THE SOUND FOR FILE

IN RE: PETITION FOR ADMIN. VARIANCE

SE/S of Snyder Lane, 209 ft. NE centerline of Robin Lynne Court

11th Election District
5th Councilmanic District

(9307 Snyder Lane)

Angela L. & Thomas K. Shannon Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

* CASE NO. 05-654-A

* * * * * * * * * * * *

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 owners of the subject property, Angela L. and Thomas K. Shannon. The variance request is for property located at 9307 Snyder Lane in Baltimore County. The variance request is from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Section V.B.5.a., CMDP) and Section 504.2 of the B.C.Z.R., to permit an addition with a 29 ft. window to tract boundary in lieu of the required 35 ft. and to amend the Final Development Plan for "Honeygo", Lot 6. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 19, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 Petitioners.

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 14 day of July, 2005, that a variance from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Section V.B.5.a., CMDP) and Section 504.2 of the B.C.Z.R., to permit an addition with a 29 ft. window to tract boundary in lieu of the required 35 ft. and to amend the Final Development Plan for "Honeygo", Lot 6 only, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

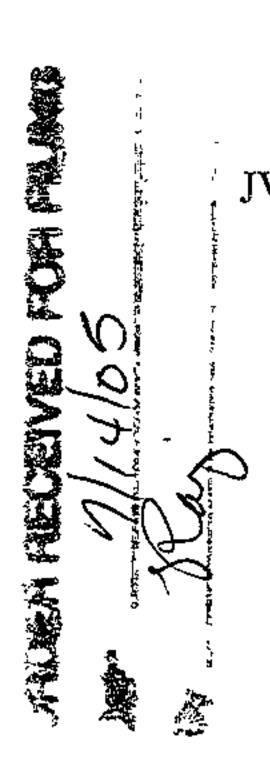
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



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

July 13, 2005

Mr. & Mrs. Thomas K. Shannon 9307 Snyder Lane Perry Hall, Maryland 21128

> Re: Petition for Administrative Variance Case No. 05-654-A Property: 9307 Snyder Lane

Dear Mr. & Mrs Shannon:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Alonzo Childress 713 Pheasant Drive Forest Hill, MD 21050



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



ACH ROSS

ASE NO.

REV 15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9307 Sayder Lane 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) 1002.38. (DCZP), V.B.5.a. (CMDP) 504.3 (BCZP)

TO PERMIT AN ADDITION WITH A 29-FOOT WINDOW TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 35-FEET AND TO AMEND THE FDP FOR "HONEY60", LOT 6.

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.

Zoning Commissioner of Baltimore County

Date

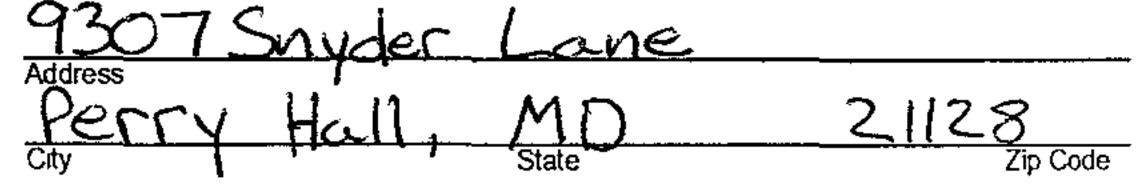
Contract Purchaser/Lessee: Legal Owner(s): THOMAS K. SHANNON' Name - Type or Print Name - Type of Frint Signature Signature SHANNON Address Telephone No. Name - Type or Print City State Zip Code Signature 415-252-3158 930× Attorney For Petitioner: Telephone No Address Name - Type or Print City Zip Code Representative to be Contacted: Signature Company Address Telephone No. Address Forest City City State Zip Code 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 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations ay of of Ballimore County and that the property be reposted

