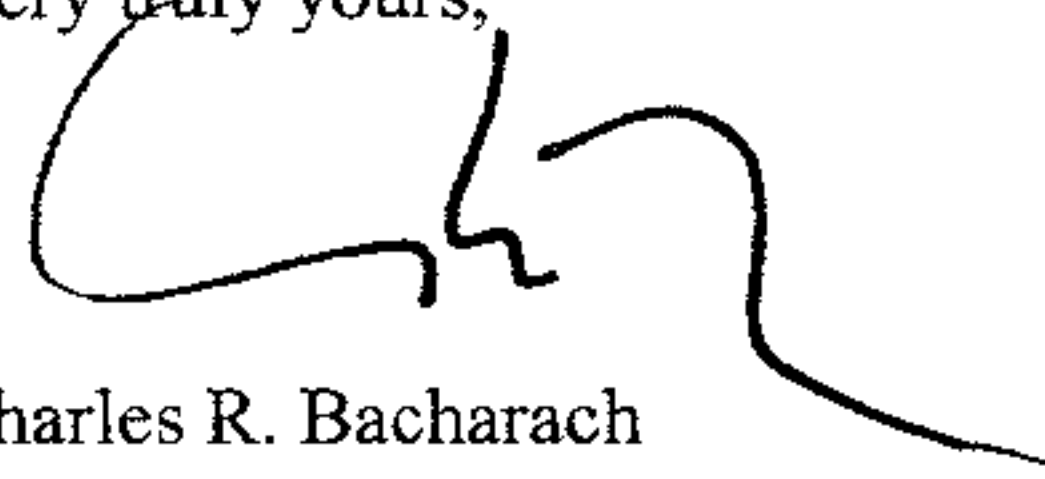
A second hearing was held March 1, 2005. At that time, you suggested to all parties that we agree to have the County Landscape Architect, Mr. Avery Harden, develop a plan to address the new construction. You admonished all parties that if we agreed to this solution, we would have to live with Mr. Harden's plan. All parties agreed to your suggestion and, as a result, the Complainants agreed to forego putting on a case. You then entered a Order granting the requested variance conditioned on the Rothsteins' adherence to Mr. Harden's landscape plan. Subsequently, Mr. Harden submitted his landscaping plan. (In contrast to the 8 trees proposed by the Rothsteins, Mr. Harden's plan requires 56 trees and shrubs). Rather than carry out the plan as they agreed, however, the Rothsteins have now sought a reconsideration of your Order granting the conditional variance.

In an effort to end this dispute, I contacted Mr. Rothstein and agreed that I would not protest his failure to adhere to Mr. Harden's landscape plan in return for a payment of \$3,000. Mr. Rothstein asked me to put my offer in writing, which I did. Apparently, he subsequently sent a copy of my offer to you and represented that our dispute was settled. Mr. Rothstein did not copy me on his correspondence to you and I only learned about his communication when I received your letter indicating that you had been informed of the proposed settlement. As of this date, Mr. Rothstein has neither complied with Mr. Harden's plan, nor paid my wife and I the promised \$3,000. Indeed, he has told me that he will not comply with our agreement unless the other Complainants agree that they will not seek to enforce the landscape plan. Accordingly, there is no settlement and that offer is withdrawn.

It is unfortunate that this process has taken so long, but my wife and I appreciate the time and consideration that you and your staff have devoted to this matter.

If I can answer any questions, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to be 'C. Bacharach', with a long horizontal stroke extending to the right.

Charles R. Bacharach  
410-576-4169 (W)  
410-653-2225(H)

cc: Floyd and Renay Rothstein  
Dan Mendelson  
Marc Leavey

CHARLES R. BACHARACH

3304 Keyser Road  
Pikesville, Maryland 21208

RECEIVED

APR - 5 2005

April 4, 2005

ZONING COMMISSIONER

Mr. John V. Murphy  
Deputy Zoning Commissioner  
County Courts Building, Suite 405  
401 Bosley Avenue  
Towson, MD 21204

Re: Petition for Variance – Case No. 05-035-A  
Property: 4 Jenny Lane

Dear Commissioner Murphy:

I am in receipt of Mr. Rothstein's letter dated March 28, 2005 regarding the above-referenced Petition for Variance. As you know, the parties appeared before you on March 1, 2005 for a hearing in this matter. At that hearing, you suggested, and the parties agreed, that the best solution to the situation was to grant a variance conditioned on approval of a landscape plan by the County's landscape architect, Mr. Avery Hardin. That solution would spare the petitioners the expense and inconvenience of having to alter the existing structures, while granting the petition's opponents some relief.

