

COVENANT

By Michael T. Lawrence and Jennifer A. Lawrence

WHEREAS, in the petition for a special hearing and variance before the Zoning Commission of Baltimore County, Case No. 06-250-SPHA, the Petitioners, Michael T Lawrence and Jennifer A Lawrence, requested a permit for the conversion of an existing garage to an apartment for family and friends. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and a small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. The Zoning Commissioner, by Order dated January 12, 2006, granted the permit providing the following covenant be added to their Deed, which was recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314.

Michael T Lawrence and Jennifer A Lawrence covenant that the garage addition shall be used as living quarters for family and close friends. Such use shall terminate at such time as the property is sold, and no future purchaser shall maintain the apartment without subsequent special hearing.

AS WITNESS our hands and Seals this 27<sup>th</sup> day of May, 2007.

  
Michael T Lawrence (SEAL)

  
Jennifer A Lawrence (SEAL)

STATE OF MARYLAND )

COUNTY OF BALTIMORE )

To Wit:

I HEREBY CERTIFY that on this 27<sup>th</sup> day of May 2007, before me, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Michael T Lawrence and Jennifer A Lawrence, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

  
Nancy L. Langue  
My Commission Expires 08/01/08

Reviewed with zoning Commissioner  
on 9/3/08. Per Mr. Wiseman this  
needs to comply with his ORDER of 1/12/06  
Can Thompson

KOLLMAN & SAUCIER, P.A.  
THE BUSINESS LAW BUILDING  
1823 YORK ROAD  
TIMONIUM, MARYLAND 21093-5119  
(410) 727-4300

TELECOPIER COVER SHEET

Date: September 3, 2008

Please deliver the following fax transmission to: Baltimore County Code Enforcement

Name: Jim Thompson

Fax Number: 410-887-5708

Description: 2 pages (including cover sheet)

This fax transmission is being sent by: Rebekah for Eric Paltell, Esq.

If you have any questions, please telephone the individual above at (410) 727-4300. Send fax transmissions to (410) 727-4391.

## COVENANT

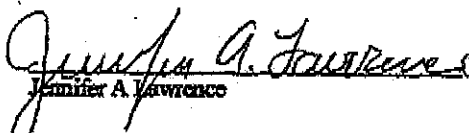
By Michael T. Lawrence and Jennifer A. Lawrence

WHEREAS, in the petition for a special hearing and variance before the Zoning Commission of Baltimore County, Case No. 06-250-SPHA, the Petitioners, Michael T Lawrence and Jennifer A Lawrence, requested a permit for the conversion of an existing garage to an apartment for family and friends. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and a small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. The Zoning Commissioner, by Order dated January 12, 2006, granted the permit providing the following covenant be added to their Deed, which was recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314.

Michael T Lawrence and Jennifer A Lawrence covenant that the garage addition shall be used as living quarters for family and close friends. Such use shall terminate at such time as the property is sold, and no future purchaser shall maintain the apartment without subsequent special hearing.

AS WITNESS our hands and Seals this 27<sup>th</sup> day of May, 2007.

 (SEAL),  
Michael T Lawrence

 (SEAL)  
Jennifer A. Lawrence

STATE OF MARYLAND )

COUNTY OF BALTIMORE )

To Wit:

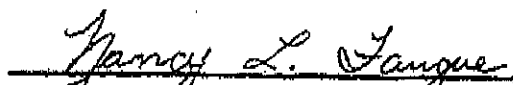
I HEREBY CERTIFY that on this 27<sup>th</sup> day of May 2007, before me, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Michael T Lawrence and Jennifer A Lawrence, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

CENTRAL  
PRESBYTERIAN  
CHURCH

York & Stevenson Roads  
(7308 York Road)  
Towson, Maryland 21204

www.centralpc.org

  
My Commission Expires 08/01/08

Centered in Christ. Join us!  
Worship Sundays, Contemporary at 2:15  
AM and 4:30 PM  
TOTAL P.002

For the best possible print results, click the printer icon on the Live Search Maps page.



IN RE: **PETITIONS FOR SPECIAL HEARING** \* BEFORE THE  
**AND VARIANCE** – W/S Stoneleigh Road,  
157' W of the c/l Bristol Road \* ZONING COMMISSIONER  
**(500 Stoneleigh Road)**  
9<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
5<sup>th</sup> Council District \*  
Case No. 06-250-SPHA  
Michael T. Lawrence, et ux  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Michael T. Lawrence, and his wife, Jennifer A. Lawrence. The Petitioners request a special hearing, seeking approval of the conversion of an existing garage to an in-law apartment. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure garage height of 20 feet in lieu of the allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1, and building elevation drawings of the proposal, which were submitted into evidence as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Michael T. Lawrence, property owner, and James G. Novotny, the Petitioners' Architect and consultant. There were no Protestants or other interested persons present; however, it is to be noted that several of the Petitioners' immediate neighbors wrote letters in support of the proposal.

Testimony and evidence offered disclosed that the property at issue is a pie-shaped parcel located on the north side of Stoneleigh Road, just north of Regester Avenue and east of York Road in the Stoneleigh National Register Historic District. The property contains a gross area

ORDER RECEIVED FOR FILING

Date

of 0.22 acres, more or less, zoned D.R.5.5, and is improved with a single-family dwelling, and a detached, 18' x 20' garage, which is the subject of the instant request. The Petitioners have owned and resided on the property since February 2000 and are desirous of converting the existing garage to create an "in-law" apartment within the upper level for Mr. Lawrence's parents, Thomas and Bernadette Lawrence, who reside in Florida. It was indicated that the apartment would provide separate living quarters and some semblance of privacy for the elder Mr. & Mrs. Lawrence, and would only be used three or four months out of the year. Due to the unique configuration of the property and the location of existing improvements thereon, an addition to the home would consume the remainder of the yard space. In this regard, the site plan shows that the property measures 84' in width along Stoneleigh Road and is 132' deep; however, tapers to a width of 75' along the rear property line where the garage is located. In the Petitioners' opinion, raising the roof of the existing garage to create living quarters in the upper level space would be more practical. It was indicated that the apartment would contain a bedroom and sitting area, a bathroom, and small kitchenette. An exterior stairway will be added to the rear of the structure to provide access to the upper level.

In support of their request, the Petitioners testified that they have no intention of creating a permanent second living unit and that the sole purpose of the apartment is to provide temporary housing for Thomas and Bernadette Lawrence when they come up from Florida to visit. It was indicated that at such time as the elder Mr. & Mrs. Lawrence are no longer able to visit, the Petitioners will remove the kitchenette and use of the living quarters shall terminate.

