

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Lisa Lane, 170' E of the c/l
Arabian Court
(8744 Lisa Lane)
2nd Election District
4th Council District

Henry Bennett, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-045-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Henry Bennett and his wife, Carolyn Bennett. The Petitioners seek relief from Sections 1B01.2.C.2.a, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.5.a and V.B.5.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1971-72 Regulations) to permit a building and window to tract boundary setback of 28 feet each in lieu of the required 30 feet and 35 feet, respectively, and to amend the Final Development Plan of Whispering Meadows, Lot 15, only, for a proposed sunroom addition outside the building envelope. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

ORDER RECEIVED FOR FILING

Date

By

8/24/04
[Signature]

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. I am satisfied that there will be no detriment to adjacent properties and that the proposed sunroom addition will not overburden the subject lot. I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that relief should be granted. There were no adverse comments submitted by any County reviewing agency, and apparently no opposition from the adjacent neighbors. Thus, the requested variance shall be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August 2004 that the Petition for Variance seeking relief from Sections 1B01.2.C.2.a, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.5.a and V.B.5.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1971-72 Regulations) to permit a building and window to tract boundary setback of 28 feet each in lieu of the required 30 feet and 35 feet, respectively, and to amend the Final Development Plan of Whispering Meadows, Lot 15, only, to permit an addition outside the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Zoning Commissioner

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



Baltimore County

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

August 24, 2004

Mr. & Mrs. Henry Bennett
8744 Lisa Lane
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Lisa Lane, 170' E of the c/l Arabian Court
(8744 Lisa Lane)
2nd Election District – 4th Council District
Henry Bennett, et ux - Petitioners
Case No. 05-045-A

Dear Mr. & Mrs. Bennett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Patio Enclosures
224 8th Avenue NW, Glen Burnie, Md. 21061
People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8744 Lisa Ln. Randallstown, MD
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, le owner(s) of the property situate in Baltimore County and which is described in the description and plat attached her and made a part hereof, hereby petition for a Variance from Section(s) 504 AND 1B01.2.C.2.2 BCZR
AND SECTIONS V.B.5.a AND V.B.5.b. CMDP. (1971-1992 REGULATIONS.)
TO PERMIT A BUILDING TO TRACT BOUNDARY SETBACKS OF 28 FT. ~~AND A~~ IN LIEU
AND A WINDOW
OF THE REQUIRED 30 FT. AND 35 FT. RESPECTIVELY AND TO AMEND THE
APPROVED FINAL DEVELOPMENT PLAN FOR LOT 15, WHISPERING MEADOWS TO PERMIT
AN ADDITION OUTSIDE OF THE BUILDING ENVELOPE,

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

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

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

Contract Purchaser/Lessee.

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print City

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Henry Bennett

Name - Type or Print

Signature

Carolyn Bennett

Name - Type or Print

Signature

8744 Lisa Ln

Address Telephone No.

Randallstown, MD 410-922-7567

State Zip Code

Representative to be Contacted:

Patio Enclosures Inc.. (attn: Greg)

Name

224 8th Ave NW

443-797-0351

Address

Glen Burnie, MD 21061

Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05 045 A

Reviewed By NL

Date

7/22/04

Estimated Posting Date

8/01/04

ORDER RECEIVED FOR FILING

Date 8/15/04
REVISED 1/15/98

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 8744 Lisa Ln.

Address

Baltimore, MD 21133

City

State

Zip Code

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

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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

X [Signature]
Signature

Henry Bennett

Name - Type or Print

X [Signature]
Signature

Carolyn Bennett

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Henry Bennett & Carolyn Bennett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

June 30, 2004
Date

[Signature]
Notary Public

My Commission Expires 11/1/05

045

ZONING DESCRIPTION FOR 8744 Lisa Ln.