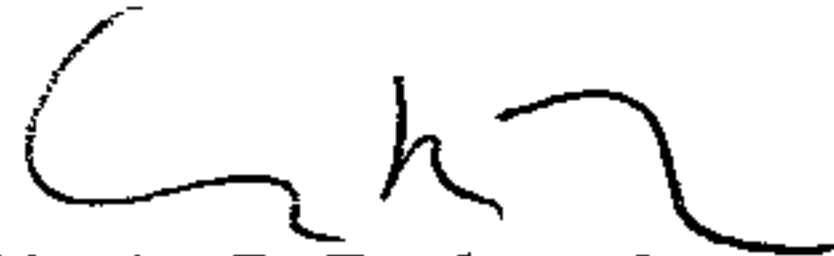
During the hearing you could not have been more clear in stating that if the parties accepted this solution, they would all be bound by the County landscape architect's recommendations. In particular, you specifically admonished Mr. Rothstein to think long and hard before accepting this solution because he might not like the plans drawn up by Mr. Hardin.

Soon after your Order was entered, Mr. Hardin visited the properties and promptly submitted a plan to buffer the screened porch and cabana constructed by the Rothsteins. Given the size of these structures and the fact that the Rothsteins have done nothing to buffer them from the neighboring properties, other than to construct a six-foot privacy fence, the plantings required by Mr. Hardin's plan are modest. Indeed, I would have preferred a more extensive plan requiring the buffer to extend the entire length of the Rothstein's shared property line with us along their driveway. Nevertheless, I recognize that the essence of a settlement is compromise. My wife and I are more than happy to live with Mr. Hardin's plan and appreciate the time and effort he took to visit the property and meet with the parties.

Accordingly, I would ask that you reject Mr. Rothstein's request that you "reconsider" the conditions for granting the variance. If the Rothsteins were unhappy with the decision, they could have filed an appeal as provided in your Order, however, they chose not to do so.

Once again, I want to thank you and Mr. Hardin for your time and consideration in this matter.

Very truly yours,



Charles R. Bacharach  
410-576-4169 (W)  
410-653-2225(H)

cc: Floyd and Renay Rothstein  
Dan Mendelson  
Marc Leavey  
Avery Hardin

**CHARLES R. BACHARACH**

233 E. Redwood Street  
Baltimore, Maryland 21202  
(410) 576-4169

August 11, 2004

8/16/04  
Postponement Granted!  
TMR

Via Certified Mail/Return Receipt Requested

Timothy M. Kotroco, Director  
Baltimore County Department of Permits  
and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson MD 21204

REQUEST FOR POSTPONEMENT OF VARIANCE HEARING

Re: Variance Case #05-035A

Dear Mr. Kotroco:

I write with reference to Variance Case No. 05-035A, for the property located at 4 Jenny Lane, Pikesville, Maryland 21208. For your reference, I enclose a copy of the Petition for Variance.

My wife, Elizabeth Smith, and I are the owners of 3304 Keyser Road, which is one of the adjacent properties to 4 Jenny Lane. (On the plat attached to the Petition for Variance our home is identified as the "existing dwelling" on Keyser Road. Our property also includes Lot 13 on Jenny Lane, which is mistakenly described as a "vacant lot" on the plat.) I also write on behalf of Marc and Marcia Leavey, owners of the adjacent property located at 6 Jenny Lane, and Dan L. Mendelson and Maxine Mendelson, owners of the property at 10 Jenny Lane. I have been informed that the variance proceeding is currently scheduled for September 16<sup>th</sup>, 2004. Unfortunately, September 16<sup>th</sup> is Rosh Hashanah. My wife and I, the Mendelsons and the Leaveys intend to be present at the variance proceeding to protest the request for a variance and hereby seek a postponement of the proceedings because of the Jewish holiday.

If you need to reach me, please direct any communications to my work address and/or phone number: 233 East Redwood Street, Baltimore, Maryland 21202 – (410) 576-4169.