Estimated Posting Date

Reviewed By

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 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. Existing zoning regulation cannot be met while fulfilling our families need for more space through the construction of a reasonable sized addition. Existing regulation would only permit an addition extending 9'-9" from the rear of the house.
- 2. We originally had plans for a larger addition drawn up. When we learned of the problem with the setback we tried to solve the problem by working to fit what we needed within the building envelope. We made the addition as small as we could while still fulfilling our needs We subtracted 394 square feet from our original plans and respectfully submit our minimum requirement.
- 3. Other houses in this development have rear setbacks much smaller than the 35' required for our property, and most of the houses are closer to their rear property line than ours would be with the proposed addition. (please see the plans submitted and notice how close other houses are to rear property lines.) Neighboring 9305 Snyder Lane is closer to the same property line than our proposed addition would be (N 49 degrees 13'00" W). Their rear set back is only 3'.
- It is typical for living space additions to be added to the rear of a home because it is usually the option that works with most floor plans This is the case with our house. Adding to the side adds space but not where it is needed.
- 5. The proposed addition would cover a bedroom window. Baltimore County Code requires this bedroom to have a window. The only remaining exterior wall would be on the side of the house as shown in the pictures and plans. The neighbors affected by this window have given a notarized letter approving the window and addition, we submit this letter with this request. Two other windows to be located on the first floor, face a wooded area of Honeygo Park, a Baltimore County park. These windows would not affect other residents
- Our back yard is private and the proposed addition is small. We care very much about our neighbors and community. We believe the spirit of the zoning regulation would be preserved as well as the integrity of our community if this variance is granted

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.
Fignature Signature Signature
THOMAS K. Shannon Name - Type or Print Name - Type or Print Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this <u>And</u> day of <u>fluxt</u> , <u>2015</u> , before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
form a Angula Mannow the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of
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

MO TITTILOO IIIY Hand ahd Nolahai Ocal

REV 09/15/98

My Commission Expires _

my M. alkan

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	930	7 Snyder	Lane		
	Address Perr	y Hall,	MD State	21128 Zip Code	
That based upon personal knowledge, the followariance at the above address (indicate hards)	ony owing are the hip or practic	e facts upon which cal difficulty):			
1. Existing zoning regulation cannot be met v					sized
addition. Existing regulation would only p	ermit an addit	ion extending 9'-9" f	from the rear of the	house.	hlam
 We originally had plans for a larger additional by working to fit what we needed within the 	he building env	elope. We made the	addition as small a	s we could while still fulfilling our	needs.
We subtracted 394 square feet from our 3. Other houses in this development have rea	' original plan	s and respectfully such smaller than the 34	ibmit our minimu S' required for our :	im requirement. Property, and most of the houses at	re.
3. Other houses in this development have reacted closer to their rear property line than ours	would be with	the proposed addition	n. (please see the r	property, and most of the houses and plans submitted and notice how clo	se
other houses are to rear property lines.) N	eighboring 930	05 Snyder Lane is clo	ser to the same pro	perty line than our proposed addit	ion
would be (N 49 degrees 13'00" W). Their 4. It is typical for living space additions to be	rear set back is	s only 3'. tear of a home becaus	se it is usually the o	ontion that works with most floor r	olans.
4. It is typical for living space additions to be This is the case with our house. Adding to				prion that works with most story p	
The proposed addition would cover a bedr	room window.	Baltimore County Co	ode requires this be		
remaining exterior wall would be on the single have given a notarized letter approving	the window a	e as snown in the pic nd addition, we sub	mit this letter wit	h this request. Two other window	vs to be
located on the first floor, face a wooded as	rea of Honeygo	Park, a Baltimore C	ounty park. These	windows would not affect other re	esi-
dents.	addition is on	oli. Wa aona wane mu	ich about our naid	shore and community. We helieve	the
 Our back yard is private and the proposed spirit of the zoning regulation would be proposed 					inc
That the Affiant(s) acknowledge(s) that if a sadvertising fee and may be required to provide	formal dema	ind is filed, Affian	t(s) will be requ	ired to pay a reposting and	
advertising fee and may be required to provide	e additional i	inionnadon.			
. (/		_	\cap	•	
Chunas & harmen		ana	els A	tono	
Signature		Signature) ()		
THOMAS K/ SHANNON		AND	ELA L	SHANNON	
Name - Type or Print	Na	ame - Type or Print	·	• •	
STATE OF MARYLAND, COUNTY OF BALT	NORE to v	wit:			
			2006	and the second s	
I HEREBY CERTIFY, this 200 day of State of Maryland, in and for the County afore	said person	ally appeared	MUD, before	e me, a Notary Public of the	<u></u>
		an, appeared			
the Affiant(s) herein, personally known or sat	isfactorily ide	entified to me as s	uch Affiant(s), a	and made oath in due form of	Ŧ
law that the matters and facts hereinabove se	t forth are to	ue and correct to t	he best of his/he	er/their knowledge and belief.	
AS WITNESS my hand and Notarial Seal					
	فرقور	· Ma.	11 13 11		
01212005	<u></u>	Motary Public	K ULKA	<i>N</i>	_
Date	7'' U		<i>m</i> .	100	
	注 置 N	My Commission Ex	xpires <i>8//</i>	107	_