*BEGINNING AT A POINT ON THE North SIDE OF Lisa Ln
WHICH IS 30'(60' R/W) WIDE AT THE DISTANCE OF 170' East OF
THE NEAREST IMPROVED INTERSECTING STREET Arabian Ct.
WHICH IS 30' WIDE. BEING LOT # 15 BLOCK __, SECTION __ IN
THE SUBDIVISION OF Whispering Meadow AS RECORDED IN COUNTY
PLAT BOOK # 58, FOLIO # 91, CONTAINING 11,620 SQ'. ALSO
KNOWN AS 8744 Lisa Ln. LOCATED IN THE 2nd ELECTION DISTRICT,
4th COUNCILMANIC DISTRICT.*

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 37912

DATE

7/22/04

ACCOUNT

045 1010068150

AMOUNT

\$ 130.00

RECEIVED FROM

Patro services 7/22/04

FOR

Annual. VANCE + AM 300 FDR

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

8744 Lisa L. Tammam 21133

PAID RECEIPT

ISSUES: ACTUAL TIME

7/23/2004 7/22/2004 14:30:00

RES: 0004 BALTIMORE MDL 000

DATE: 7/22/04 7/22/2004 01:14

5 228 JEROME VERIFICATION

CR NO. 00712

Recpt for 9120.00

1120.00 OK 1.00 LA

Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-045-A

TO PERMIT A BUILDING (ADDITION & WINDOW) TO TRACT
BOUNDARY SETBACKS OF 28 FT. IN LIEU OF 30 FT. AND
35 FT. RESPECTIVELY AND TO AMEND THE FINAL
DEVELOPMENT PLAN OF WHISPERING MEADOWS
FOR LOT #15 TO ALLOW THE ADDITION OUTSIDE
OF THE BUILDING ENVELOPE

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ----- AUGUST 16, 2004

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER HEARING DATE. YOUR FINALLY DECISION RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 05-045-A

Petitioner/Developer: HENREY & CAROLYN BENNETT

Date of Hearing/ Closing: AUG. 16, 2004

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

Attention: Becky Hart

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 # 8744 LISA LANE

The sign(s) were posted on

JULY 30, 2004

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 05 045 A
Petitioner: Henry & Carolyn Bennett
Address or Location: 8744 Randallstown, MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc...
Address: 224 8th Ave NW
Glen Burnie, MD 21061

Telephone Number: 443-797-0351

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 045 -A

Address 8744 LISA LA

Contact Person: JOHN LEWIS

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/22/04

Posting Date: 8/01/04

Closing Date: 8/16/04

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 045 -A

Address 8744 LISA LA

Petitioner's Name HENRY + CAROLYN BENNETT

Telephone 410-797-0351

Posting Date: 8/01/04

Closing Date: 8/16/04

Wording for Sign: To Permit A BUILDING (ADDITION WINDOW) TO TRACT BOUNDARY SETBACKS
OF 28 FT. IN LIEU OF 30 FT. AND 35 FT. RESPECTIVELY
AND TO AMEND THE FINAL DEVELOPMENT PLAN OF WHISPERING MEADOWS FOR LOT
#15 TO ALLOW THE ADDITION OUTSIDE OF THE BLDG. ENVELOPE

WCR - Revised 6/25/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8744 Lisa Ln. Randallstown, MD
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, 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)

*504 AND 1B01.2.C.2.A BCZR
AND SECTIONS V.B.5.A AND V.B.5.B CMDF (1971-1992 REGS) TO PERMIT
A BUILDING AND WINDOW TO TRACT BOUNDARY OF 28' IN LIEU OF THE
REQ'D 30' AND 35' RESPECTIVELY AND TO AMEND THE APPROVED DEVELOPMENT PLAN
FOR LOT 15, WHISPERING MEADOWS TO PERMIT AN ADDITION OUTSIDE OF THE BLDG. ENVELOPE*

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Henry Bennett

Name - Type or Print

Signature

Carolyn Bennett

Name - Type or Print

Signature

8744 Lisa Ln

Address

Randallstown, MD

State

410-922-7567

Zip Code

Representative to be Contacted:

Patio Enclosures Inc.. (attn: Greg)

Name

224 8th Ave NW

443-797-0351

Address

Glen Burnie, MD 21061

Telephone No.