Thank you very much for your attention to this matter.

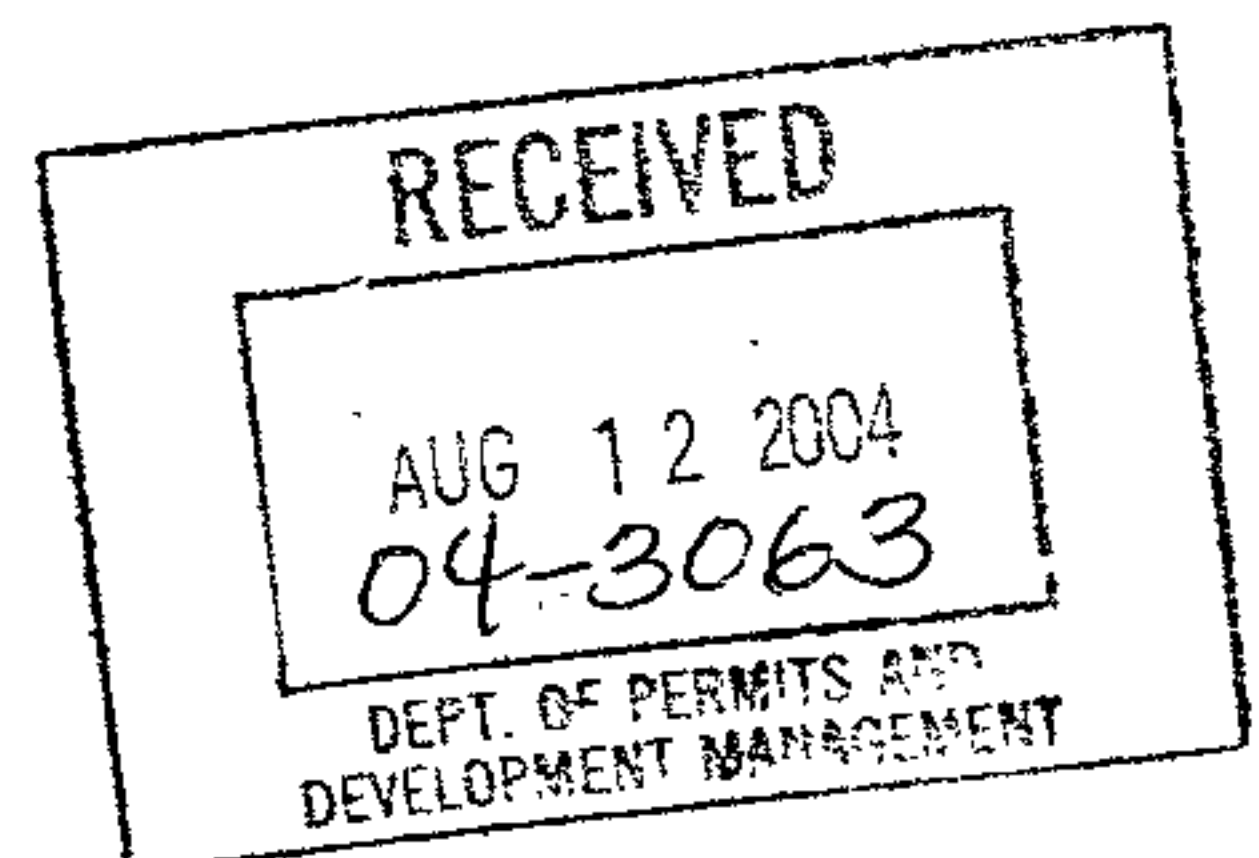
Very truly yours,



Charles R. Bacharach

Enclosure

cc: Marc and Marcia Leavey  
Dan and Maxine Mendelson



CASE NAME 4 Jenny Lane  
CASE NUMBER 05-035-A  
DATE 3/1/05

# PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 4 Jenny Lane  
CASE NUMBER 05-035-A  
DATE 3/1/05

**CITIZEN'S SIGN-IN SHEET**

[illegible]

CASE NAME ROTHSTEIN  
CASE NUMBER 05-035 A  
DATE 04 OCT 04  
ET VAR ONLY

**PETITIONER'S SIGN-IN SHEET**

[illegible]