REV 09/15/98



CASE NO.

REV 9/15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9307 Sayder Lene.

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) (BOD), 3B. (BCZR), V.B.5.a. (UMDP)

TO PERMIT AN ADDITION WITH A 29-FOOT WINDOW TO TRACT BOUNDARY IN LIEU OF THE REQUIRED 35-FEET AND TO AMEND THE FOP FOR "HONEY 60", LOT 6.

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.

Zoning Commissioner of Baltimore County

			is the subject of this retition.
Contract Purchaser/Less	ee:		<u>Legal Owner(s):</u>
			Thomas K. Shannon
Name - Type or Print			Name - Type or Print Thurstone
Signature	· · · ·		Signature
Address	·	T-1 NI-	ANGELKIL. SHANNON
Address		Telephone No	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitioner:			9307 5NY DER LANE 410-252-315 Address Telephone No
			PERRY HALL, MD 21129
Name - Type or Print		(City State Zip Code
		· - · · · · · · · · · · · · · · · · · ·	Representative to be Contacted:
Signature			Alonzo Childress
Company			Name
Address	<u>.</u>	Telephone No	713 Pheasant Drive 410-803-0304 Address Telephone No
710000		r Giophone 140	Address Forest Hill MD 71050
City	State	Zip Code	City State Zip Code
A Public Hearing having been for	mally demand	ed and/or found to	be required, it is ordered by the Zoning Commissioner of Baltimore County, this
of Baltimore County and that the prope	that the	subject matter of this	petition be set for a public hearing, advertised, as required by the zoning regulations
and a diamental prop	5.1, 50 topooto	~ .	

Estimated Posting Date

Reviewed By ___



May 23, 2005

ZONING DESCRIPTION FOR Thomas & Angela Shannon 9307 Snyder Lane Baltimore County, Maryland

<u>Beginning at a point</u> on the southeast side of Snyder Lane which is 42 feet right-of-way at the distance 209' feet northeast from the center line of the intersection of Robin Lynne Court. Thence the following courses and distances:

1.	N 44 01' 00" W	12.00 ft.
2.	S 45 59' 00" E	182.00 ft.
3.	S 44 01' 00" W	91.29 ft.
4.	N 49 13' 00" W	100.16 ft.
5.	N 44 01' 00" E	84.94 ft.
6.	N 45 59' 00" W	82.00 ft.

To the Point of Beginning; as recorded in Deed Liber 9694, Folio 1

Being Lot 6 in the subdivision of "Honeygo" as recorded in Baltimore County Plat Book 53 Folio 92, containing 0.239 acres of land more or less. Also known as 9307 Snyder Lane, located in the 11th Election District, 5th Councilmanic District,

MARINE RONZO CHINDRES ON AL ENGLISH CON AL ENGLISH

R. Alonzo Childress Registered Professional Engineer Maryland P.E. No. 10227

			,
BALTIMORE COUNTY, MARYLAND	OFFICE OF BUDGET & FINANCE	MISCELLANEOUS RECEIPT	-

Š.