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05045A

Reviewed By SL

Date 7/22/04

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 8744 Lisa Ln.

Address

Baltimore, MD 21133

City

State

Zip Code

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

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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

Signature

Signature

Henry Bennett

Carolyn Bennett

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30TH day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HENRY BENNETT & CAROLYN BENNETT

the Affiant(s)/herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

JUNE 30, 2004

Date

Notary Public

My Commission Expires

11/1/05

**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*

August 16, 2004

Henry Bennett
Carolyn Bennett
8744 Lisa Lane
Randallstown, Maryland 21133

Dear Mr. and Mrs. Bennett:

RE: Case Number:05-045-A, 8744 Lisa Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 22, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Patio Enclosures, Inc., Attn Greg 224 8th Avenue NW Glen Burnie 21061

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





Baltimore County
Fire Department

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

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

August 2, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 2, 2004

Item No.: 002, 036-⁰⁴⁵~~049~~, 051

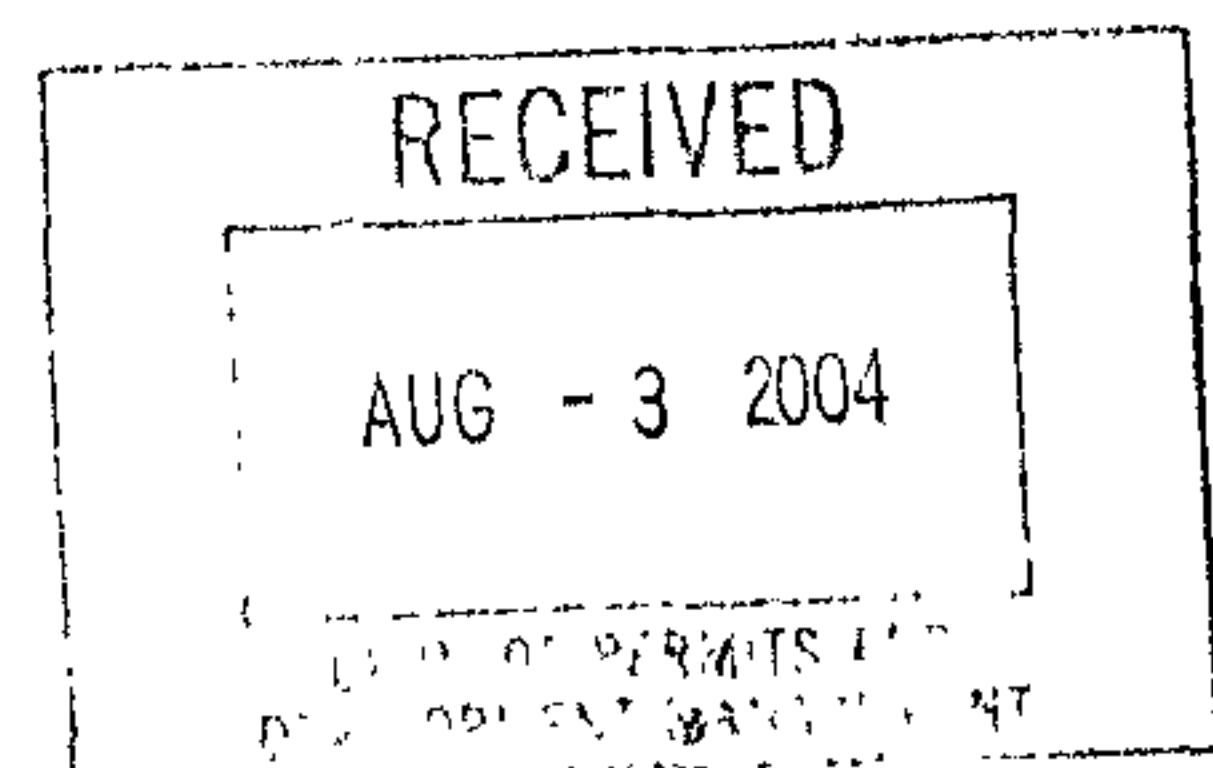
Dear Ms. Mathews:

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



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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2004

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

RWB / RFF

SUBJECT: Zoning Advisory Committee Meeting
For August 9, 2004
Item Nos. 036, 037, 038, 039, 040, 041,
044, 045, 046, 047, 048, and 051

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{JO}

DATE: August 25, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 2, 2004

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

05-002

04-037

04-038

04-039

04-040

04-041

~~04-044~~

04-045

04-047

04-048

04-049

04-051

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-045, & 03-052

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

Prepared by:

Mark A. Cunningham

Section Chief:

Lynne Lankham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2004

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

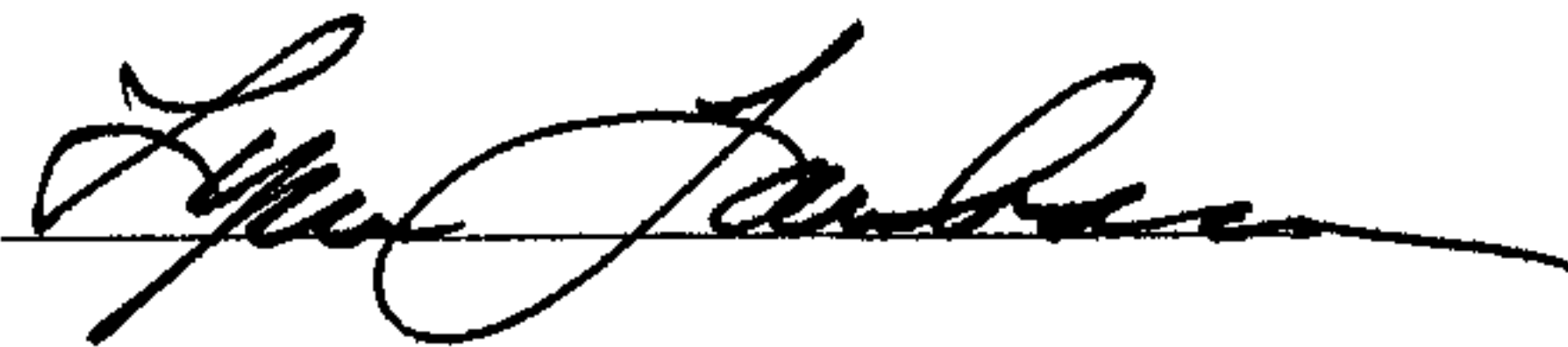
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-045 and 5-076
Administrative Variance

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

Prepared By:



Division Chief:



MAC/LL

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



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

Maryland Department of Transportation

Date: 8-2-04

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

RE: Baltimore County
Item No. 045 JUL

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

I. understand that I must supply the required
Photos for Variance Case # 05-045A and
will do so in a timely fashion as to not
delay the Variance process.

Gregory A. Felter
7-22-04.