Variance relief is also requested in view of the fact that the height of the garage will be increased to 20 feet to accommodate the proposed in-law apartment. In this regard, testimony indicated that the improvements have been designed to conform aesthetically with the existing dwelling and neighboring homes.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. As a result of the demographic revolution and expanding needs of the elderly, there has been an increasing demand for accessory use "in-law apartments," or separate living units created within existing single-family homes or on the same

property. These units may share an entrance, yard, and parking area with the primary units; however, are used independently. All raise regulatory problems and legal issues. Notwithstanding the above, the proposed use would be accessory to the principal use of the property for a single-family residence. An accessory use is defined in Section 101 of the B.C.Z.R. as being customarily incidental and subordinate to and serving a principal use; subordinate in area, extent, or purpose to the principal use; located on the same lot; and which contributes to the comfort, convenience, or necessity of the occupants. There can be no question that the proposed use is for the family's comfort and convenience, and will not in any way alter the nature of the family itself.

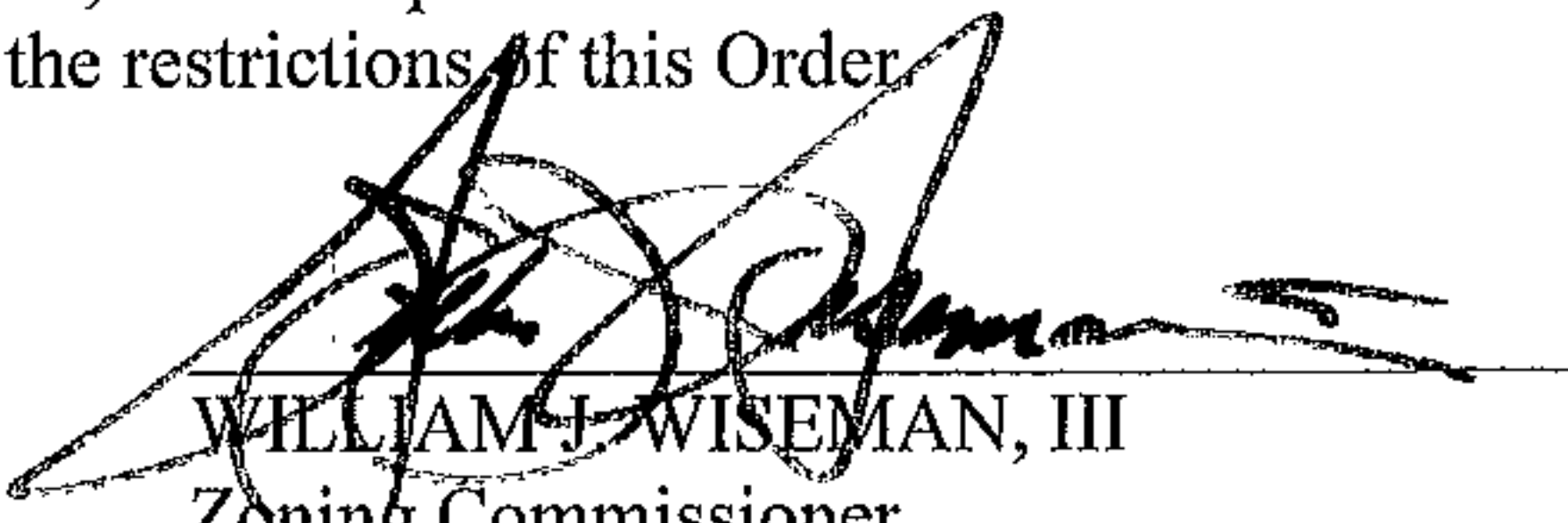
I am persuaded that the Petitioners' proposal does not deviate from the legally acceptable single-family dwelling use permitted and that there will be no increase in maximum density associated with this property. Certainly, there is but one single-family dwelling on the property and Mr. Lawrence's parents' limited use of the proposed in-law apartment will not create two. Thus, I find that the special hearing relief can be granted, and that there will be no detriment to the surrounding locale. I am likewise persuaded to grant the requested variance. As noted above, there will be no change in the footprint of the garage. Merely, the roof is being raised to accommodate living quarters above. There were no adverse comments submitted by any County review agency and letters supporting the proposal were received from adjacent property owners. In this regard, it is to be noted that the Petitioners submitted architectural elevation drawings to the Office of Planning's Historic Preservation Division, who approved same as being consistent with the character of the Stoneleigh Historic District. All of these factors are persuasive to a finding that the relief requested is appropriate in this instance and will not adversely impact surrounding or adjacent properties. However, as a condition of approval, the Petitioners shall record in the Land Records of Baltimore County a covenant to the deed for their property restricting the use of the in-law apartment to Thomas and Bernadette Lawrence and no others. Said covenant shall contain the proviso that such use shall terminate at such time as the Petitioners' parents are no longer able to use the apartment, or the subject property is sold, and no future purchaser shall maintain the "accessory in-law apartment" without a subsequent special hearing.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of January 2006 that the Petition for Special Hearing seeking approval of the conversion of an existing garage to an in-law apartment, said conversion to consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and small kitchenette, and adding an exterior stairway to the rear of the structure to provide access, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure garage height of 20 feet in lieu of the allowed 15 feet, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permits 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 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) Within sixty (60) days of the date hereof, the Petitioners shall record in the Land Records of Baltimore County a covenant to the deed for their property restricting the use of the in-law apartment to Thomas and Bernadette Lawrence and no others. Said covenant shall contain the proviso that such use shall terminate at such time as the Petitioners no longer reside on the property, or the subject property is sold, and no future purchaser shall maintain the "accessory in-law apartment" without a subsequent special hearing. A copy of the recorded covenant shall be submitted to the Department of Permits and Development Management for inclusion in the case file.
- 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

RECEIVED FOR FILING  
1/12/06  
11/2/06  
11/2/06



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

January 12, 2006

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Mr. & Mrs. Michael T. Lawrence  
500 Stoneleigh Road  
Baltimore, Maryland 21212

RE: **PETITIONS FOR SPECIAL HEARING & VARIANCE**  
W/S Stoneleigh Road, 157' W of the c/l Bristol Road  
**(500 Stoneleigh Road)**  
9<sup>th</sup> Election District – 5<sup>th</sup> Council District  
Michael T. Lawrence, et ux - Petitioners  
Case No. 06-250-SPHA

Dear Mr. & Mrs. Lawrence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: Mr. James G. Novotny  
3604 Woodlea Avenue, Baltimore, Md. 21214  
Office of Planning; DEPRM; People's Counsel; Case File



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 500 STONELEIGH RD  
which is presently zoned DR-S-S

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

RAISING THE HEIGHT OF THE EXISTING GARAGE ROOF TO 20 FEET AND ADDING A BATHROOM TO THE UPPER LEVEL SPACE CREATED BY RAISING THE ROOF, INCLUDING AN EXTERIOR STAIR AT THE REAR OF THE STRUCTURE FOR ACCESS TO THE UPPER LEVEL SPACE FOR AN IN LAW APARTMENT FOR OWNERS' PARENTS