Oblob KS ACCOUNT

AMOUNT

0000 TEM # 654 FOR

RECEIVED FROM:

PINK - AGENCY DISTRIBUTION WHITE CASHIER

研究外 计吸引 的形形的 | 新野がほれる 湖南省縣 联机 政府 神经 计 **海线性 特 计 计 计** 極與 6時 经多数 "我们我 SHEWHO PER ME

阿斯尼东西岛

秦][七]如平台

(附至"by | 首章

CASHIER'S VALIDATION

CERPICATE OF POSTING

A7	TENTION: KRISTEN MATTHEWS	Date JUNE 19, 2005
RE:	Case Number <u>05-654-A</u> Petitioner/Developer: <u>SHANNON</u> JO Date of Hearing(Closing.) <u>JULY 4</u>	OHN UTTENREITHER 2005
were	This is to certify under the penalties of perjusosted conspicuously on the property located	try that the necessary sign(s) required by law at 9307 SNYDER LANE
	The sign(s) were posted on	UNE 19, 2005 (Month, Day, Year)
		Signature of Sign Poster) LINDA O KEEFE (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster) HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster) 410-666-5366 (Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 54 -A Address 9307 SNYDER LANE					
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391					
Filing Date: 6905 Posting Date: 61905 Closing Date: 7/4/05					
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.					
2. <u>DEADLINE:</u> 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.					
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 04- 654 -A Address 9307 SNYDER LANE					
Petitioner's Name SHANNON Telephone 410-256-3158					
Posting Date: 19 05					
Wording for Sign: To Permit AN ADDITION WITH A 29-FOOT WINDOW TO TRACT					
BOUNDARY IN LIEU OF THE REQUIRED 35-FEET AND TO AMEND THE					
FDP FOR "HOWEYGO", LOT 6.					



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Revised 2/20/98 - SCJ

Department of Permits are Development Management

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





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

July 5, 2005

Thomas K. Shannon Angela L. Shannon 9307 Snyder Lane Perry Hall, Maryland 21128

Dear Mr. and Mrs. Shannon:

RE: Case Number: 05-654-A, 9307 Snyder Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 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.

W. Carl Richards, Jr.

Very truly yours,

Calling Colons

Very truly yours,

Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Alonzo Childress 713 Pheasant Drive Forest Hill 21050



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

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

June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657,658,659,660 and 661

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

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt Fire Marshal's Office 410-887-4880 MS-1102F

Cc:file



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

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

Maryland Department of Transportation

RE:

Date: 6.20.05

Item No.

Baltimore Count

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

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

P. J. Heelh

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: June 27, 2005 EIVED

JUN 2 8 2005

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT:

9307 Snyder Lane

INFORMATION:

Item Number:

5-654

Petitioner:

Thomas K. Shannon

Zoning:

DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an addition with a 29foot setback in lieu of the minimum required 35-foot setback and to amend lot 6 of the FDP for "Honeygo".

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by: (surfix) Juniary

Division Chief:

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 28, 2005

Department of Permits & Development

Management

DAT

FROM:

Dennis A. Kennedy, Acting Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 27, 2005

Item No. 633, 639, 643, 645, 647, 648, 649, 652, 653, 654, 656, 658, 660, 661

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

DAK:CEN:clw cc: File ZAC-NO COMMENTS-06282005.doc

Neighbors in Support of Zoning Variance

To the Zoning Commissioner of Baltimore County,

We the undersigned, residing at 9305 Snyder Lain, Perry Hall, MD 21128, being the nearest and most directly affected neighbor to the proposed window on the north west side of Tom and Angela Shannon's house, do affirm that we approve of the idea. We ask that you grant them a zoning variance for side windows and a reduced setback so they can move forward with the window and addition project.

