

IN RE: **PETITIONS FOR VARIANCE**

SE/S Sunbriar Avenue, 200' & 150' NE of
Windsor Mill Road
(2107 & 2105 Sunbriar Avenue)
1st Election District
4th Council District

Cynthia Jordan
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Cases Nos. 06-050-A & 06-051-A**
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by Cynthia Jordan, owner of the subject two adjacent properties known as 2105 and 2107 Sunbriar Avenue. Since the properties are owned by the same person and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 06-050-A, the Petitioner requests a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, to be known as 2107 Sunbriar Avenue. In Case No. 05-051-A, the Petitioner requests similar relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit the existing dwelling, known as 2105 Sunbriar Avenue, on a 50-foot wide lot in lieu of the minimum required lot width of 55 feet. The subject properties and requested relief are more particularly described on the site plan submitted in each case, which was accepted into evidence and respectively marked as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests was Cynthia Jordan, property owner, Susan Jackson-Stein, prior owner of the subject properties, and J. Scott Dallas, the Surveyor who prepared the site plan(s) for these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject adjacent parcels are located on the east side of Sunbriar Avenue, just north of Windsor Mill Road in western Baltimore County. The lots are identified as Lots 19 and 20 of Windsor Dale, an older subdivision that was platted

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Date

By

10/24/05
[Signature]

and recorded in the Land Records in 1923, prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. In this regard, each of the subject lots contains a gross area of 7,500 sq.ft., or 0.17 acres, more or less zoned D.R.5.5, and is 50' wide by 150' deep. As shown on the site plan, Lot 20 is improved with a single-family dwelling, known as 2105 Sunbriar Avenue, which was built in 1930. Lot 19 is an unimproved lot.

The Petitioner recently purchased the subject properties from Ms. Jackson-Stein, who had owned both lots since 1979 and resided in the existing dwelling until Ms. Jordan's purchase of the lots in March 2005. Ms. Jordan, who now resides on the property, wishes to develop the unimproved lot with a two-story, single-family dwelling to be known as 2107 Sunbriar Avenue. Ms. Jordan indicated that she will either reside in the new dwelling or sell that property. In any event, the proposed dwelling will be 30' by 40' in dimension and will meet all required setbacks from front, side and rear property lines. In order to proceed with the proposed development, the requested variance relief is necessary to legitimize existing conditions on the dwelling lot and allow development of the vacant lot. In support of the proposal, photographs of the subject property and adjacent lots show that most of the houses in this community were built on 50-foot wide lots. In addition, Ms. Stein testified that the unimproved parcel (Lot 19) was never used as an accessory to the dwelling lot (Lot 20). Moreover, the Petitioner has met with the Office of Planning and will submit building elevation drawings of the proposed dwelling consistent with other houses in the neighborhood. Thus, it appears the relief requested is appropriate in this instance and consistent with the pattern of development.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., is a persuasive factor. Both lots meet the minimum area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations and the existing and proposed dwelling will meet all setback requirements. The only deficiency in both instances is the lot width. As noted above, most of the houses in this community were built on 50-foot wide lots with similar

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Date 10/26/05
By [Signature]

setbacks as that proposed here. Moreover, no one appeared in opposition to the request and the proposal is consistent with the pattern of development in the neighborhood. In this regard, testimony indicated that the Petitioner has discussed her plans with the adjacent neighbors and they have no objections. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted.

However, pursuant to the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, the Petitioners shall submit building elevation drawings of the proposed dwelling to that agency for review and approval prior to the issuance of any permits. The proposed dwelling shall be compatible in terms of size, exterior, building materials, color and architectural details with existing dwellings in the area. In addition, landscaping shall be provided along the public road for both properties. It is also to be noted that based upon the ZAC comments submitted by the Bureau of Development Plans Review, the Petitioner submitted revised site plan(s) to reflect a 5-foot wide right-of-way widening strip along Sunbriar Road. Those plans have been respectively marked as Petitioner's Exhibits 1A.

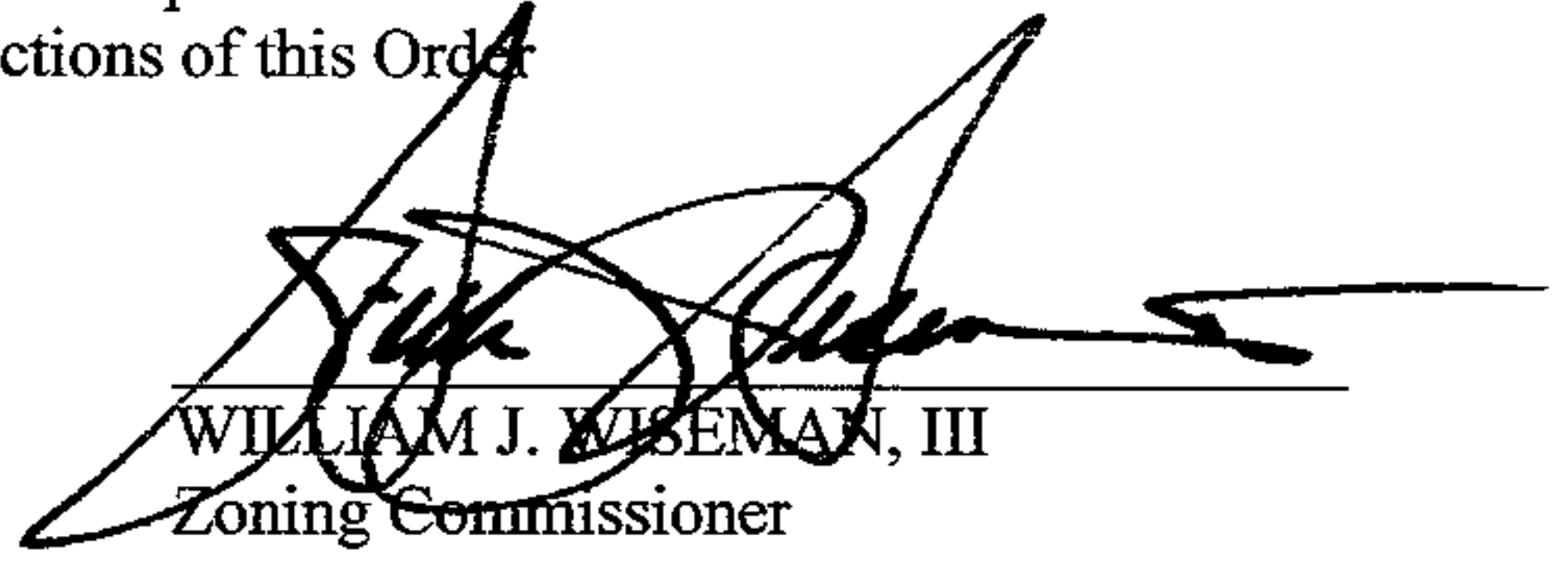
Pursuant to the advertisement, posting of the property(s) and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of October 2005 that the Petition for Variance filed in Case No. 06-050-A seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, for a proposed dwelling, to be known as 2107 Sunbriar Avenue, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 06-051-A, seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit the existing dwelling, known as 2105 Sunbriar Avenue, on a 50-foot wide lot in lieu of the minimum required lot width of 55 feet, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 10/26/05
By [Signature]