045

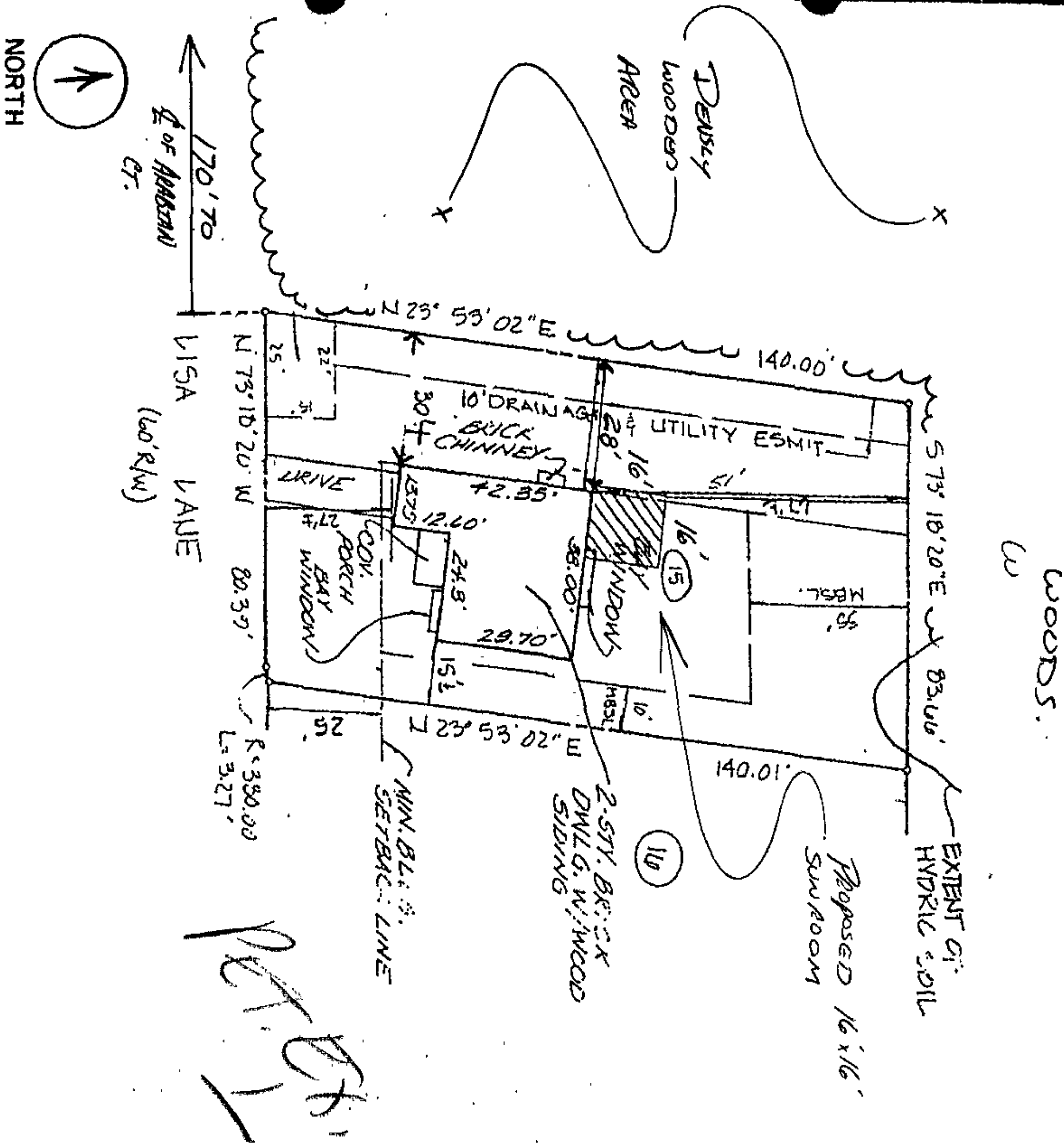
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8744 LISA LANE KENNESAW 21133 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WHISPERING MEADOW