Respectfully,			
Comie m (d)			
Signature	Signature		
CONNE M AGH Print Name	Print Name		
		******* 	h-/ L 1++4
STATE OF MARYLAND, COUNTY OF BAL	TIMORE, to wit:		
I HEREBY CERTIFY, this 2nd day of Notary Public of the State of Maryland, in an	nd for the County aforesa	aid, personall	_, before me, a y appeared
Conni ach			
The Affiant(s) herein, personally known or sa	atisfactorily identified to	me as such A	Affiant(s).
AS WITNESS my hand and Notary Seal			
	Mary Il allo	an	
401 was 1+1	ary Public ´	, ,	
AND THE WAY	Commission Expires	8/1/09	

Neighbors in Support of Zoning Variance

To the Zoning Commissioner of Baltimore County,

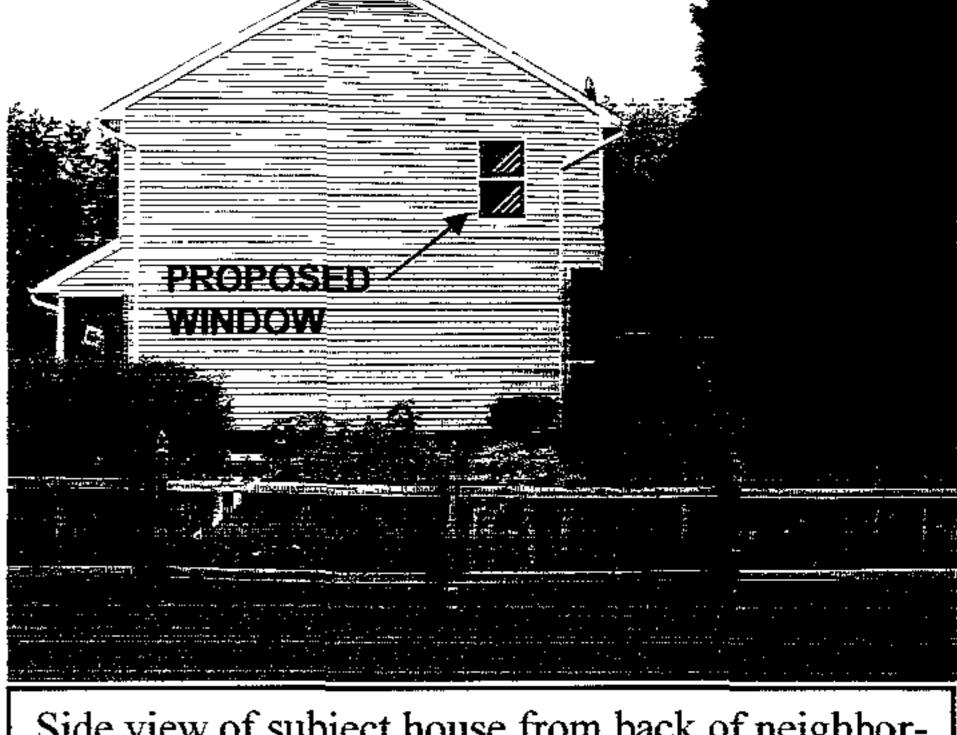
We the undersigned, residing at 9305 Snyder Lain, Perry Hall, MD 21128, being the nearest and most directly affected neighbor to the proposed window on the north west side of Tom and Angela Shannon's house, do affirm that we approve of the idea. We ask that you grant them a zoning variance for side windows and a reduced setback so they can move forward with the window and addition project.

Respectfully,	
Comic M ad	
Signature	Signature
Connie M ASH	
Print Name	Print Name
	pa
STATE OF MARYLAND, COUNTY OF BALTI	MORE, to wit:
LUEDERV CERTIEV this AND day of	100 bofore me a
Notary Public of the State of Maryland, in and	for the County aforesaid, personally appeared
Conniash	
The Affiant(s) herein, personally known or sati	isfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notary Seal	
	Mary W. alban
Notar	y Public
PUBL!	
My C	commission Expires 8/1/01