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is 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.
- 2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning. In addition, landscaping shall be provided along the public road for both properties.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 11/24/15
BY Bjo



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 26, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Cynthia Jordan
2105 Sunbriar Avenue
Baltimore, Maryland 21207

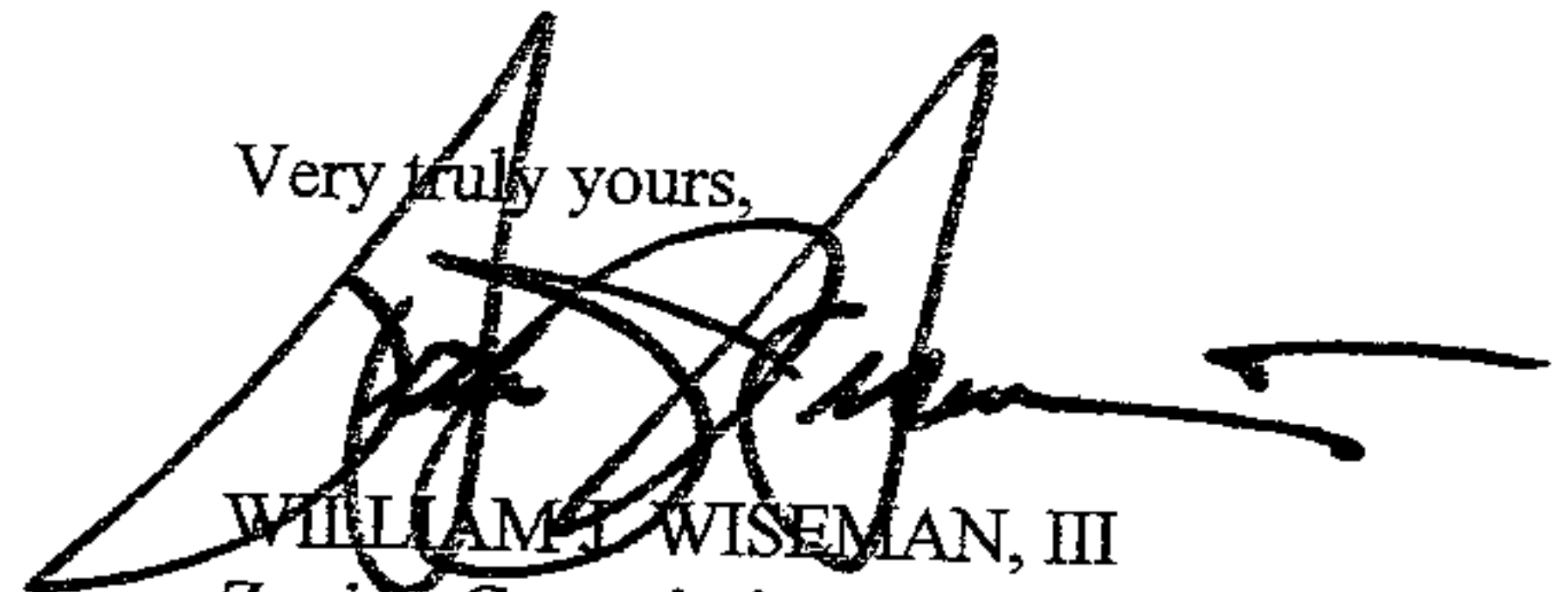
RE: PETITIONS FOR VARIANCE
SE/S Sunbriar Avenue, 200/150' NE of the c/l Windsor Mill Road
(2107 & 2105 Sunbriar Avenue)
1st Election District – 4th Council District
Cynthia Jordan – Petitioner
Cases Nos. 06-050-A and 06-051-A

Dear Ms. Jordan:

~~Enclosed please find a copy of the decision rendered in the above-captioned matter.~~
The Petitions for Variance have 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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Ms. Susan Jackson-Stein
815 Kearny Court, Salisbury, Md. 21804
Mr. J. Scott Dallas, P.O. Box 26, Baldwin, Md. 21013
Development Plans Review, DPDM; Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2107 Sunbriar Avenue

which is presently zoned D.R. 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) 304.4 (a) and (c) to 1302.3.C.1

approve an undersized lot and any other variance deemed necessary by the Zoning Commissioner.

TO PERMIT A LOT WIDTH OF 50' IN LIEU OF THE REQUIRED 55'

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Neighborhood is predominately comprised of 50'

wide lots. All other bulk regulations can be met. Lot appears on recorded subdivision plat entitled "Windsor Dale" but was recorded in 1922, prior to existence of Planning Board.

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

Legal Owner(s):

Cynthia Jordan

Name - Type or Print

Signature

Name - Type or Print

Signature

2105 Sunbriar Avenue (410-727-5095)

Address

Telephone No.

Baltimore, MD 21207

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas (J.S. Dallas, Inc.)

Name

P. O. Box 26

13523 Long Green Pike

410-817-4600

Address

Telephone No.

Baldwin

MD

21013

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM

Date 7/22/05

ORDER RECEIVED FOR FILING
Date 7/22/05
By [Signature]

06-050-A

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION FOR # 2107 SUNBRIAR AVENUE

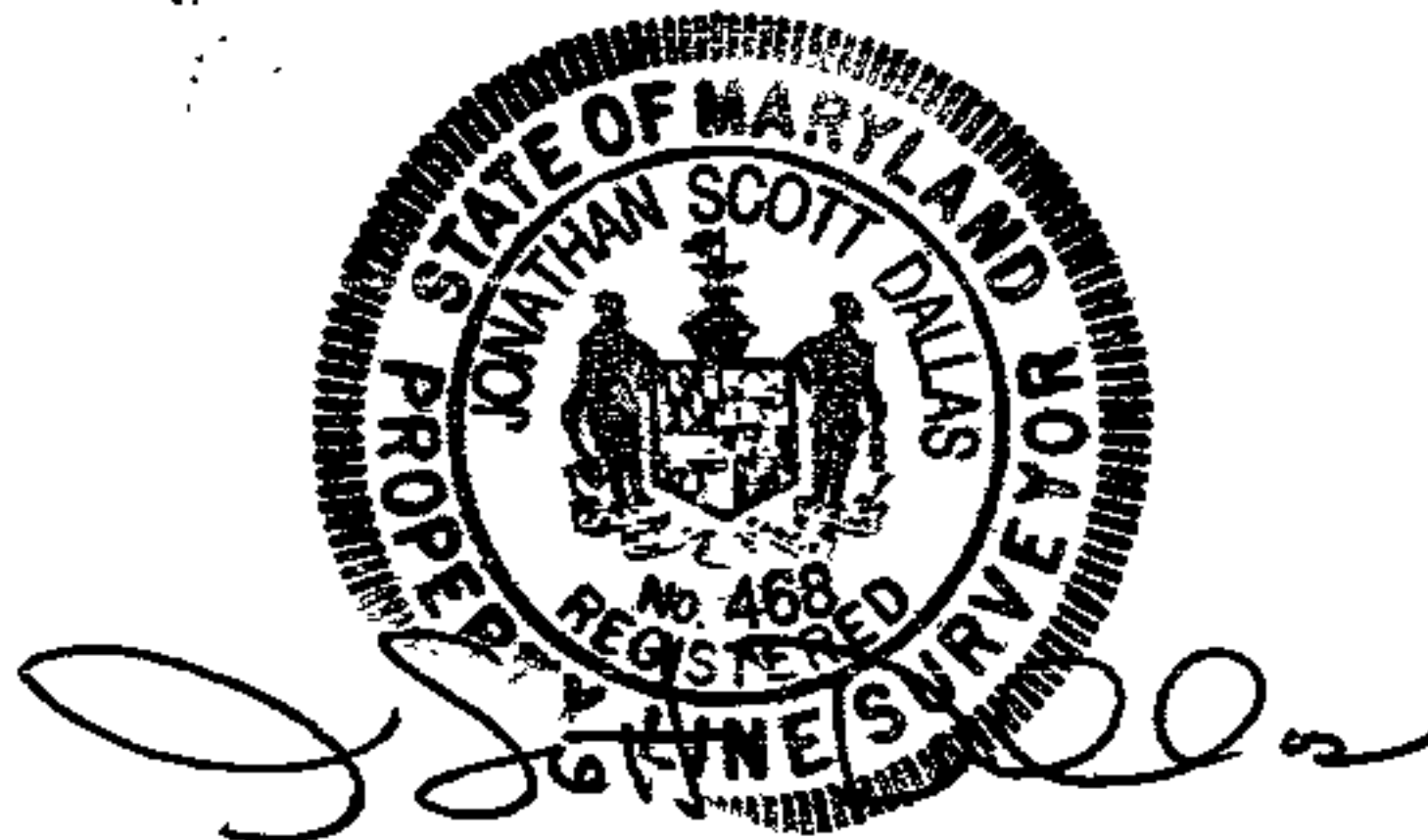
BEGINNING at a point on the southeast side of Sunbriar Avenue, 30 feet wide, at the distance of 200 feet, more or less northeast of the south side of Windsor Mill Road, which is 37 feet wide per HRW 63-053-8.