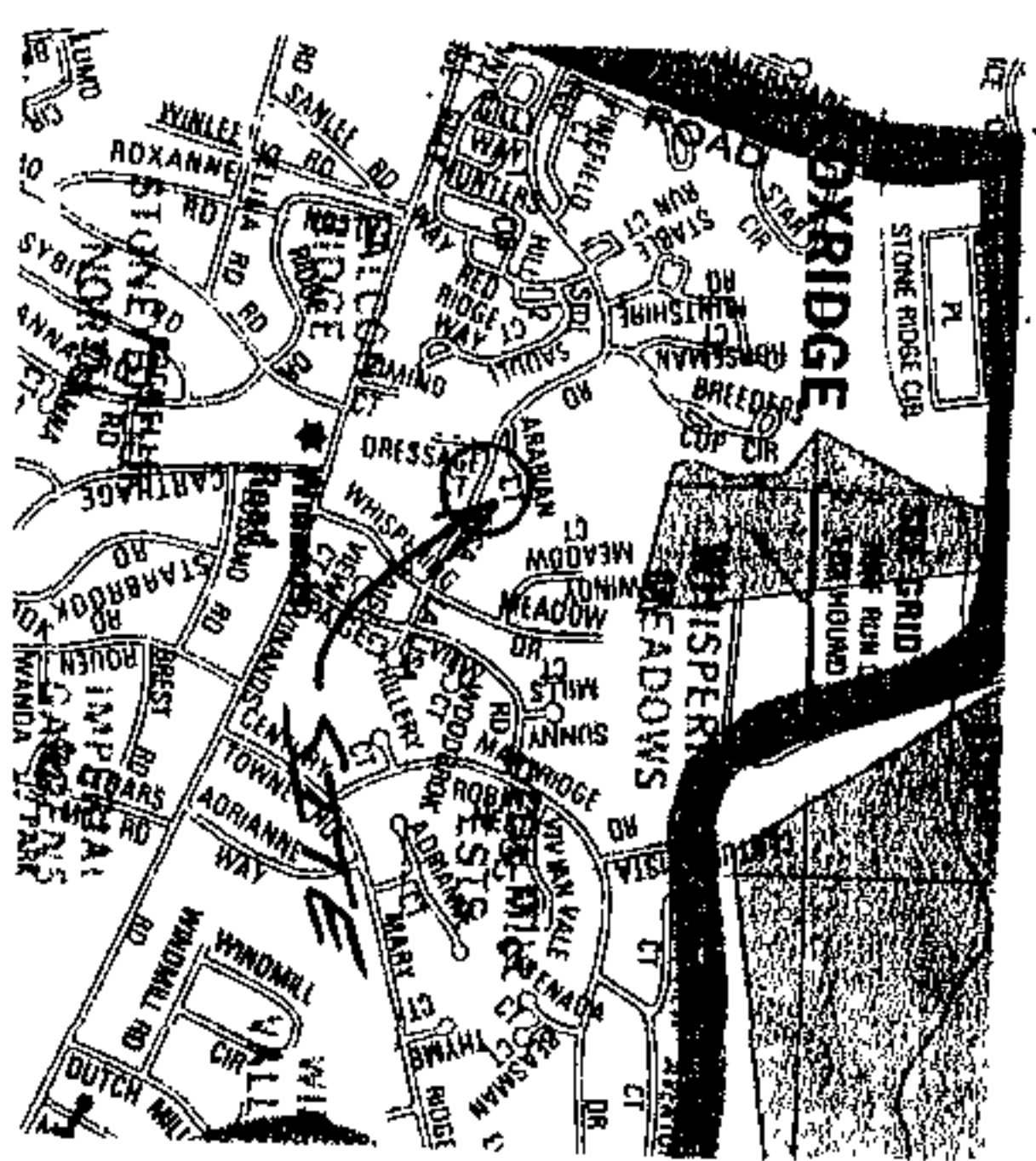
PLAT BOOK # 58 FOLIO # 91 LOT # 15 SECTION #

OWNER HENRY & ADELYN BENNETT



PREPARED BY GREGORY A. FENTER

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 2273'

LOCATION INFORMATION

ELECTION DISTRICT OZ.

COUNCILMANIC DISTRICT 04

1"=200' SCALE MAP # Nld H 8

ZONING DR 3.5

LOT SIZE .2067 ACREAGE 11,620 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL 054045-A