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

I, or we, agree to pay expenses of above Special Hearing, 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):

MICHAEL T. LAWRENCE

Name - Type or Print

X Signature

JENNIFER A LAWRENCE

Name - Type or Print

X Signature

500 STONELEIGH RD

Address

BALTIMORE MD 21212

City

State

Zip Code

## Representative to be Contacted:

JAMES G NOVOTNY

Name

3004 WOODLEY AV.

Address

BALTIMORE MD 21214

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By STO Date 11-07-05

Case No. 06-250-SPH A

ORDER RECEIVED FOR FILING

Date

By 9/15/98



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 500 S. CONELEGAN RD  
which is presently zoned DR-SS

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) 400.3 TO PERMIT A DETACHED

GARAGE 20 FT. IN HEIGHT IN LIEU OF 15 FT. FOR A 2ND FLOOR IN-LAW APARTMENT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) THE EXISTING LOT IS CONSIDERABLY SMALLER THAN THE SURROUNDING LOTS AND DOES NOT ALLOW FOR ADDITIONAL BUILDING FOOTPRINT TO BE ADDED TO INCREASE SPACE WITHOUT SEVERELY ENCRDACHING ON THE AVAILABLE OPEN SPACE AND THE NEIGHBORING HOUSES. VERTICAL EXPANSION OF THE EXISTING FOOTPRINT AREA HAS LESS NEGATIVE IMPACT.

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

Case No. 06-250-SPA A

REV 9/15/98

### Legal Owner(s):

Name - Type or Print MICHAEL T. LAWRENCE

Signature [Signature]

Name - Type or Print SENNIFER A. LAWRENCE

Signature [Signature]

Address 500 S. CONELEGAN RD Telephone No. 410-828-0738

City BALTIMORE MD State MD Zip Code 21217

### Representative to be Contacted:

Name JAMES G. NOOTHY Telephone No. 443-928-9235

Address 3604 WOODLEA AVE Telephone No. [Blank]

City BALTIMORE MD State MD Zip Code 21214

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING [Blank]

UNAVAILABLE FOR HEARING [Blank]

Reviewed By [Signature] Date 11-07-05

**ZONING DESCRIPTION FOR:** 500 Stoneleigh Road, Baltimore, Md. 21212

Beginning at a point on the north side of Stoneleigh Road which is 38 feet wide at a distance of 157 feet west of the centerline of the nearest improved intersecting street, Bristol Road, which is 38 feet wide. Being lots #18, #19 and #20, Block 2, Section #2, in the subdivision of Stoneleigh as recorded in Baltimore County Plat Book #7, Folio #87, containing 9,432 square feet. Also known as 500 Stoneleigh Road and located in the 09 Election District, 5 Councilmanic District.

OG 230-SPUF

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

No. 1026

DATE 11-07-85 ACCOUNT R C C C C C C C C C

AMOUNT \$ 130.00

RECEIVED FROM James N. DeTTY

FOR Spec. Hardware (for cases) Ten (10) for  
High Speed Tech. Conference Room  
Knowl. Department at 600 State Del. Bldg.

DISTRIBUTION  
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE 11-07-85 TIME 1:15 PAGE 1  
 RECEIVED BY James N. DeTTY DEPT. 600 DIVISION STATE DEL. BLDG.  
 AMOUNT 130.00 TOTAL 130.00

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by the 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: #06-250-SPHA

500 Stoneleigh Road

N/Side of Stoneleigh Road, 167 feet west of centerline of Bristol Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Michael T. & Jennifer A. Lawrence

**Special Hearing:** to approve raising the height of the existing garage roof to 20 feet and adding a bathroom to the upper level space created by raising the roof, including an exterior stair at the rear of the structure for access to the upper level space for an in-law apartment for owners, parents. **Variance:** to permit a detached garage 20 feet in height in lieu of 15 feet for a 2nd floor in-law apartment. **Hearing:** Thursday, December 29, 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. JT/12/635 Dec. 13

## CERTIFICATE OF PUBLICATION

12/16/2005

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 12/13/2005.

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

*S. Wilkins*

LEGAL ADVERTISING

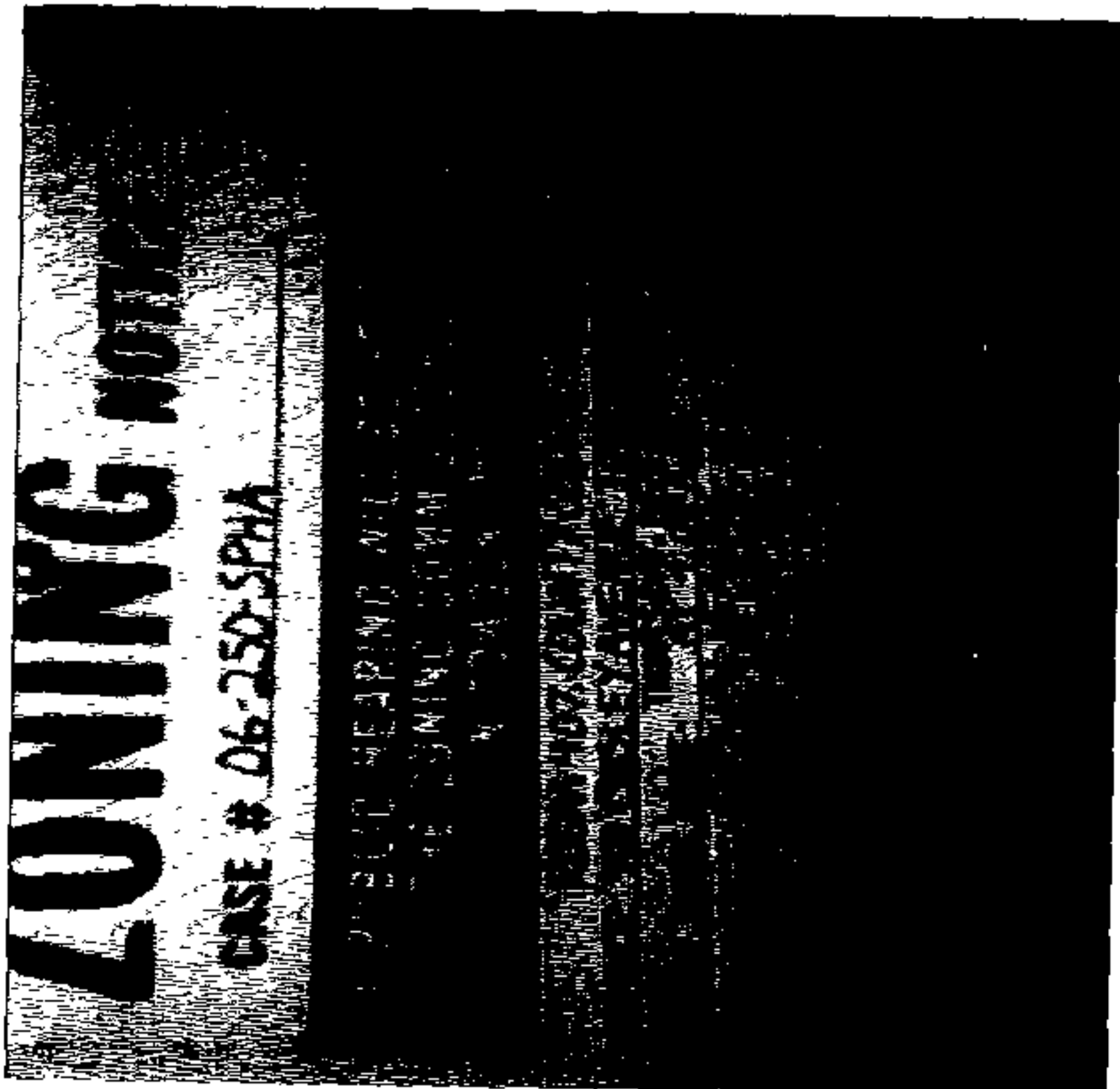
## CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS  
Date: December 19, 2005