BEING Lot No.19, "**WINDSOR DALE**" as recorded in Baltimore County Plat Book No.7 Folio 55.

CONTAINING 7,500 square feet of land, more or less or **0.172** acres of land, more or less.

ALSO known as **# 2107 SUNBRIAR AVENUE** and located in the 1st Election District 4th Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448283

DATE 7/22/05 ACCOUNT 2001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: J.S. WALKER

FOR: 016-050-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME INR
7/26/2005 7/25/2005 08:22:59 1

REC'D BY: WALKER JRL HR
RECEIPT # 244353 7/25/2005 DEFLN

Dept 5 528 ZONING VERIFICATION
OR NO. 448283

Receipt Tot \$65.00
\$65.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**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: **#86-850-A**
2107 Sunbriar Avenue
S/east side of Sunbriar Avenue, 200 feet n/east of Windsor Mill Road
1st Election District
4th Councilmanic District
Legal Owner(s):
Cynthia Jordan
Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.
Hearing: Friday, September 16, 2005 at 9:00 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 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.

9/01/11 Sept. 1 65034

CERTIFICATE OF PUBLICATION

9/1/, 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 9/1/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

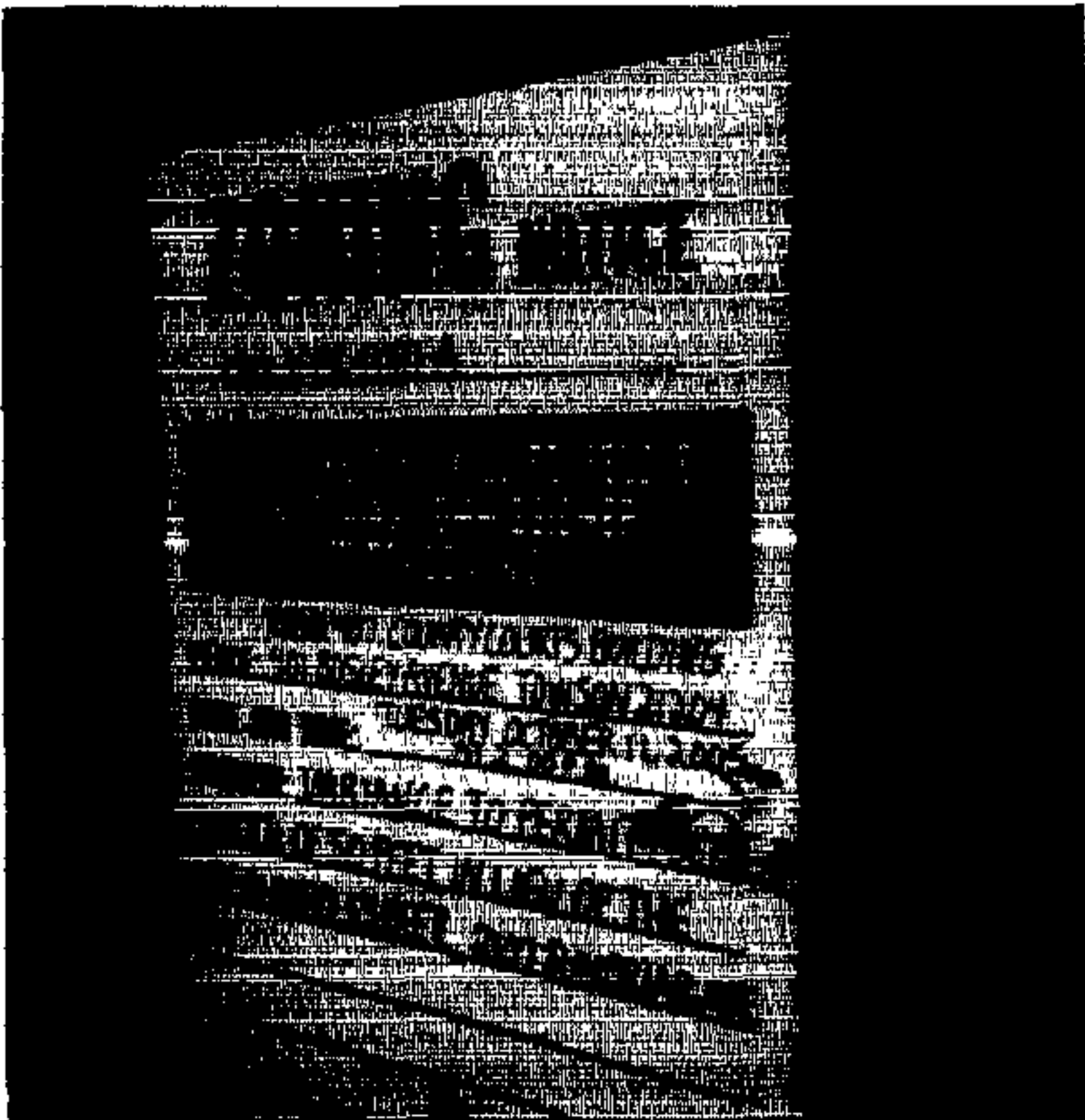
CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS Date September 27, 2005

RE: Case Number 06-050-A
Petitioner/Developer CYNTHIA JORDAN / SCOTT DALLAS
Date of (Hearing/Closing) OCTOBER 11, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2107 SUNBRIAR AVE

The sign(s) were posted on September 26, 2006
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