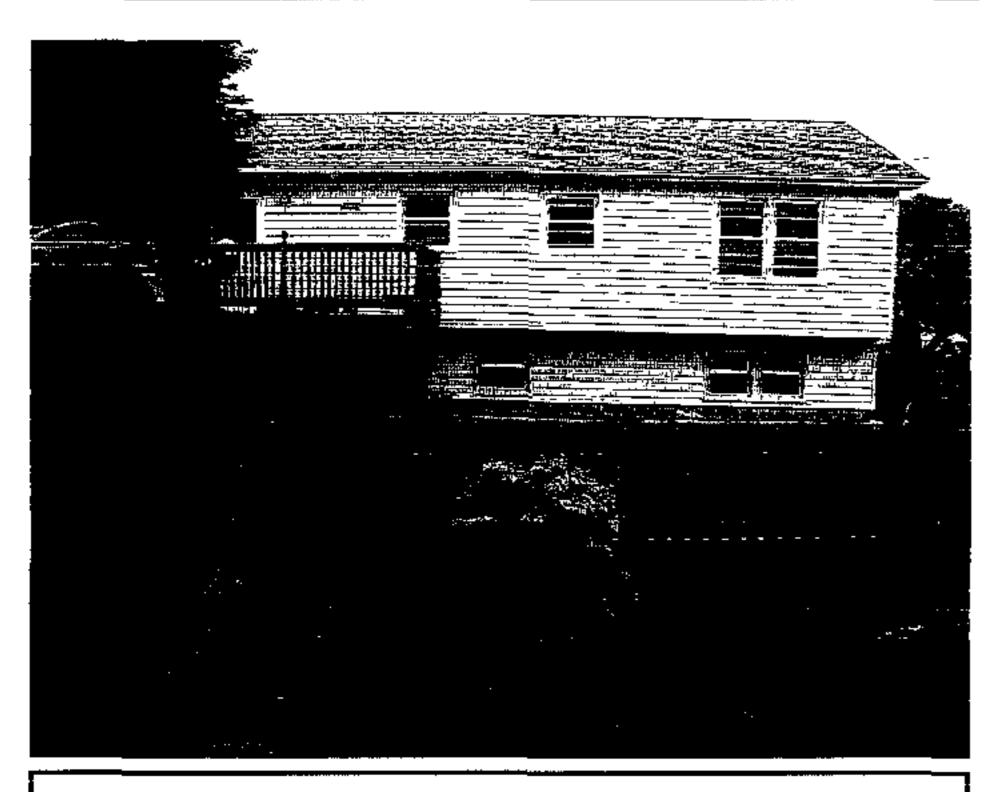
Photos to accompany petition for zoning variance for 9307 Snyder Lane Photo page 1.



Front view of subject house.



Side view of subject house from back of neighboring 9305 house showing proposed window location.



View of neighboring 9305 house from side of subject house where window is proposed in previous picture. (These neighbors gave written notarized approval, submitted with this petition.)



View of subject property proposed addition area from neighboring 9305 house on side. The trees will remain, acting as a screen.