RE. Case Number 06-250-SPHA  
Petitioner/Developer: MICHAEL T. JENNIFER LAWRENCE  
Date (of Hearing/Closing) December 29, 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 500 STONLEIGH ROAD

The sign(s) were posted on December 13, 2005  
(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)

# 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 06-250-SP47  
Petitioner MICHAEL AND JENNIFER LAWRENCE  
Address or Location 500 STONELEIGH RD. BALTIMORE MD 21212

PLEASE FORWARD ADVERTISING BILL TO

Name MICHAEL LAWRENCE

Address 500 STONELEIGH RD  
BALTIMORE, MD 21212

Telephone Number 410-828-0732

06-250-SP47



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*

November 22, 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: 06-250-SPHA**

500 Stoneleigh Road

N/side of Stoneleigh Road, 157 feet west of centerline of Bristol Road

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Michael T. & Jennifer A. Lawrence

Special Hearing to approve raising the height of the existing garage roof to 20 feet and adding a bathroom to the upper level space created by raising the roof, included an exterior stair at the rear of the structure for access to the upper level space for an in-law apartment for owners parents. Variance to permit a detached garage 20 feet in height in lieu of 15 feet for a 2<sup>nd</sup> floor in-law apartment.

Hearing: Thursday, December 29, 2005 at 9:00 a.m., Room 407, 401 Bosley Avenue,  
County Courts Building, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Michael T. & Jennifer Lawrence, 500 Stoneleigh Road, Baltimore 21212  
James Novotny, 3604 Woodlea Avenue, Baltimore 21214

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 14, 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.

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, December 13, 2005 Issue - Jeffersonian

Please forward billing to:  
Michael Lawrence  
500 Stoneleigh Road  
Baltimore, MD 21212

410-828-0732

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## NOTICE OF ZONING HEARING

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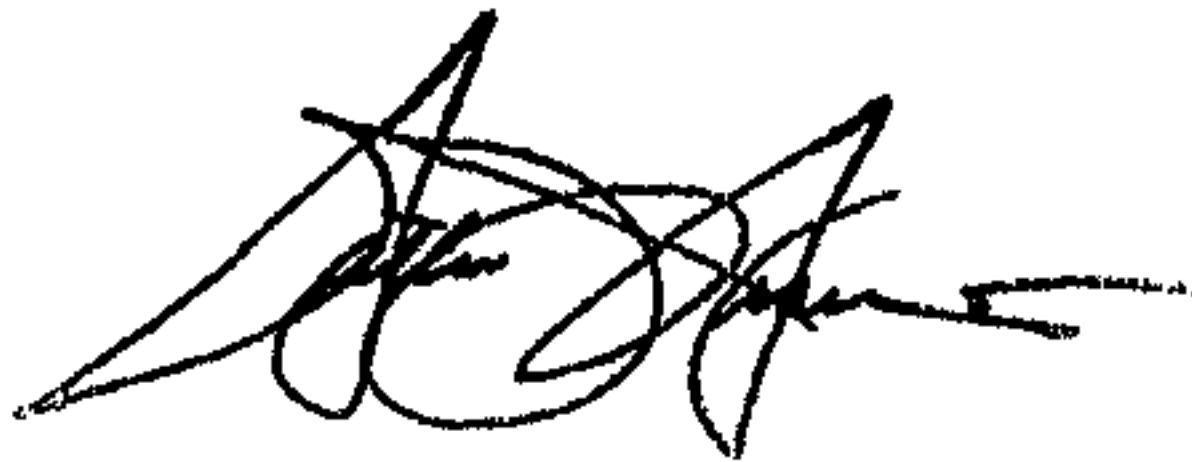
N/side of Stoneleigh Road, 157 feet west of centerline of Bristol Road

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Hearing: Thursday, December 29, 2005 at 9:00 a.m., Room 407, 401 Bosley Avenue,  
County Courts Building, 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.

COVENANT

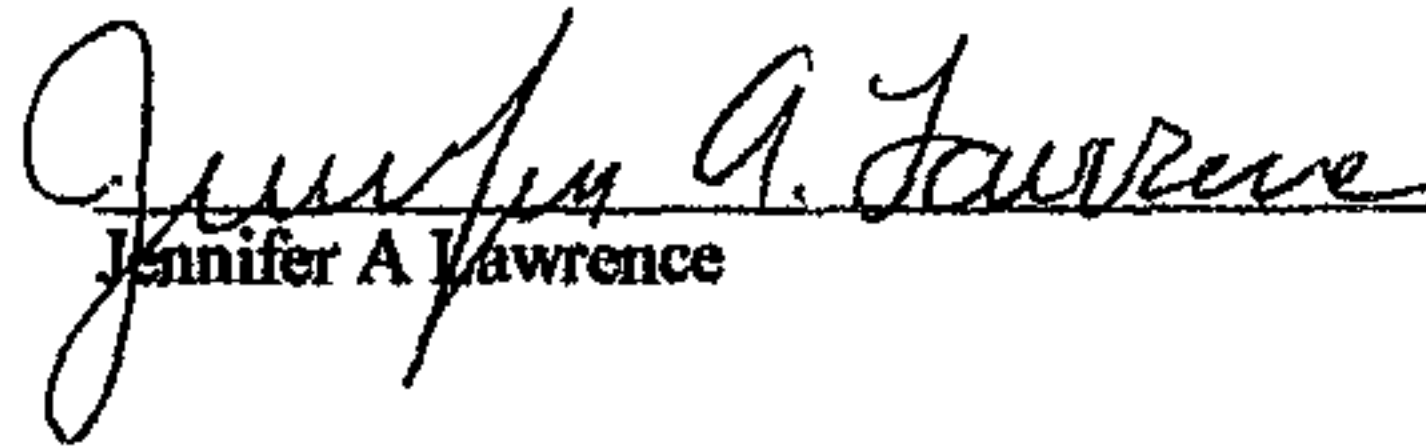
By Michael T. Lawrence and Jennifer A. Lawrence

WHEREAS, in the petition for a special hearing and variance before the Zoning Commission of Baltimore County, Case No. 06-250-SPHA, the Petitioners, Michael T Lawrence and Jennifer A Lawrence, requested a permit for the conversion of an existing garage to an apartment for family and friends. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and a small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. The Zoning Commissioner, by Order dated January 12, 2006, granted the permit providing the following covenant be added to their Deed, which was recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314.