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

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 1, 2005 Issue - Jeffersonian

Please forward billing to:
Susan Stein
815 Kearney Court
Salisbury, MD 21804

410-208-6314

NOTICE OF ZONING HEARING

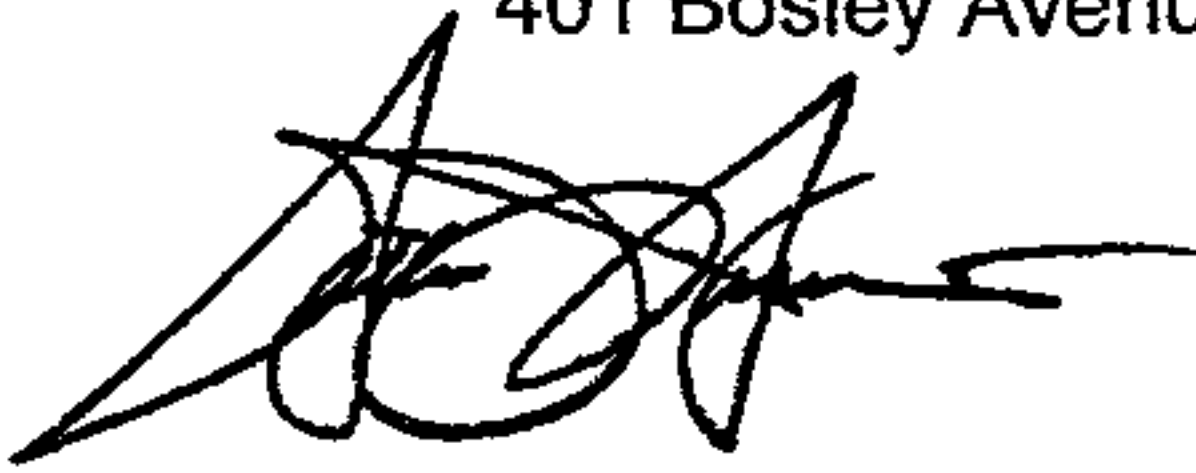
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-050-A

2107 Sunbriar Avenue
S/east side of Sunbriar Avenue, 200 feet n/east of Windsor Mill Road
1st Election District – 4th Councilmanic District
Legal Owner: Cynthia Jordan

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, September 16, 2005 at 9:00 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 1, 2005 Issue - Jeffersonian

Please forward billing to:

Susan Stein
815 Kearney Court
Salisbury, MD 21804

410-208-6314

publishing **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: 06-050-A *not required*

2107 Sunbriar Avenue

S/east side of Sunbriar Avenue, 200 feet n/east of Windsor Mill Road

1st Election District – 4th Councilmanic District

Legal Owner: Cynthia Jordan

Variance to permit a lot *on second* width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, September 16, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204 *time*

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.



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 3, 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: 06-050-A

2107 Sunbriar Avenue

S/east side of Sunbriar Avenue, 200 feet n/east of Windsor Mill Road

1st Election District – 4th Councilmanic District

Legal Owner: Cynthia Jordan

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, September 16, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Cynthia Jordan, 2105 Sunbriar Avenue, Baltimore 21207
J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 1, 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.





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

September 26, 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: 06-050-A

2107 Sunbriar Avenue

S/east side of Sunbriar Avenue, 200 feet n/east of Windsor Mill Road

1st Election District – 4th Councilmanic District

Legal Owner: Cynthia Jordan

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Tuesday, October 11, 2005 at 2:00 p.m. in ^{Room 106}~~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: Cynthia Jordan, 2105 Sunbriar Avenue, Baltimore 21207
J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 26, 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.



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/neighbor 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: 06-050-A
Petitioner: CYNTHIA JORDAN
Address or Location: 2107 SUNBRIAR AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUSAN STEIN
Address: 815 KEARNEY COURT
SALISBURY, MD. 21804
Telephone Number: 410-208-6314

Revised 2/20/98 - SCJ

**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

September 5, 2005

Cynthia Jordan
2105 Sunbriar Avenue
Baltimore, Maryland 21207

Dear Ms. Jordan:

RE: Case Number: 06-050-A, 2107 Sunbriar Avenue

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
J. Scott Dallas P.O. Box 26 13523 Long Green Pike Baldwin 21013

Visit the County's Website at 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

October 3, 2005

Cynthia Jordan
2105 Sunbriar Avenue
Baltimore, Maryland 21207

Dear Ms. Jordan:

RE: Case Number: 06-050-A, 2107 Sunbriar Avenue

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
J. Scott Dallas P.O. Box 26 13523 Long Green Pike Baldwin 21013

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

August 3, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: August 8, 2005

Item No.: 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056,
057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-48810
MS-1102F

cc: File

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 10, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2005
Item No. 050

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show a 5-foot wide right-of-way widening strip and draw the setback from the new line.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 050-08102005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley
DATE: September 2, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 8, 2005

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

06-048

06-050

06-051

06-056

06-057

06-059

06-064

06-065

06-066

Reviewers: Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

S:\Devcoord\ZAC-8-8-05NC.doc

bw
9/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2005

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

RECEIVED

AUG 11 2005

SUBJECT: 2107 Sunbriar Avenue

INFORMATION:

ZONING COMMISSIONER

Item Number: 6-050 (also see case #6-051)

Petitioner: Cynthia Jordan

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

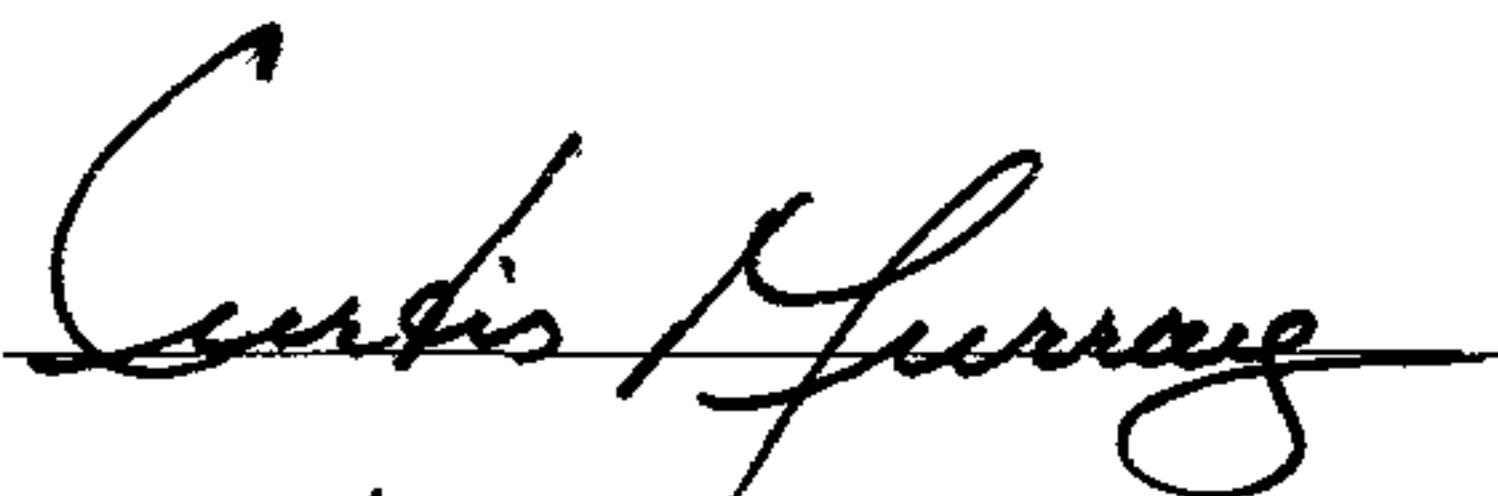
The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

