

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Lenstrom Friend Court, 400 ft. S
centerline of Meridale Road
1st Election District
1st Councilmanic District
(705 Lenstrom Friend Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-597-A

Joan Bleasdille
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property Joan Bleasdille. The variance request is for property located at 705 Lenstrom Friend Court in the Catonsville area of Baltimore County. The variance request is from Sections 1B01.2.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a deck and room addition with setbacks of 22 ft. in lieu of 22 ½ ft. and 30 ft. respectively to the rear lot line and to amend the FDP for "Meridale Meadows", Lot #18. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 29, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

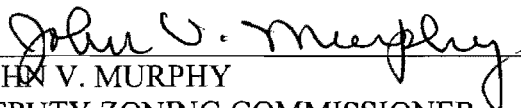
COPIES RECEIVED FOR FILING
6/21/05
Ray

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24 day of June, 2005, that a variance from Sections 1B01.2.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a deck and room addition with setbacks of 22 ft. in lieu of 22 ½ ft. and 30 ft. respectively to the rear lot line and to amend the FDP for "Meridale Meadows", Lot #18, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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6/24/05
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

June ²¹ 20, 2005

Ms. Joan Bleasdille
705 Lenstrom Friend Court
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-597-A
Property: 705 Lenstrom Friend Court

Dear Ms. Bleasdille:

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

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

Very truly yours,

A handwritten signature in dark ink, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Dan Dutton, 7110 Golden Ring Road, Baltimore, MD 21221





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 705 Lenstrom Friend Court
which is presently zoned DR 5.5

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) 1 BOI. 2, C. 1 AND ~~301.1~~ 301.1 TO

PERMIT A DECK AND ROOM ADDITION WITH SETBACKS OF 22 FT IN LIEU OF
~~30~~ 22 1/2 FT. AND 30 FT. RESPECTIVELY TO THE REAR LOT LINE. AND
TO AMEND THE FINAL DEVELOPMENT PLAN FOR MERIDALE MEADOWS LOT #18

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Joan Bleasdille
Name - Type or Print

Signature

Name - Type or Print

Signature

705 Lenstrom Friend Court

410-788-1476

Address

Telephone No.

Baltimore

MD

21228

City

State

Zip Code

Representative to be Contacted:

Dan Dutton

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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

Reviewed By J. [Signature] Date 5/18/05

Estimated Posting Date 5/29/05

CASE NO

REV 10/25/01

05 597 A

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 705 Lenstrom Friend Court
Address
Baltimore MD 21228
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):

We would like to build a 9'x11' patio room with a 6'x11' open deck on the rear of our home. Our lot is only 83ft deep so we will not have the required 30ft rear setback. We will only have 22ft. The rear is the only place we can build this room.

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.

Joan Bleasdille
Signature
Joan Bleasdille
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 15 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Joan Bleasdille
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Scott
Notary Public

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005



ORIGINAL
KEEP
IN FILE

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 705 Lenstrom Friend Court
which is presently zoned DR 5.5

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) 1 B.O.I. 2, C. 1 AND ~~301.1~~ 301.1 TO

PERMIT A DECK AND ROOM ADDITION WITH SETBACKS OF 22 FT IN LIEV OF
~~301.1~~ 22 1/2 FT. AND 30 FT. RESPECTIVELY TO THE REAR LOT LINE. AND
TO AMEND THE FINAL DEVELOPMENT PLAN FOR MERIDALE MEADOWS LOT #18

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Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 05 day of MAY that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Joan Bleasdille
Name - Type or Print

Signature

Name - Type or Print

Signature

705 Lenstrom Friend Court

410-788-1476

Address

Telephone No.

Baltimore

MD

21228

City

State

Zip Code

Representative to be Contacted:

Dan Dutton

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

CASE NO. 05 597 A

REV 10/25/01

Reviewed By JL

Date 5/18/05

Estimated Posting Date 5/29/05

Zoning Commissioner of Baltimore County

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Address

Baltimore

City

MD

State

21228

Zip Code

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Signature

Joan Bleasdille

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joan Bleasdille
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s):

AS WITNESS my hand and Notarial Seal

Delores A. Scott
Notary Public

My Commission Expires

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Zoning Description for 705 Lenstrom Friend Court

Beginning at a point in the South side of Lenstrom Friend Court which A court R/W varies at the distance of 400 feet south of the centerline of the nearest improved intersection street Meridale Road which is 50 feet right of way wide. * Being lot# 18 in the subdivision of Meridale Meadows as recorded in the Baltimore county plat book #71, Folio #62, containing 4,050sq ft. Also known as 705 Lenstrom Friend Court and located in the 1st Election District, 1st Councilmanic District.