DATE \_\_\_\_\_

E-MAIL

C Bacharach, L @gfrkew.com

EASCB @ gool.com

VITEDAN@COMCAST.NET

mil@drleavy.com

CASE NAME 4 Jenny La.  
CASE NUMBER 05-035-A  
DATE 9/14/05

E-MAIL

C Bacharach@GFRlaw.com

EPASCRB@Comcast.net

MIL@DRLEAVEY.COM

MCLEAVEY@COMCAST.NET

---

~~PETITIONER'S SIGN-IN SHEET~~

CASE NAME c/ Jenny Co.  
CASE NUMBER 05-035-A  
DATE 7/14/05

Peltonen

**CITIZEN'S SIGN-IN SHEET**

[illegible]

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4 JENNY LANE

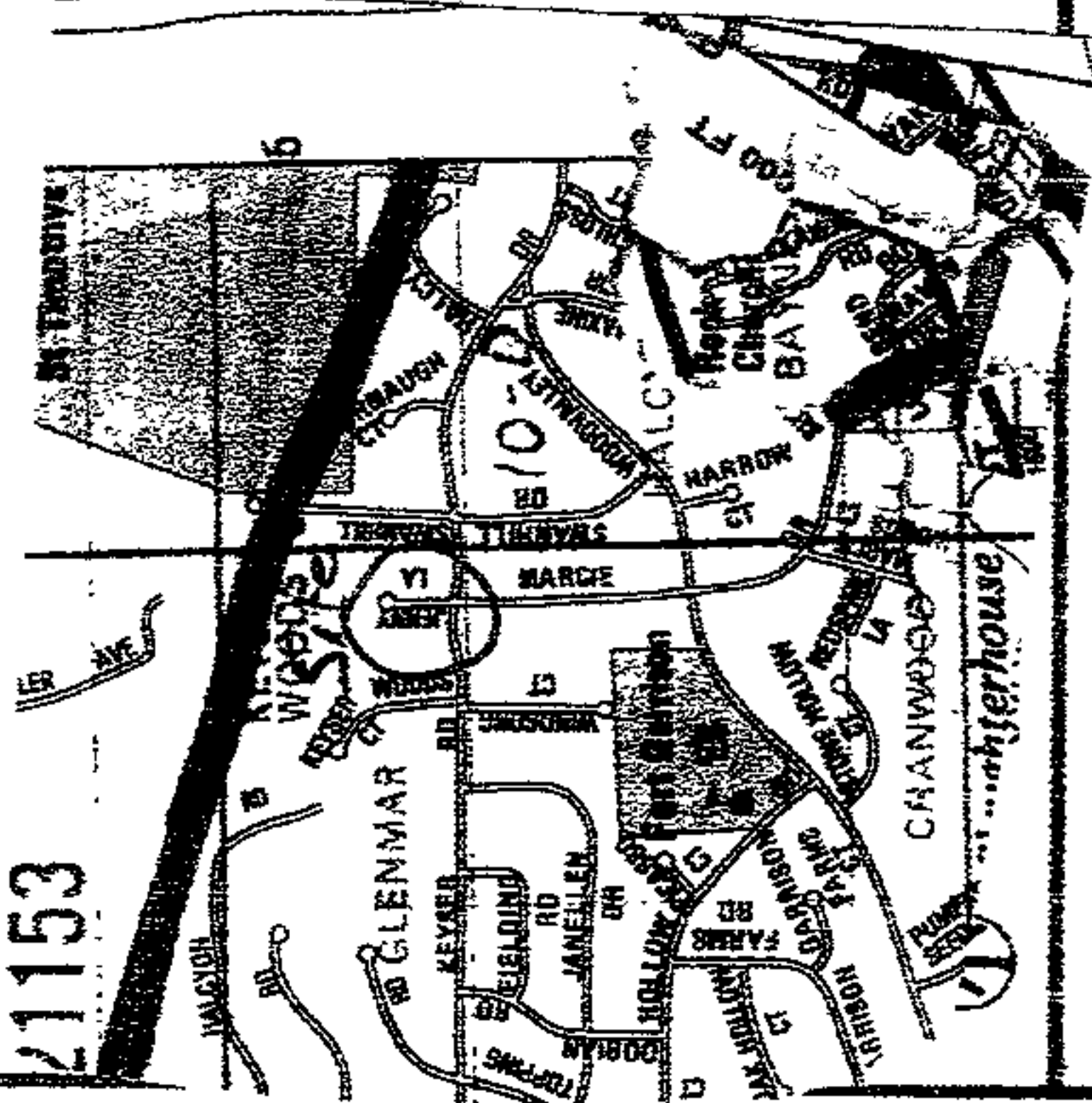
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME KEYSER WOODS