Michael T Lawrence and Jennifer A Lawrence covenant that the garage addition shall be used as living quarters for family and close friends. Such use shall terminate at such time as the property is sold, and no future purchaser shall maintain the apartment without subsequent special hearing.

AS WITNESS our hands and Seals this 27<sup>th</sup> day of May, 2007.

  
Michael T Lawrence (SEAL),

  
Jennifer A Lawrence (SEAL)

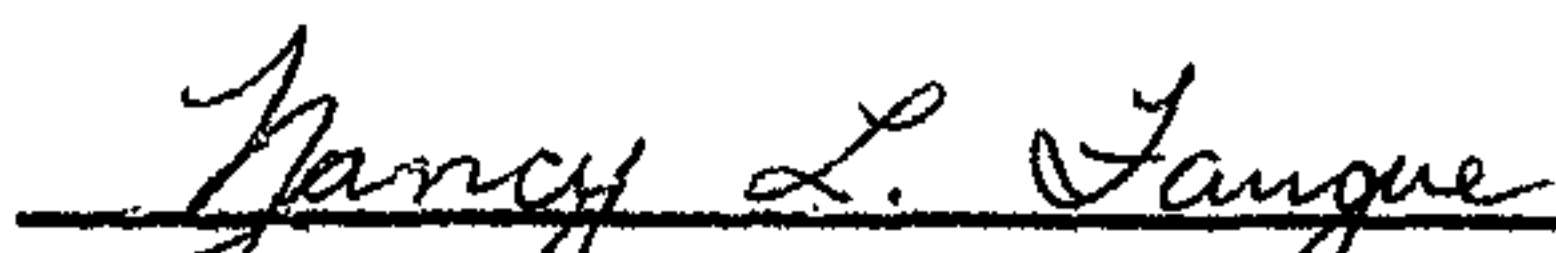
STATE OF MARYLAND )

COUNTY OF BALTIMORE )

To Wit:

I HEREBY CERTIFY that on this 27<sup>th</sup> day of May 2007, before me, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Michael T Lawrence and Jennifer A Lawrence, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

  
My Commission Expires 08/01/08

**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*

December 26, 2005

Michael T. Lawrence  
Jennifer A. Lawrence  
500 Stoneleigh Road  
Baltimore, Maryland 21212

Dear Mr. and Mrs. Lawrence:

RE: Case Number: 06-250-SPHA, 500 Stoneleigh Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 7, 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.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
James Novotny 3604 Woodlea Avenue Baltimore 21214

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



BW  
12/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 5, 2005

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

RECEIVED

DEC 1 2005

**SUBJECT:** 500 Stoneleigh Road

**INFORMATION:**

**Item Number:** 6-250

**Petitioner:** Michael T. Lawrence

**Zoning:** DR 5.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not oppose the petitioner's request provided the following conditions are met, as the subject property is located within the Stoneleigh National Register Historic District:

Submit detailed architectural elevations to the Office of Planning (*Historic Preservation Division*) for review and approval prior to the issuance of any building permits or Zoning Commissioner's Order. Elevations must show exactly what materials are being considered for all facades of the proposed in-law suite conversion. All improvements must maintain the existing architectural style and historic character of the existing single-family dwelling.

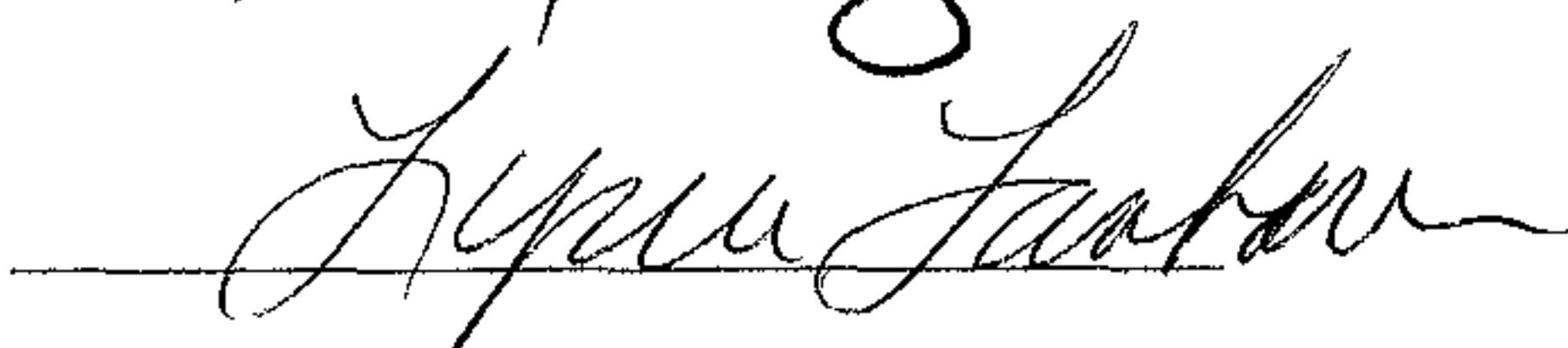
The use of the properties second floor addition as an in-law apartment shall cease when the applicant's/owners parents no longer reside in the apartment. A declaration of understanding to the aforementioned effect shall be recorded in the Department of Land Records.

For further information concerning the matters stated here in, please contact Kevin Gambrill or Karin Brown at 410-887-3480 or 3495.

**Prepared by:**



**Division Chief:**  
AFK/LL: CM





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

*Driven to Excel*  
**State Highway**  
Administration

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

Maryland Department of Transportation

Date: 11.28.05

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

RE: Baltimore County  
Item No. 250

JRA

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

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

## 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

November 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 14, 2005

Item No.: 250, 252, 253, 254, 255, 256, 257, 258, 260, 262.

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  
Fire Marshal's Office  
410-887-4880  
MS-1102F

cc: File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 5, 2005

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 24, 2005  
Item Nos. 10 250, 256, 257, 258, 259,  
260 and 262

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-12052005.doc

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE \*  
500 Stoneleigh Road; N/S Stoneleigh Road, \* ZONING COMMISSIONER  
157' W c/line Bristol Road \*  
9<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts \* FOR  
Legal Owner(s): Michael & Jennifer Lawrence \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 06-250-SPHA

\* \* \* \* \*

**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/ documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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 29<sup>th</sup> day of November, 2005, a copy of the foregoing Entry of Appearance was mailed James Novotny, 3604 Woodlea Avenue, Baltimore, MD 21214, Representative for Petitioner(s).