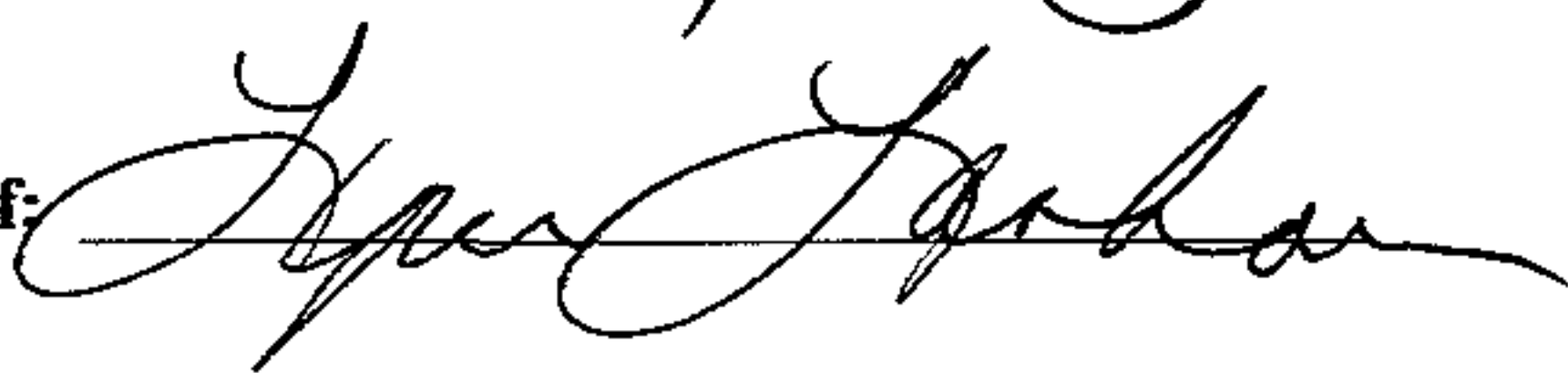
1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

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

Prepared by:



Division Chief:
AFK/LL: CM



Sent By: 0;

0;

Apr-11-05 11:53AM; jo. # Page 1/2

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

05-1058
(50)

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid (\$50.00)
Accepted by <u>D.T.</u>
Date <u>2/17/05</u>

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1982, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant JONATHAN SCOTT DALLAS Address P.O. Box 26 BALDWIN, MD. 21013 Telephone Number 410-817-4600
Lot Address 2107 SUNBRIAR AVE Election District 1 Councilmanic District 4 Square Feet 7500
Lot Location: NE SW side corner of SUNBRIAR AVE. 200 feet from NE SW corner of WINDSOR MILL RD.
Land Owner: SUBAN JANE STEIN Tax Account Number 0101540130
Address: 815 KEARNEY CT. SALISBURY, MD. 20184 Telephone Number 410-219-3818

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY:

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | ☒ | ☐ |
| 3. Site Plan
Property (3 copies) | ☒ | ☐ |
| Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☒ | ☐ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☒ | ☐ |
| 6. Current Zoning Classification: <u>D.R. 5.5.</u> | ☒ | ☐ |

will be consistent w/ne

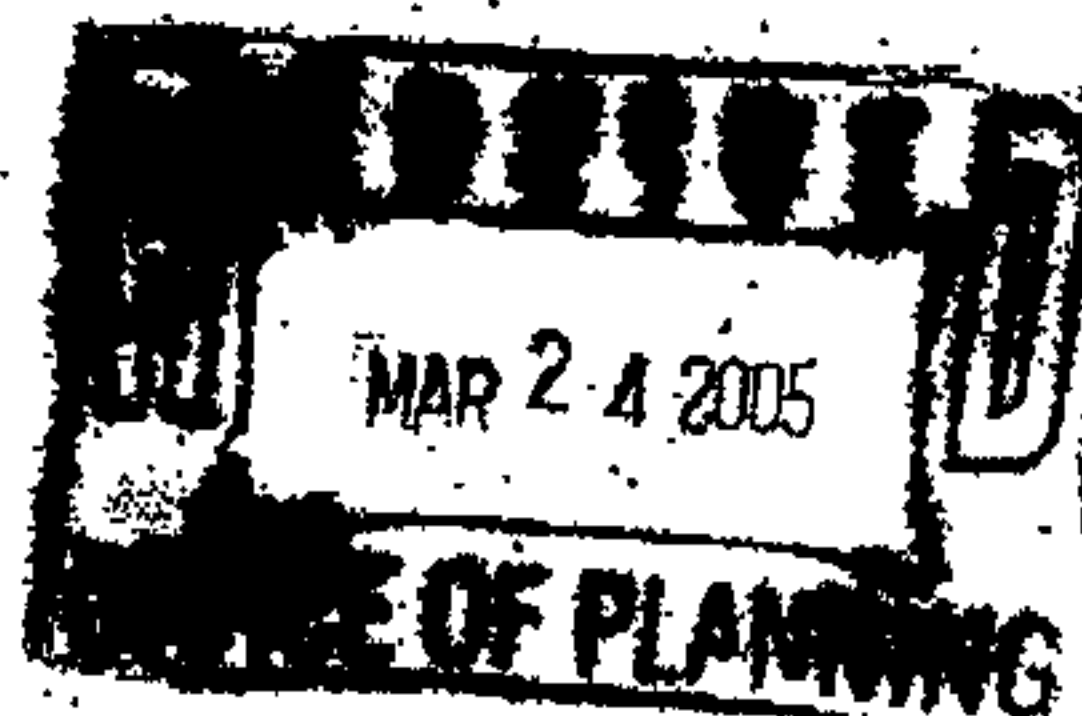
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY:

RECOMMENDATIONS / COMMENTS:

- ☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations:

Provide architectural elevations

Signed by: [Signature]
for the Director, Office of Planning and Community Conservation