PLAT BOOK # 49 FOLIO # 17 LOT # 14 SECTION # N/A

OWNER Floyd Rothstein

21153



## LOCATION INFORMATION

ELECTION DISTRICT 32D

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # NW 10-E

ZONING DRA

LOT SIZE 1.053 ACRES 39,639 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

VILLAGE CITATION # 84-0268 YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

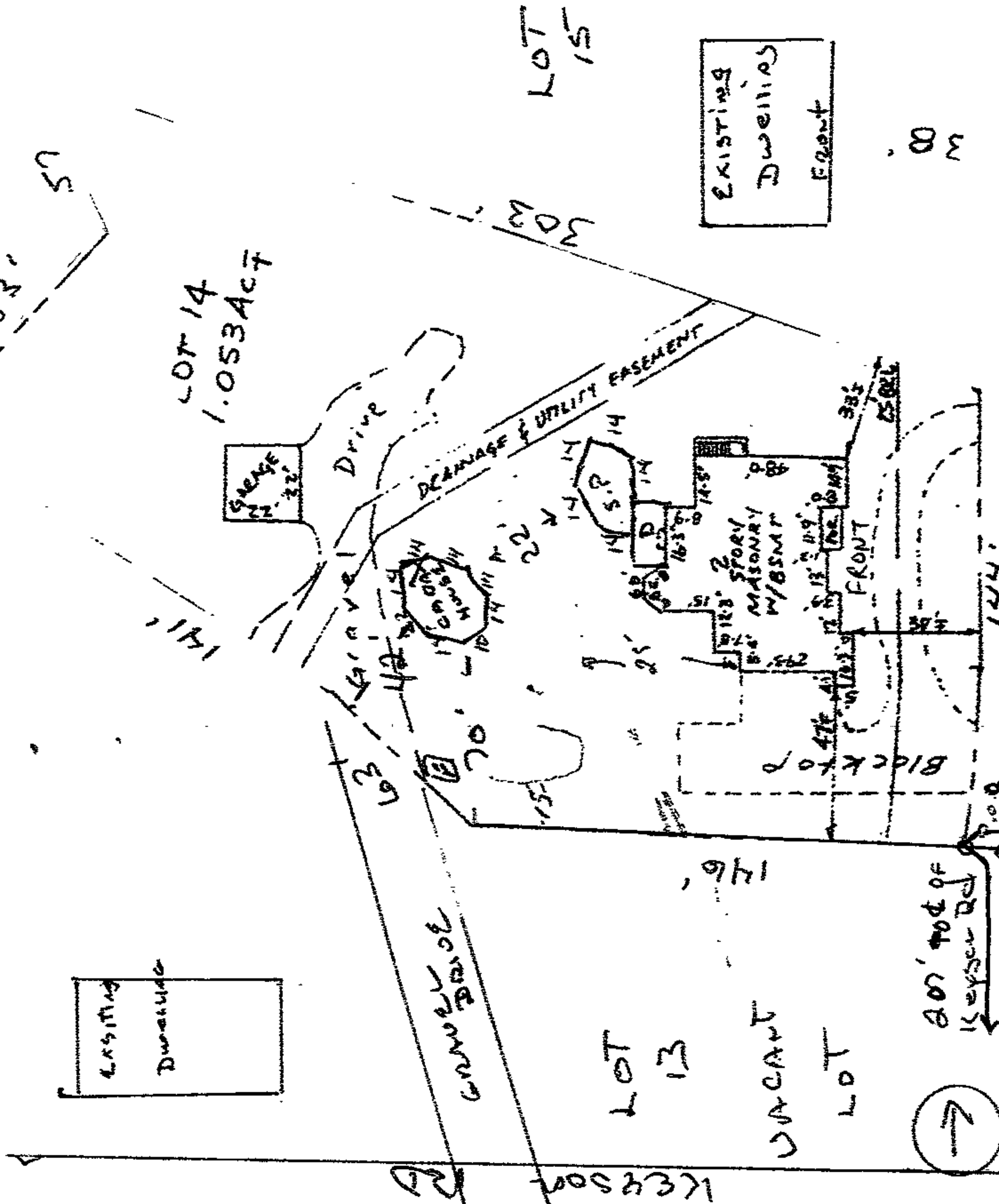
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