N 32,000
W 48,000
N 565,000

D.R. 3.5

NW 1/4

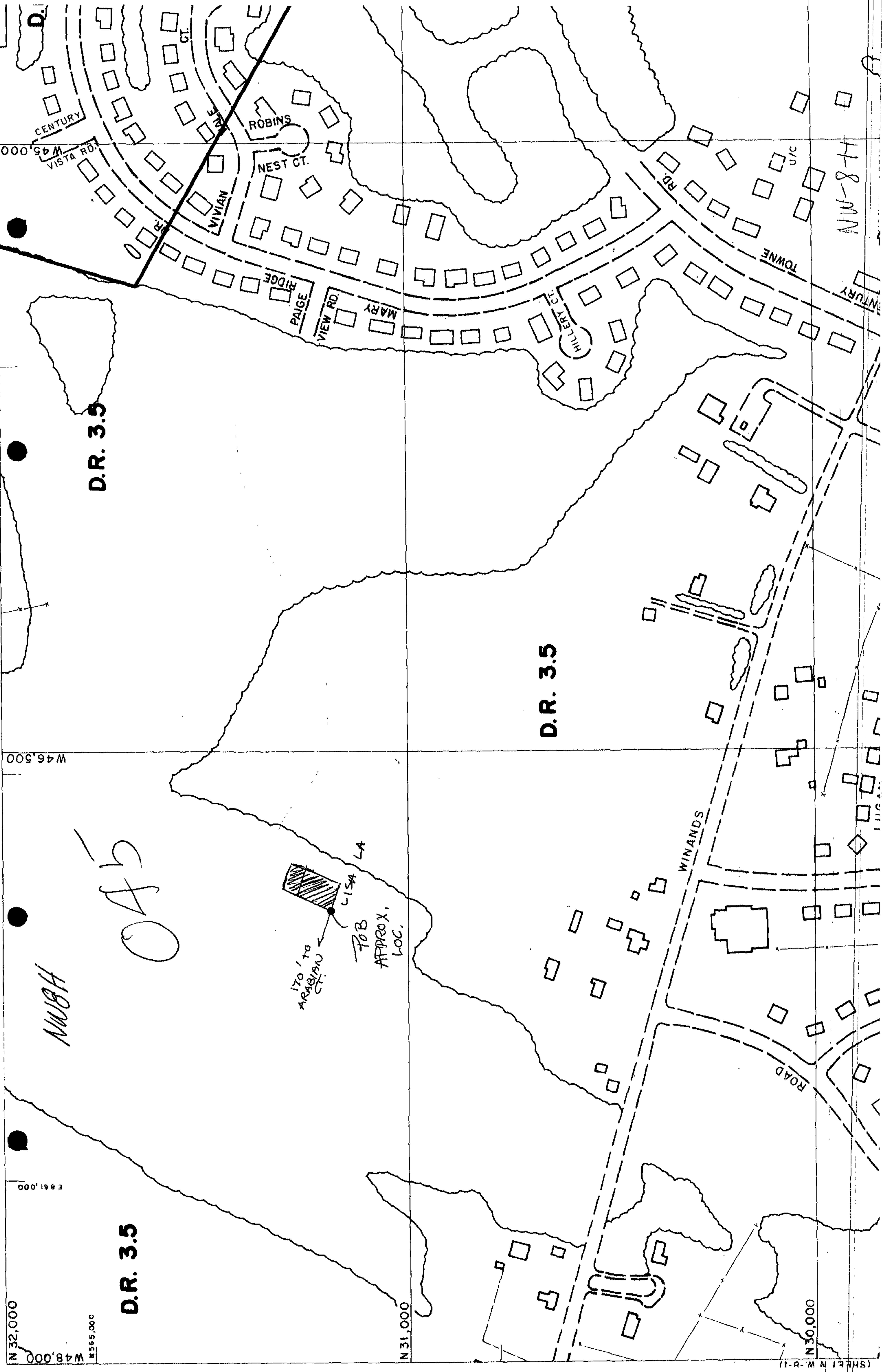
045

TO B
C-154 LA
APPROX.
LOC.
170' TO
ARABIAN
CT.

D.R. 3.5

D.R. 3.5

000 W 46,500



NW 1/4

Variance photos for 8744 Lisa Lane.



View of house as seen from Lisa Lane.



Rear of home showing side yard setback.

CASE# 05-045 A.