Date: 4/11/05

#50

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



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

Maryland Department of Transportation

Date: 8.2.05

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

RE: Baltimore County
Item No. 050 LTM

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

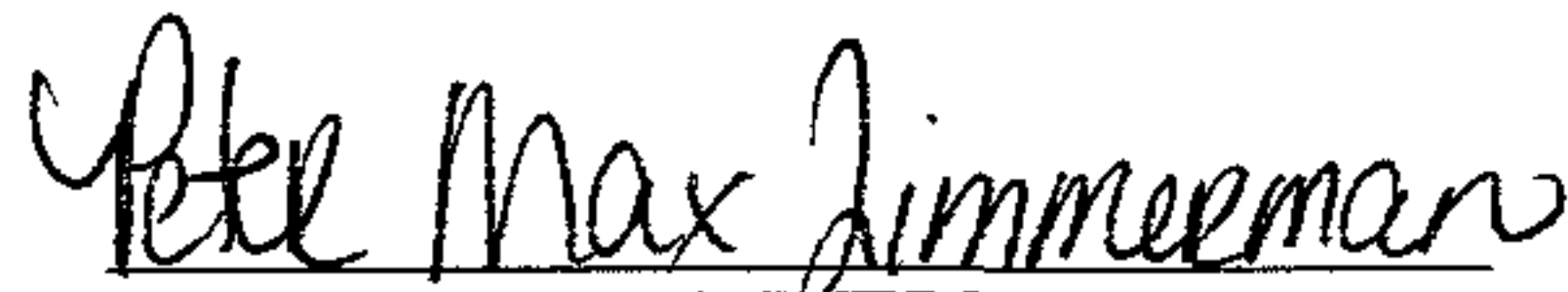
RE: PETITION FOR VARIANCE
2107 Sunbriar Avenue; SE/side Sunbriar
Avenue, 200' NE Windsor Mill Road
1st Election & 4th Councilmanic Districts
Legal Owner(s): Cynthia Jordan
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-050-A

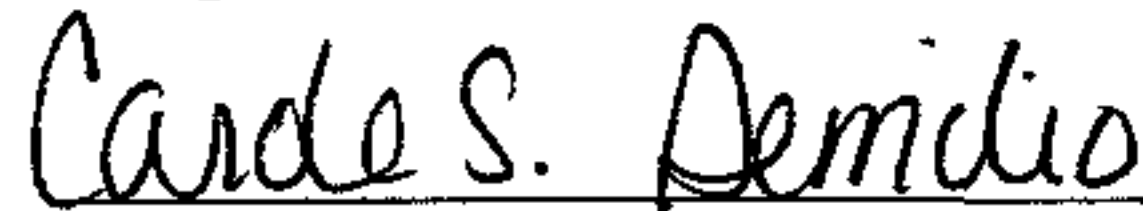
* * * * *

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 and all documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

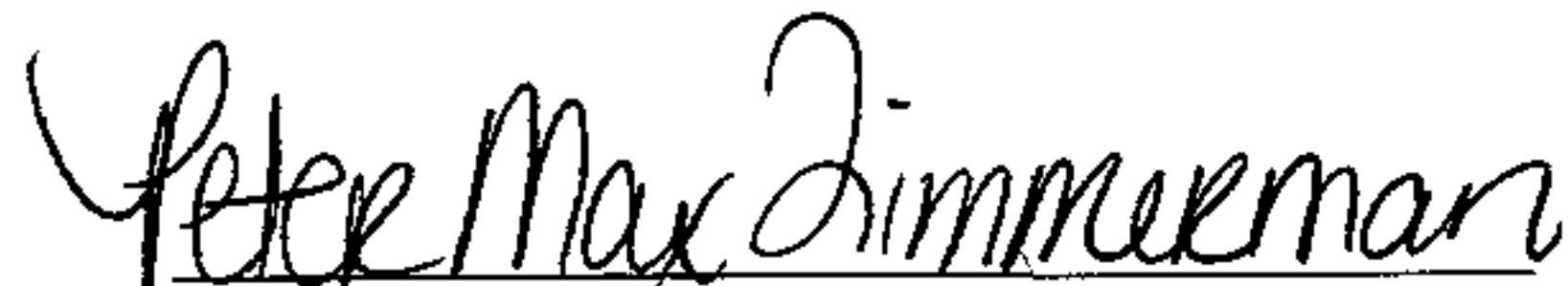
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to, J. Scott Dallas, P.O. Box 26, 12523 Long Green Pike. Baldwin, MD 21013, Representative for Petitioner(s).

RECEIVED

AUG 05 2005

Per 



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--

Account Identifier: District - 01 Account Number - 0101540130

Owner Information

Owner Name:	JORDAN CYNTHIA	Use:	RESIDENTIAL
Mailing Address:	2105 SUNBRIAR LN BALTIMORE MD 21207-5920	Principal Residence:	YES
		Deed Reference:	1) /21625/ 180 2)

Location & Structure Information

Premises Address
2105 SUN BRIAR LN

Legal Description
LTS 19,20
2105 SUN BRIAR LN
WINDSOR DALE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
95	3	234					19	1		7/ 55

Special Tax Areas

Town	Ad Valorem	Tax Class
------	------------	-----------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,128 SF	15,000.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,000	29,000		
Improvements:	56,420	67,210		
Total:	85,420	96,210	92,612	96,210
Preferential Land:	0	0	0	0

Transfer Information

Seller: STEIN SUSAN JANE	Date: 03/29/2005	Price: \$185,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21625/ 180	Deed2:
Seller: STEIN SUSAN JANE	Date: 06/10/1981	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6295/ 542	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

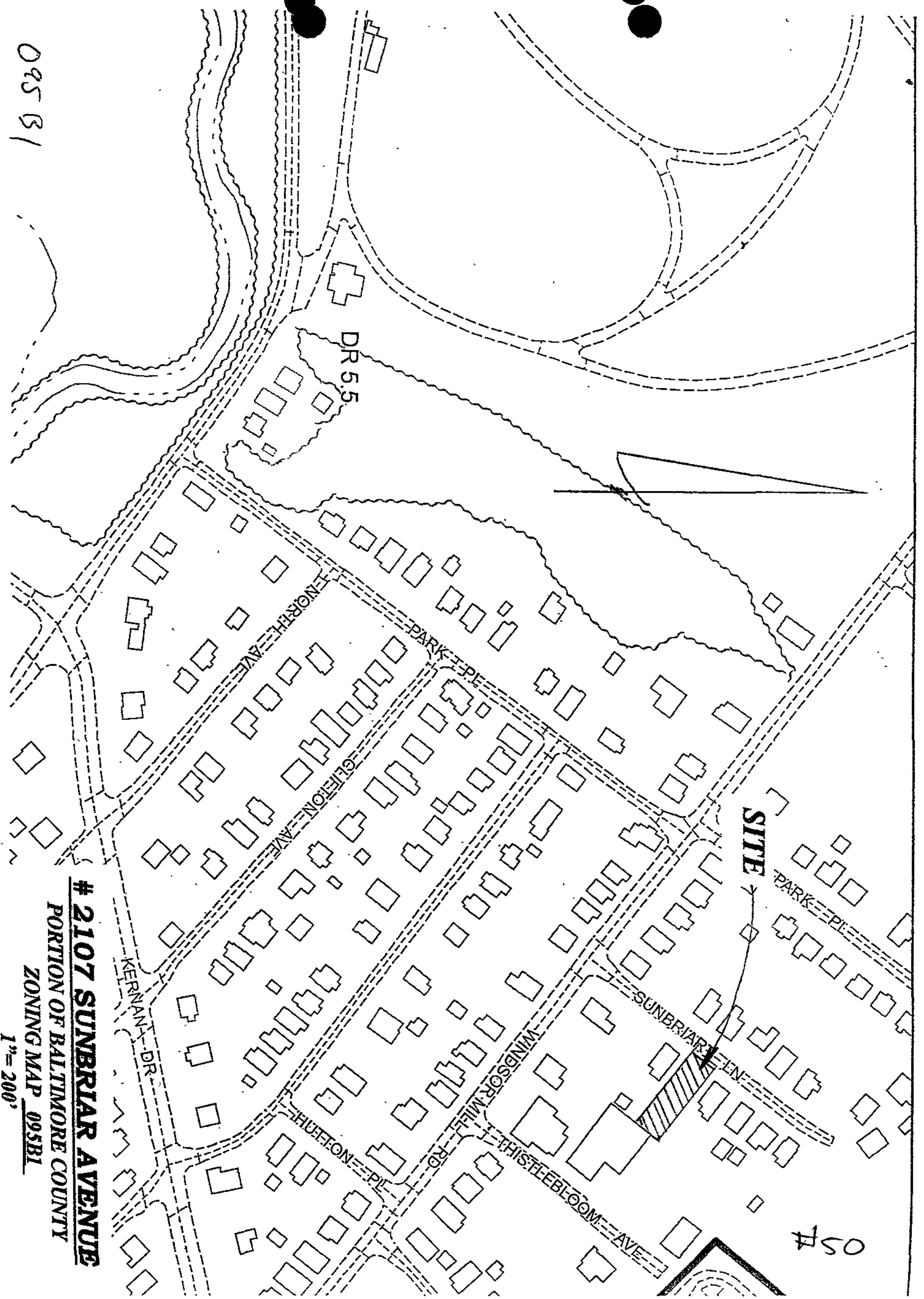
Special Tax Recapture:

* NONE *

095B1

095B1

095B1



2107 SUNBRIAR AVENUE

PORTION OF BALTIMORE COUNTY

ZONING MAP 095B1

1"=200'

Case No.:

06-050-A (06-051A)

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	1. SITE PLAN 1A. AMENDED SITE PLAN	
No. 2	TOPOGRAPHIC MAP SHOWING THENE OF DEN. IN AREA	
No. 3	PHOTO'S - SEND to DEVELOPMENT FILE	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26

BALDWIN, MARYLAND, 21013

(410) 817-4600

FAX: (410) 817-4602

RECEIVED

OCT 18 2005

ZONING COMMISSIONER

October 17, 2005

Re: Sunbriar Avenue

Case Numbers

06-050-A (#2107)and

06-051-A (#2105)

(my job # 05-1058)

To: MR. WILLIAM WISEMAN
Baltimore County Zoning Commissioner
BALT. CO. COURTS BLDG
4TH FLOOR
HAND DELIVER

☒ We are submitting

☐ We are forwarding

☒ Herewith

☐ Under separate cover

No.	Description
1	EACH PLAN REVISED TO REFLECT PROPOSED 5' HIGHWAY WIDENING PER YOUR RECENT TELEPHONE MESSAGE.

SINCE THE PROPOSED HOUSE FRONT SETBACK IS BASED UPON EXISTING NEIGHBORHOOD FRONT AVERAGING, THE POSITION OF THE PROPOSED DWELLING ON #2107 WILL NOT CHANGE POSITION, AND THE EXISTING DWELLING WAS IN CONFORMANCE AS CONSTRUCTED (WITH ORIGINAL 30' R/W).

☒ In accordance with your request

☐ For your use

☒ For your review

☐ For processing

☒ Approval requested

For further information, please contact the writer at this office.

Very truly yours,

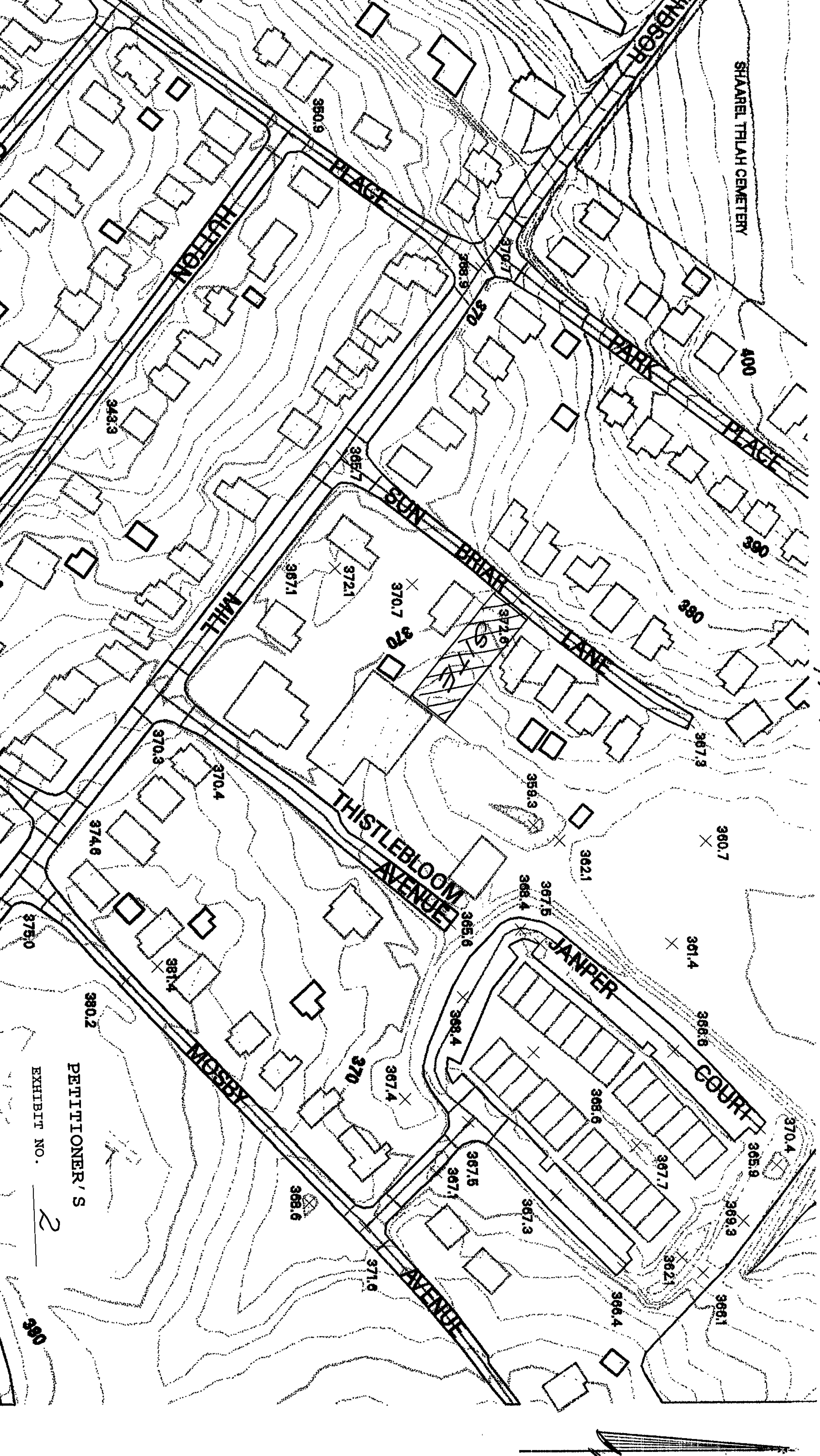


J. Scott Dallas, P.L.S.
President

Encl.