JNP 1035 105-035-200



JENNY LANE 50' R/W 30' PAVES

PREPARED BY TERRY LEMMONS SCALE OF DRAWING: 1" = 50'

5722

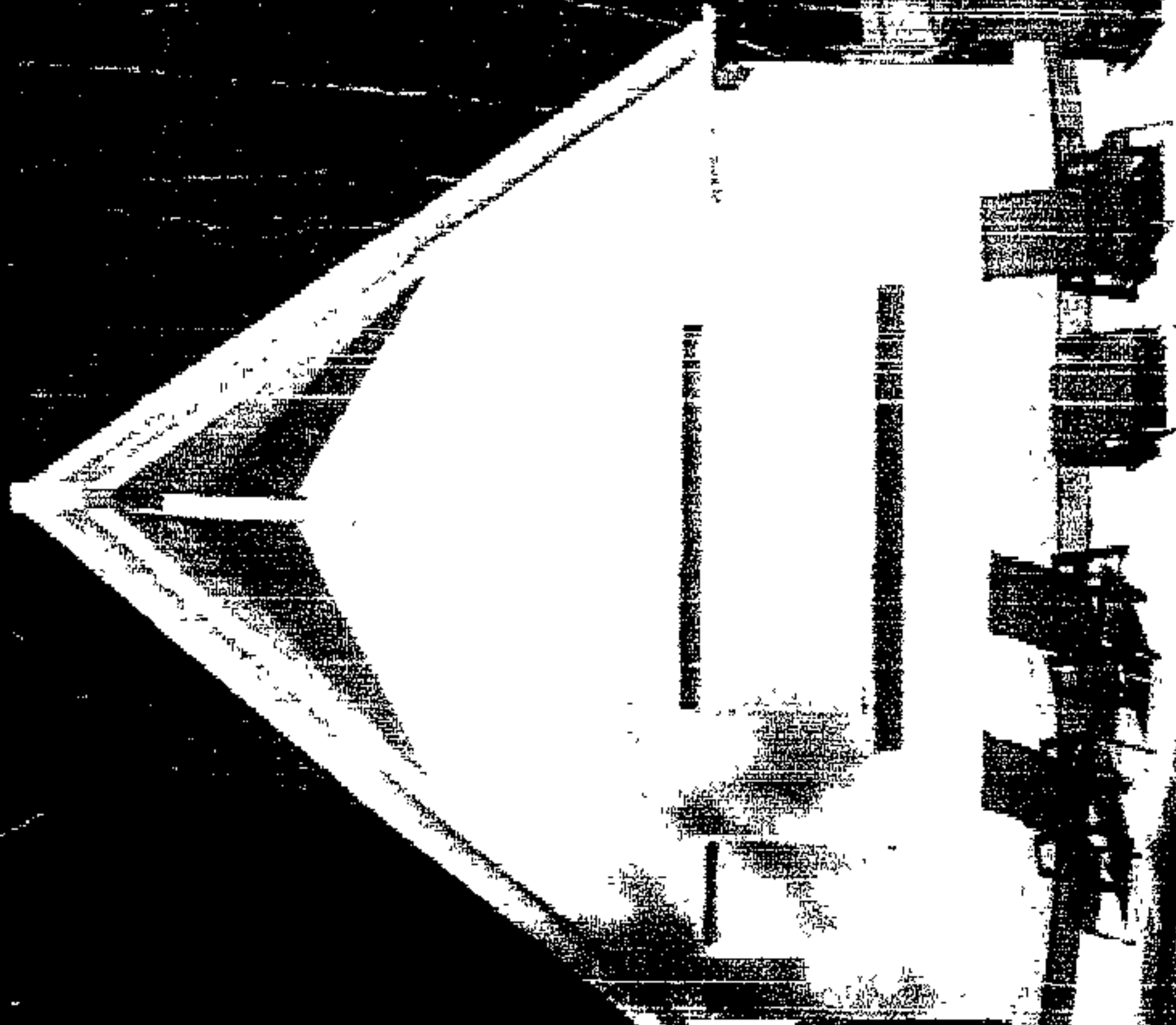


Photo #1A

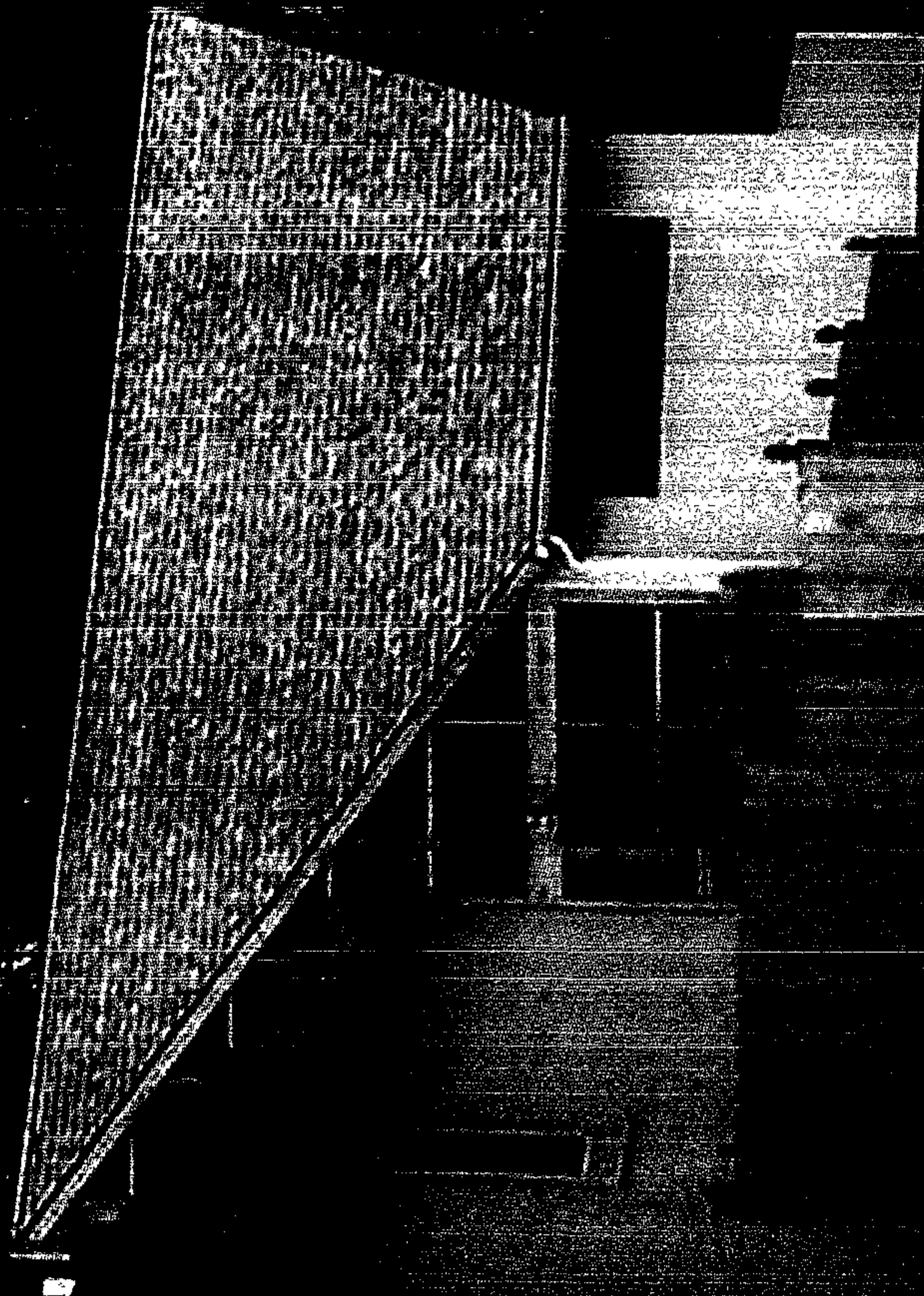
View From Back Yard of  
3304 Keyser Rd.