597

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

691 No. 445333

DATE

5/18/05

ACCOUNT

101 001 6150

AMOUNT

\$ 130.00

RECEIVED FROM:

CHAMPION

FOR:

705 Leontine Fernald Ct

RL & Mmmd / FPD

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

5/10/2005 5/18/2005 10:56:42

ER 00000000000000000000

RECEIPT # 340000 5/18/2005 DELT

1001 05 528 700005 VERIFICATION

BY NO 445333

Receipt for

\$130.00

705 Leontine Fernald Ct

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-597-A

Petitioner/Developer: JOAN

BLEASDILLE

Date of Hearing/Closing: 6/13/05

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:

705 LENSTROM FRIEND CT

The sign(s) were posted on

MAY 29/2005
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

5/31/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

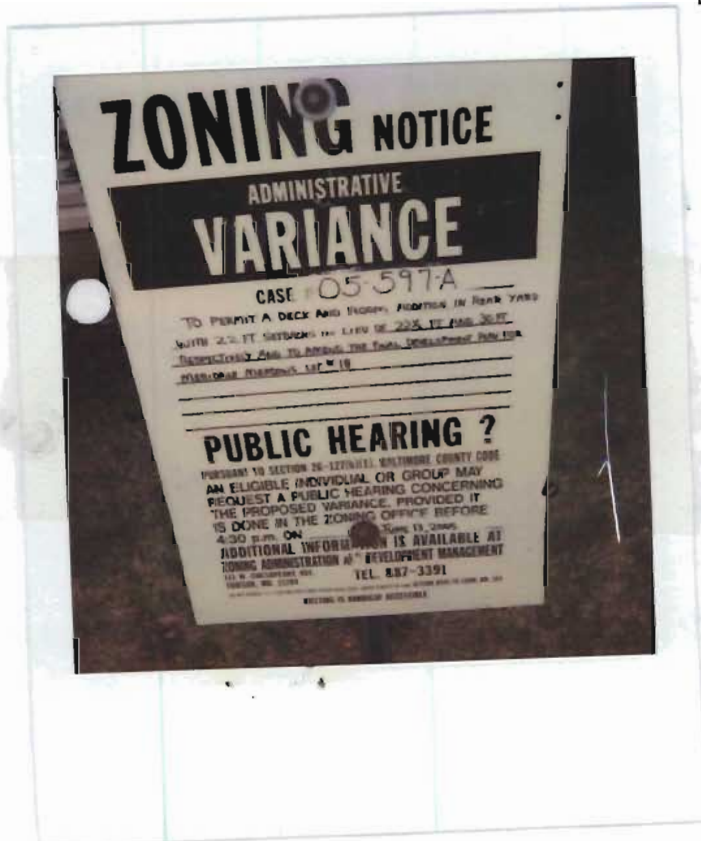
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 05 597 17

Petitioner: Gerard Andersen

Address or Location: 705 Lenstrom Friend Ct

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto MD 21221

Telephone Number: 410 780-0062

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 05- 597 -AAddress 705 LENSTROM FRIEND CT.Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/18/05 Posting Date: 5/29/05 Closing Date: 6/13/05

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 05- 597 -A Address 705 LENSTROM FRIEND CT.Petitioner's Name JOHN BLEASDILLE Telephone 410 788 1476Posting Date: 5/29/05 Closing Date: 6/13/05Wording for Sign: To Permit A DECK AND ROOM ADDITION IN REAR YARD
~~WITH 22 1/2 FT. AND~~ WITH 22 FT. SETBACKS IN LIEU OF 22 1/2 FT. AND
30 FT. RESPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR
MERIDALE MEADOWS LOT # 18

**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*

June 13, 2005

Joan Bleasdille
705 Lenstrom Friend Court
Baltimore, Maryland 21228

Dear Ms. Bleasdille:

RE: Case Number: 05-597-A, 705 Lenstrom Friend Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 18, 2005.

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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Dan Dutton 7110 Golden Ring Road Baltimore 21221

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

May 25, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 30, 2005

Item No.: 578, 597, 598, 599, 600, 602, 603, 604, 605 and 606

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 5.24.05

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

RE: Baltimore County
Item No. 597 JLL

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, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JD*

DATE: June 14, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 31, 2005

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

05-596
05-597
05-598
05-599
05-600
05-601
05-602
05-603
05-604
05-605
05-606

Reviewers: Sue Farinetti, Dave Lykens

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 27, 2005

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-597 and 5-598
Administrative Variance(s)

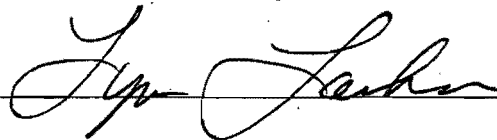
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



RECEIVED

Division Chief:



JUN 2 2005

ZONING COMMISSIONER

MAC/LL

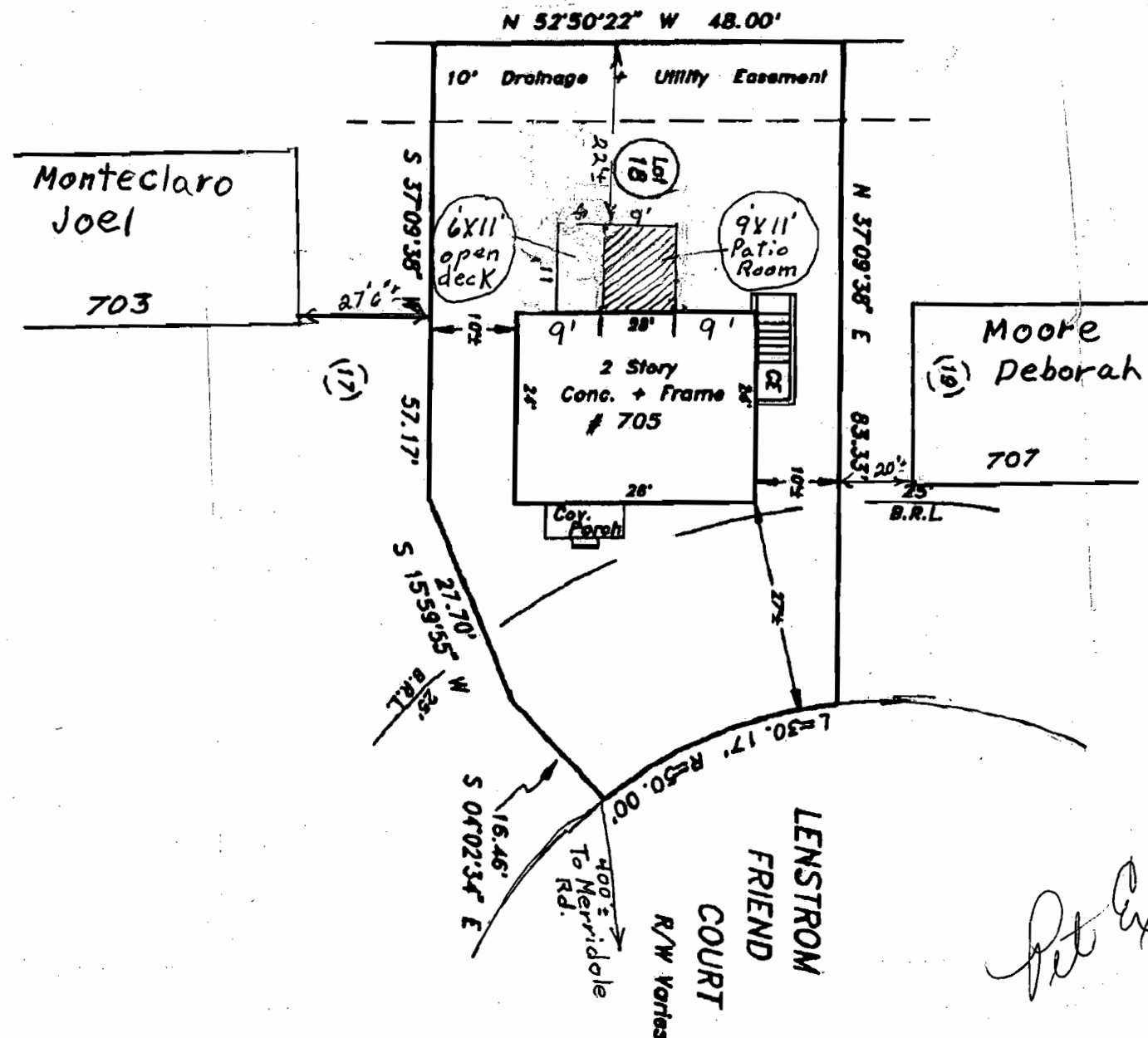
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 705 Lenstrom Friend Ct

SUBDIVISION NAME Meridale Meadows

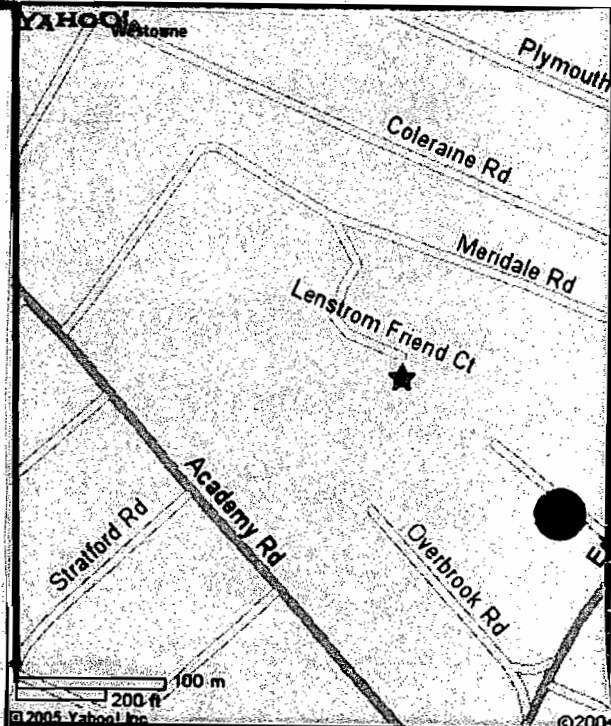
PLAT BOOK # 71 FOLIO # 62 LOT # 18 SECTION #

OWNER Bleasdale Joan



PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP # SW2-E

ZONING DR 5.5

LOT SIZE .0930 ACRES 4,050 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL 1597

Pet Ex #1



Neighbor 707



Location of Patio Room 9x11 +
6x11 open
deck



Right side 705



Left side 705



Neighbor 703

705
Lenstrom
Friend
Court

597



597