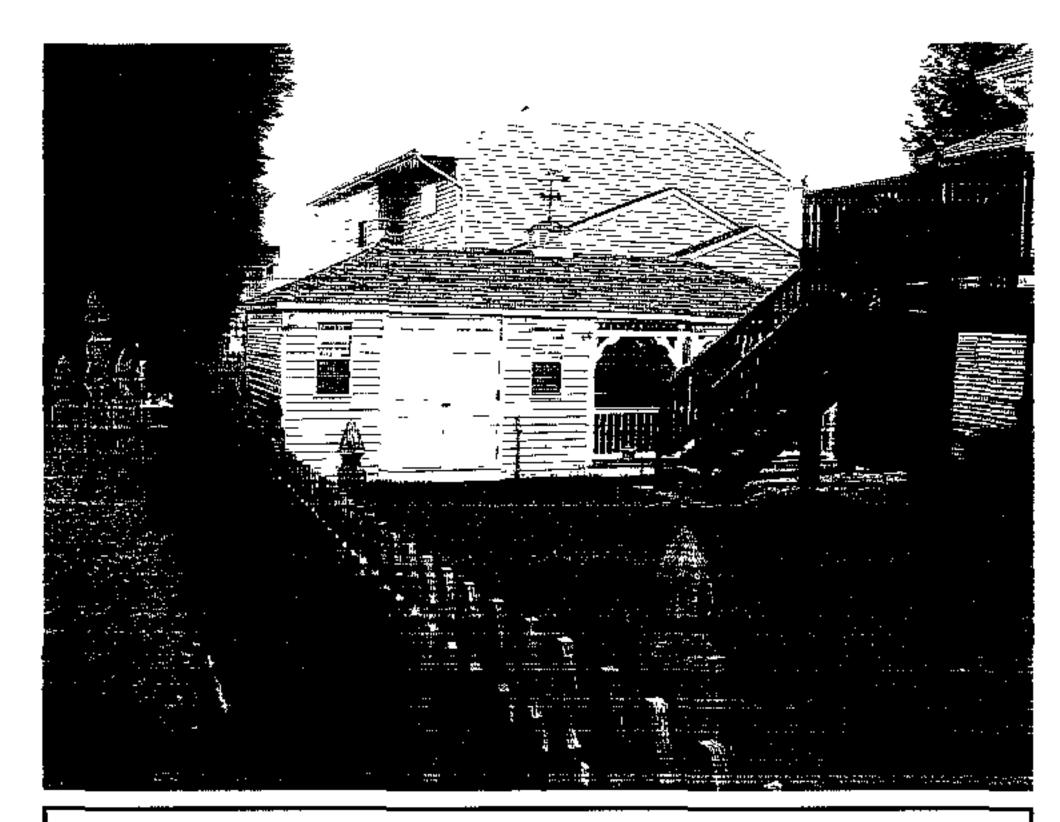


View of driveway.



View of driveway and rear of neighboring 9305 house.

Photos to company petition for zoning valence for 9307 Snyder Lane Photo page 2.



View of an out building in the yard of neighboring 9305 Snyder Lane.



This photo shows how close the 9305 Snyder Lane out building is to the property line shared with 9303A Snyder Lane. This is the same property line (N 49 degrees 13'00" W) from which the subject property has a 35' setback.