View from Back Windows  
(2<sup>nd</sup> Floor) of 3304 Keyser Rd. *2nd*



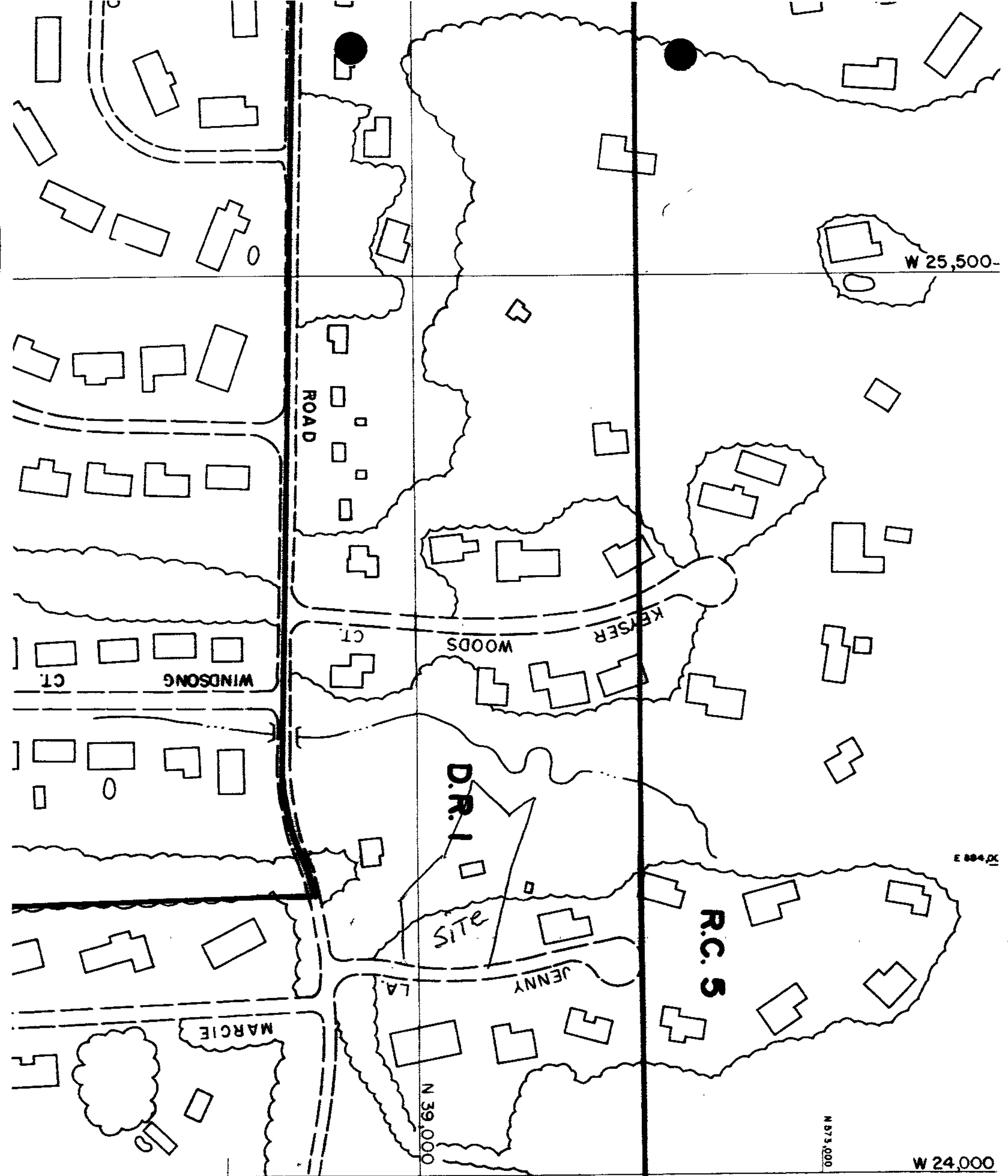
View of Porch from 6 Jenny Lane



112  
Rear View of Porch Building  
4 Jenny Lane

AD  
11





NW 10-E

NW 10-E  
05-035-A