RECEIVED

NOV 29 2005

Per... *km*

*Peter Max Zimmerman*

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 - 09 Account Number - 0918102950

**Owner Information**

**Owner Name:** LAWRENCE MICHAEL T  
 LAWRENCE JENNIFER A  
**Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 500 STONELEIGH RD  
 BALTIMORE MD 21212-1643  
**Deed Reference:** 1) /14290/ 393  
 2)

**Location & Structure Information**

**Premises Address** 500 STONELEIGH RD  
**Legal Description** LT 18-19-20  
 500 STONELEIGH RD  
 TONELEIGH

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:        |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------------|
| 80  | 2    | 130    |              |             |         | 2     | 18  | 2               | Plat Ref: 7/ 87 |

| Special Tax Areas                        | Town<br>Ad Valorem<br>Tax Class  |
|------------------------------------------|----------------------------------|
| <b>Primary Structure Built</b><br>1927   | <b>Enclosed Area</b><br>2,618 SF |
| <b>Stories</b><br>2                      | <b>Basement</b><br>YES           |
| <b>Property Land Area</b><br>9,432.00 SF | <b>County Use</b><br>04          |
| <b>Type</b><br>STANDARD UNIT             | <b>Exterior</b><br>SIDING        |

**Value Information**

|                           | Base<br>Value | Value<br>As Of<br>01/01/2005 | Phase-in Assessments<br>As Of<br>07/01/2005 | As Of<br>07/01/2006 |
|---------------------------|---------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land:</b>              | 81,430        | 134,350                      |                                             |                     |
| <b>Improvements:</b>      | 230,780       | 359,490                      |                                             |                     |
| <b>Total:</b>             | 312,210       | 493,840                      | 372,753                                     | 433,296             |
| <b>Preferential Land:</b> | 0             | 0                            | 0                                           | 0                   |

**Transfer Information**

|                                   |                           |                         |
|-----------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> PACE GARY M        | <b>Date:</b> 02/02/2000   | <b>Price:</b> \$242,500 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /14290/ 393 | <b>Deed2:</b>           |
| <b>Seller:</b> WEINERT HOWARD L   | <b>Date:</b> 09/23/1993   | <b>Price:</b> \$195,000 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /10031/ 314 | <b>Deed2:</b>           |
| <b>Seller:</b> WEINERT ROBERT M   | <b>Date:</b> 08/29/1986   | <b>Price:</b> \$85,000  |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> / 7252/     | <b>Deed2:</b>           |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2005 | 07/01/2006 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*

To whom it may concern,

Sincerely,

Peter and Maria Chablan - 7003 York Rd

at [unclear] [unclear] 502 Stonebriar Rd

Margaret + Henry Ferguson - 7000 Bristol Road

DATE \_\_\_\_\_

## E-MAIL

[illegible]

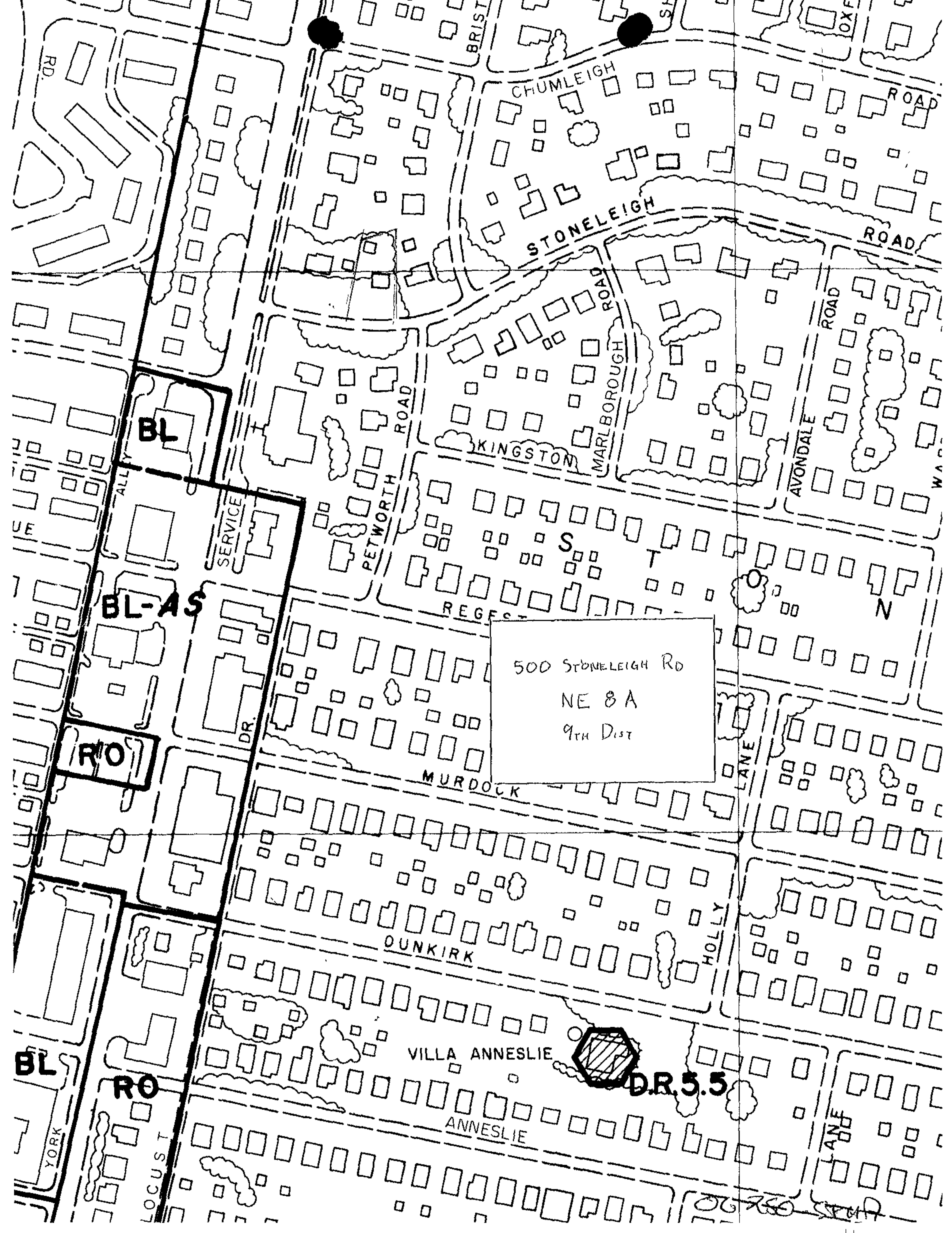
Case No.: 06-250 SPH A

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                                     |  |
|--------|-----------------------------------------------------|--|
| No. 1  | SITE PLAN                                           |  |
| No. 2  | OFFICE OF PLANNING'S<br>APPROVAL OF BLDG ELEVATIONS |  |
| No. 3  | LETTERS OF SUPPORT<br>ADJACENT NEIGHBORS            |  |
| No. 4  |                                                     |  |
| No. 5  |                                                     |  |
| No. 6  |                                                     |  |
| No. 7  |                                                     |  |
| No. 8  |                                                     |  |
| No. 9  |                                                     |  |
| No. 10 |                                                     |  |
| No. 11 |                                                     |  |
| No. 12 |                                                     |  |