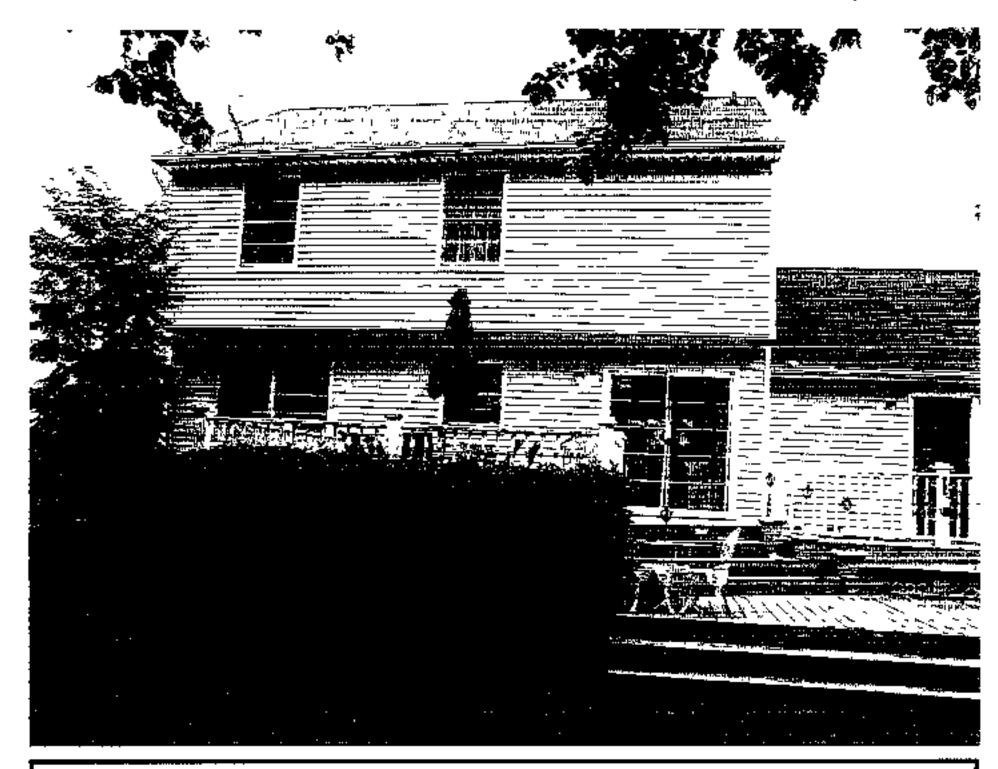


View of neighboring 9311 Snyder Lane from the subject property's driveway.



View of neighboring 9309 Snyder Lane from the subject property's driveway.

Photos to a company petition for zoning value for 9307 Snyder Lane Photo page 3.



Rear view of subject house from which proposed addition would extend.



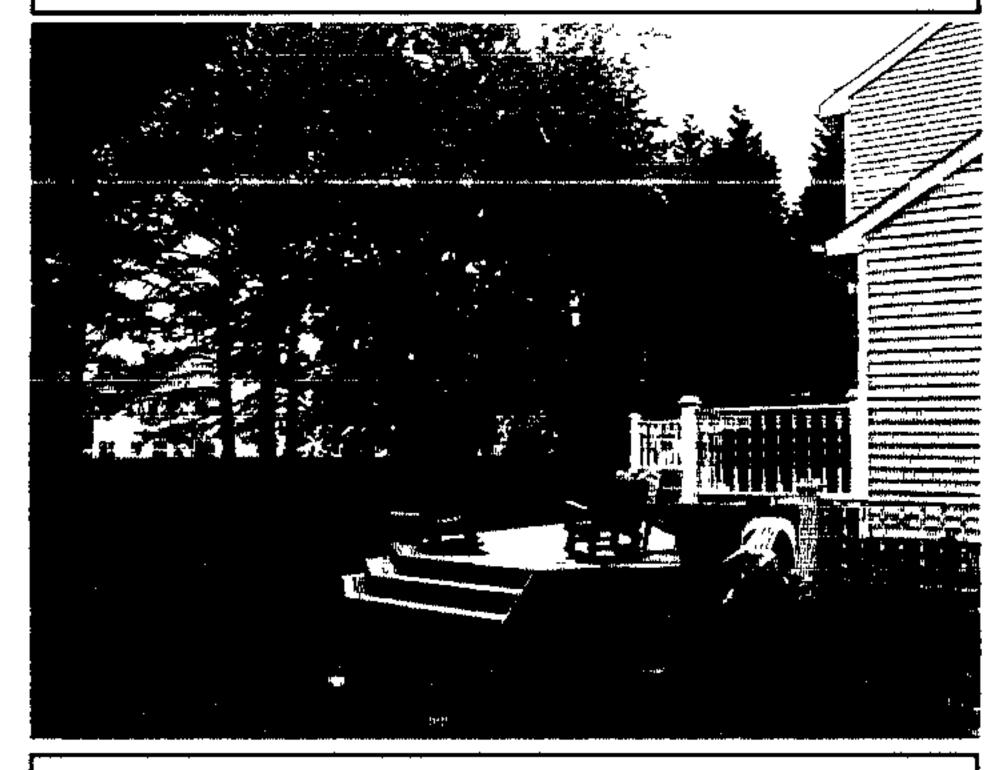
Rear view of subject property looking toward neighboring 9305 Snyder Lane. Trees create a private back yard.



View of neighboring 9305 Snyder Lane from inside Proposed addition area.



View of neighboring 9303A Snyder Lane from inside proposed addition area.



View toward neighboring 9303A Snyder lane from side yard of subject property.



View toward county park land from inside proposed addition area. Two proposed first floor side windows would look toward this side of the property.

