

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**

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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

ORDER RECEIVED FOR FILING

Date

By

10/24/05
[Signature]