500 STONELEIGH RD  
NE 8 A  
9TH DIST

 D.R. 5.5



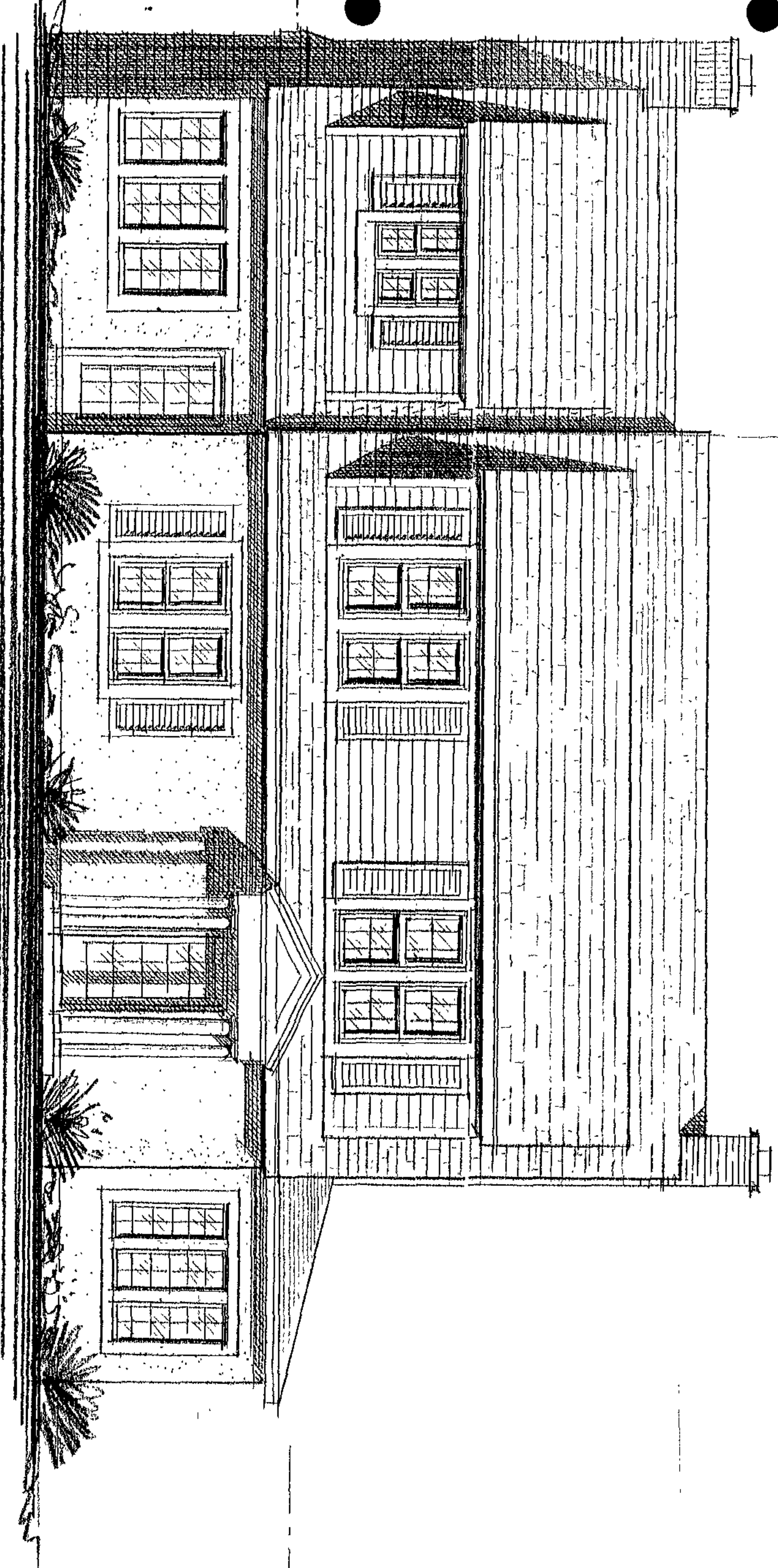
PETITIONER'S

EXHIBIT NO. 2

← ADDITIONAL MASTER BATH

← EXISTING HOUSE

1. EAST ELEVATION



Bay  
12/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 5, 2005

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

RECEIVED

DEC 11 2005

**SUBJECT:** 500 Stoneleigh Road

**INFORMATION:**

**Item Number:** 6-250

**Petitioner:** Michael T. Lawrence

**Zoning:** DR 5.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not oppose the petitioner's request provided the following conditions are met, as the subject property is located within the Stoneleigh National Register Historic District:

Submit detailed architectural elevations to the Office of Planning (*Historic Preservation Division*) for review and approval prior to the issuance of any building permits or Zoning Commissioner's Order. Elevations must show exactly what materials are being considered for all facades of the proposed in-law suite conversion. All improvements must maintain the existing architectural style and historic character of the existing single-family dwelling.