Cc: Ms. Susan Stein

TOPOGRAPHIC MAP
2107 SUN BRIAR AVE.
1" = 100' 3.05 PLO FILE 09561



8" SAN
49-1253

SUN BRIAR AVENUE (30' WIDE)

200' TO WINDSOR
MILL RD.

6" W ON E⁺
25.333

EX. 19' +/- PAVING

MHT
8631

1-1/2 STY
DWG #2115

2 STY
DWG #2113

2 STY
DWG #2111

2 STY
DWG #2109
O/H
POR

PATRICIA ANN LEVY
11180-578
0107001850

30' 40' 83'

150' OTHER PROP. OF
JORDAN

2 STY
DWG #2105

THAI NGOC PHAM
10834-117
012303900

2 STY
DWG #5512

HAMILTON
9485-292
0119511442

2 STY BRK
& BLK GAR
#5508

WILKINSON AND CRABBE
10834-226
0101740690

1 1/2 STY DWG
#5508

PORCH

NOTES

1. NO KNOWN PRIOR ZONING HEARINGS.
2. OWNERSHIP (PER S.D.A.T.):
DEED REFERENCE: 21625-180
CYNTHIA JORDAN
2105 SUNBRIAR LANE
BALTIMORE, MD 21207
PHONE: 410-727-5095
3. PROPERTY INFORMATION (PER S.D.A.T.):
TAX MAP 95 PARCEL 234 LOT 19
ACCT. NO. 0101540130
LOT 19 "WINDSOR DALE" (7/55)
4. AREA OF SUBJECT SITE: 7500 SF +/- OR 0.172 AC. +/-
5. EXISTING CONDITION- VACANT.
PROPOSED NEW SINGLE FAMILY RESIDENCE TO BE BUILT.
6. SITE IS NOT IN C.B.C.A.
7. SITE LIES IN FLOOD ZONE C PER F.E.M.A. F.I.R.M.
240010 0380 B.
8. EXISTING ZONING OF SITE AND SURROUNDING PROPERTY: D.R. 5.5
PER ZONING MAP 02581
9. UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.



J.S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26 BALDWIN, MARYLAND 21013
PHONE (410) 817-4600 FACS: (410) 817-4602

1ST ELEC. DIST
JULY, 2005

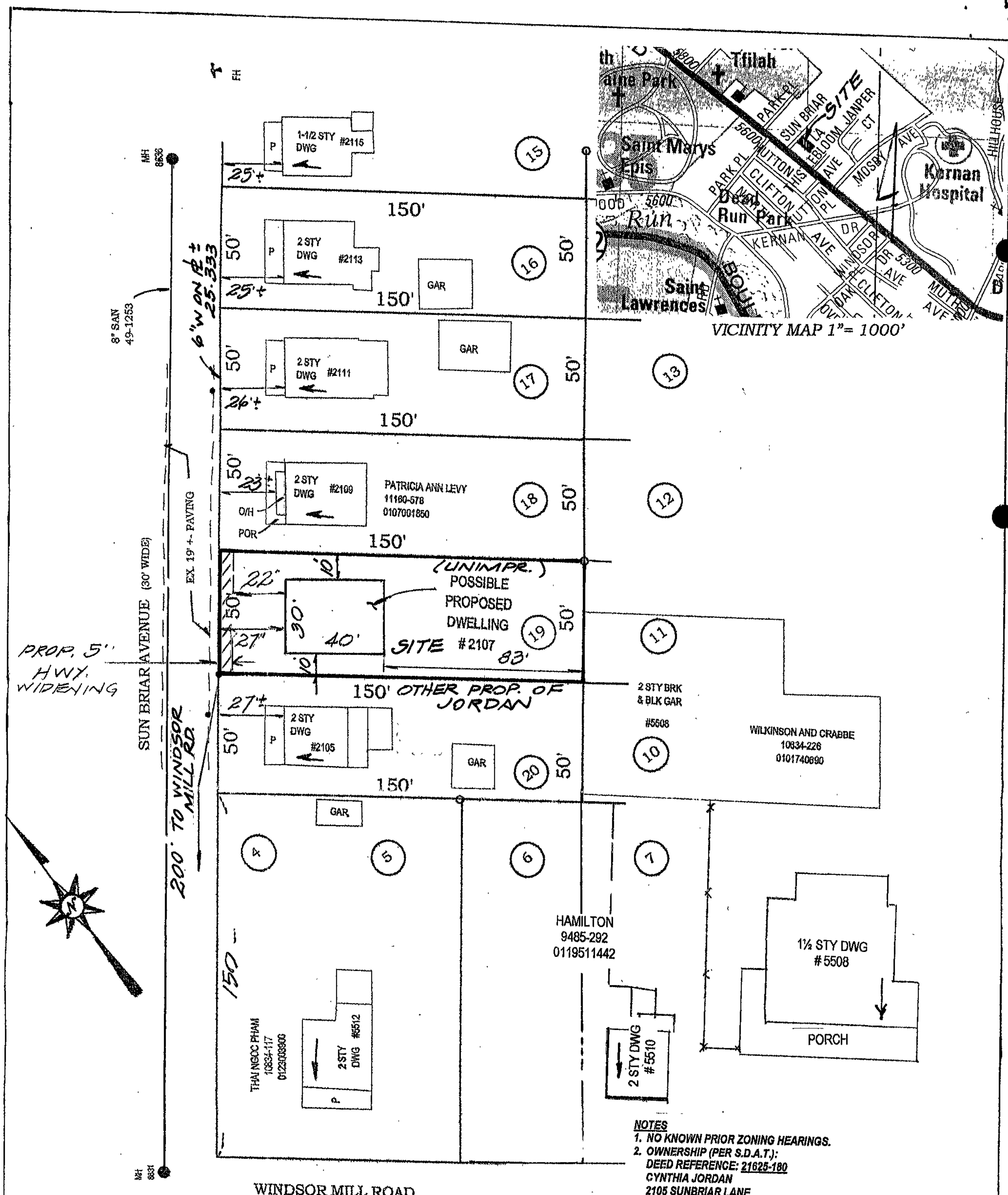
**SITE PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2107 SUN BRIAR AVENUE**

PETITIONER'S

MORE COUNTY, MD.
SCALE: 1"= 40'

EXHIBIT NO. /

05.10.58



- NOTES**
1. NO KNOWN PRIOR ZONING HEARINGS.
 2. OWNERSHIP (PER S.D.A.T.):
DEED REFERENCE: 21625-180
CYNTHIA JORDAN
2105 SUNBRIAR LANE
BALTIMORE, MD 21207
PHONE: 410-727-5095
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 7. SITE LIES IN FLOOD ZONE C, PER F.E.M.A. F.I.R.M. 240010 0380 B.
 8. EXISTING ZONING OF SITE AND SURROUNDING PROPERTY: D.R. 5.5 PER ZONING MAP 025B1
 9. UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.

RECEIVED
OCT 18 2005
ZONING COMMISSIONER



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26 BALDWIN, MARYLAND 21013
PHONE (410) 817-4600 FACS: (410) 817-4602

1ST ELEC. DIST
JULY, 2005

**SITE PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2107 SUN BRIAR AVENUE**

PETITIONER'S
BALTIMORE COUNTY, MD.
SCALE: 1"= 40'

EXHIBIT NO. **1A**
10-14-05
05-1058