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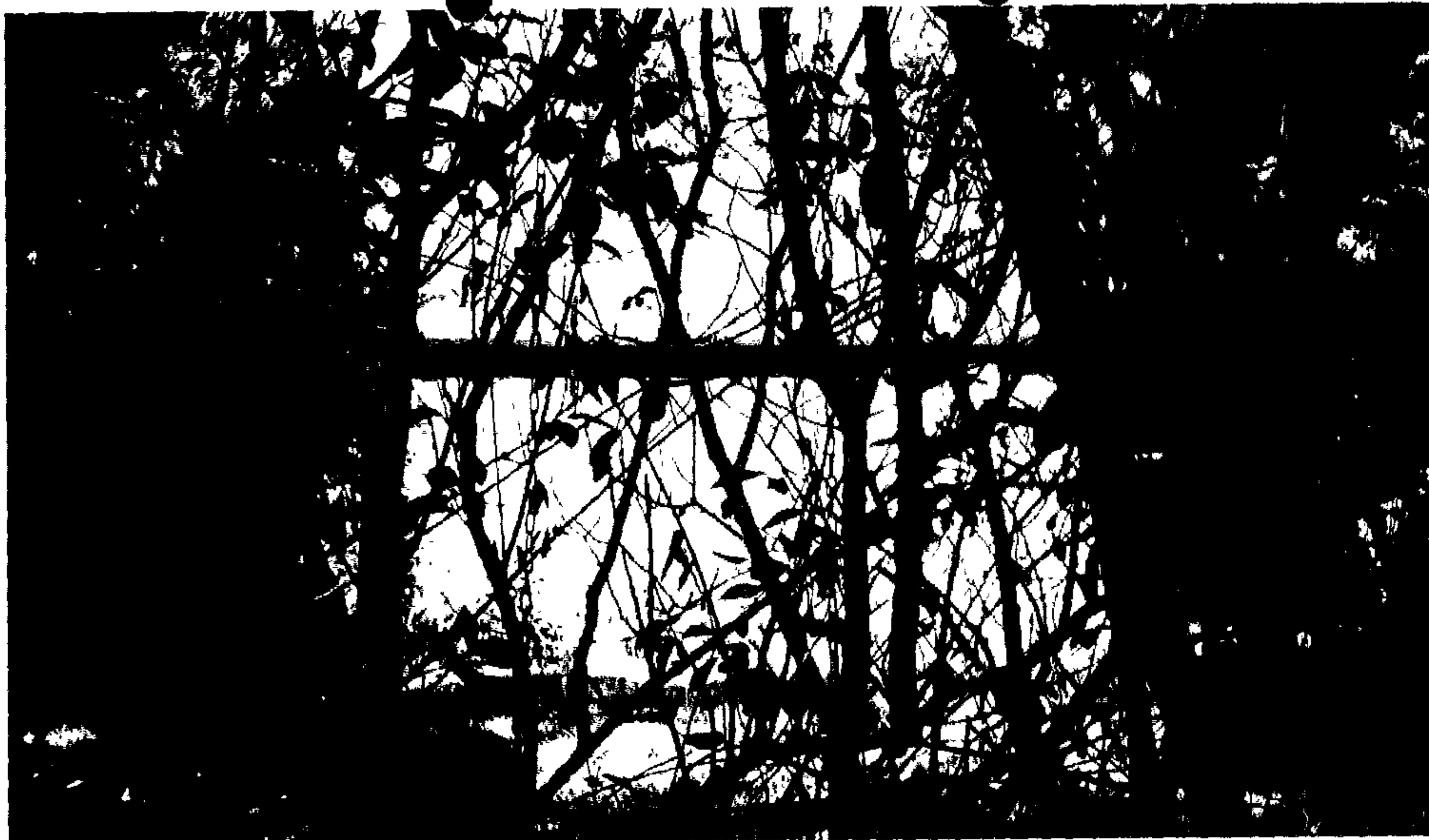
**Prepared by:**

*Chris Murray*

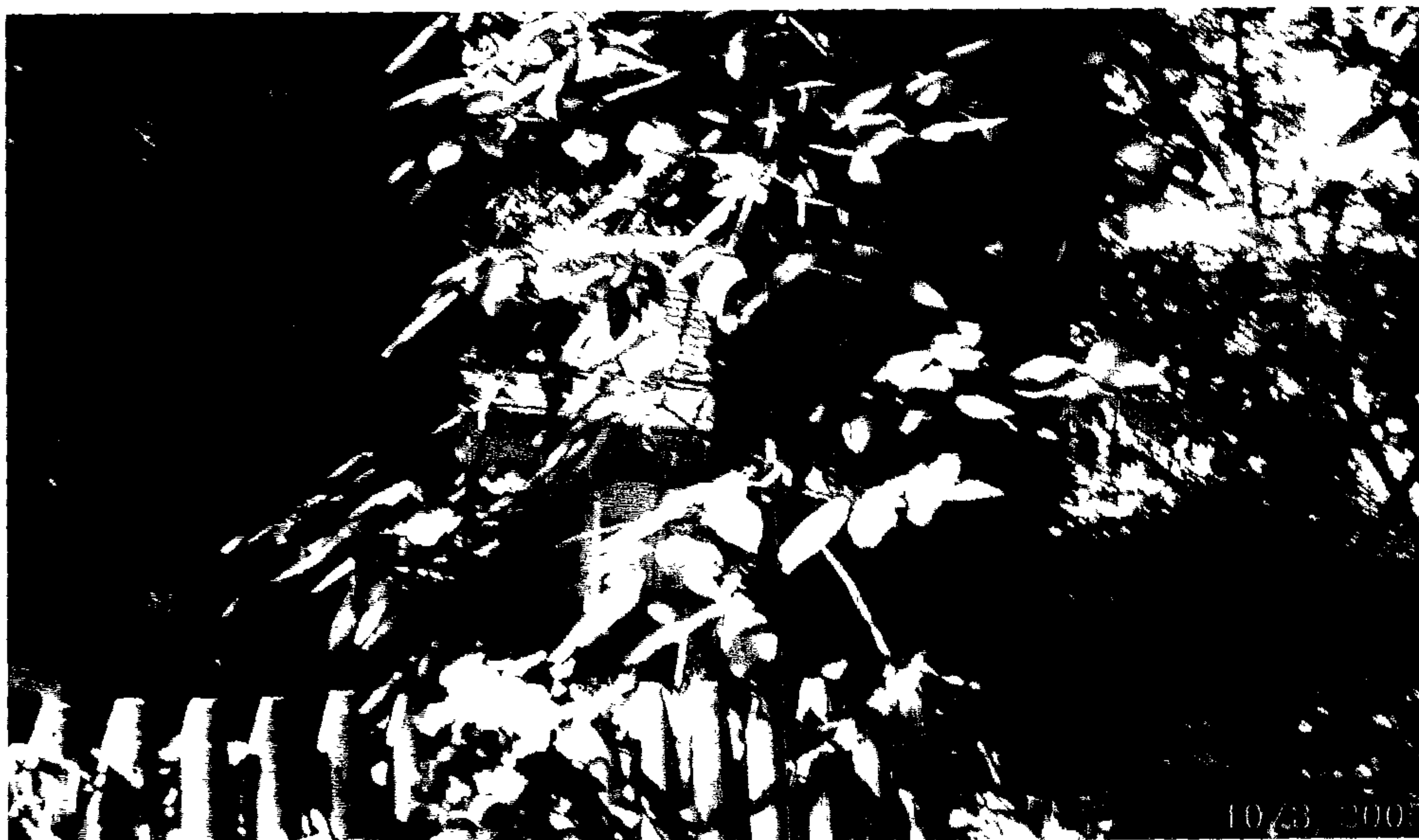
**Division Chief:**  
AFK/LL: CM

*Karin Brown*

*I have reviewed  
the elevations and  
materials which  
are consistent with  
the character of  
the National Register  
Historic District.  
Indoor Acc. - Dec 30, 2005*



View looking north from Garage to Admoran property



View looking west to Admoran property

06-250-5767



East elevation of Garage



South elevation of garage

