

IN RE: PETITION FOR ADMIN. VARIANCE *
North Side of Hedgepocket Way, 250' W of *
Centerline of Glyndon Meadow Road *
4th Election District *
3rd Councilmanic District *
(305 Hedgepocket Way) *

Michael E. & Patricia A. Logsdon *
Petitioners *

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 06-416-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, Michael E. and Patricia A. Logsdon. The variance request is for property located at 305 Hedgepocket Way in the Reisterstown area of Baltimore County. The variance request is from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a 21-foot side setback in lieu of the minimum permitted 50 feet and to amend the Final Development Plan for "Glyndon Meadows", Lot #29. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 28, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, 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

3-27-06
By [Signature]

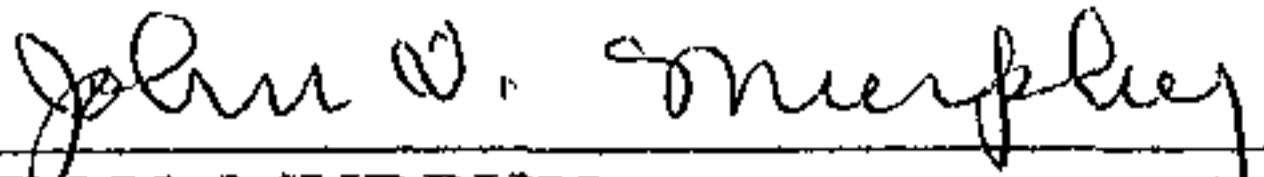
in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply 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 27 day of March, 2006, that a variance from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a 21-foot side setback in lieu of the minimum permitted 50 feet and to amend the Final Development Plan for "Glyndon Meadows", Lot #29, 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:dlw

RECEIVED FOR FILING
Date 3-27-06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 27, 2006

Michael E. Logsdon
Patricia A. Logsdon
305 Hedgepocket Way
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 06-416-A
Property: 305 Hedgepocket Way

Dear Mr. and Mrs. Logsdon:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; ~~Case File~~

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 305 HEDGEPOCKET WAY
Address
REISTERSTOWN MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

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.

Michael E. Logsdon
Signature
MICHAEL E. LOGSDON
Name - Type or Print

Patricia A. Logsdon
Signature
PATRICIA A. LOGSDON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of Feb. 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael E. Logsdon & Patricia A. Logsdon
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn A. Allen
Notary Public
My Commission Expires July 1, 2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 305 HEDGEPOCKET WAY
which is presently zoned RC-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) 1A04, 3B.2.b. (BC2R)

TO PERMIT AN ADDITION (GARAGE) WITH A 21-FOOT SIDE SETBACK IN LIEU OF THE MINIMUM PERMITTED 50-FOET AND TO AMEND THE FDP FOR "GLYNDON MEADOWS", LOT #29.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL E. LOGSDON

Name - Type or Print

Signature

PATRICIA A. LOGSDON

Name - Type or Print

Signature

305 HEDGEPOCKET WAY

Address

410-833-7592

Telephone No.

REISTERSTOWN

City

MD

State

21136

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2 day of March, 2006, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-416-A

Reviewed By D.T.

Date 2/24/06

Estimated Posting Date

3/5/06

REV 10/25/01

ZONING DESCRIPTION FOR
305 HEDGEPOCKET WAY

Beginning at a point on the North side of Hedgepocket Way which is 40 feet wide at a distance 250 feet West of the centerline of the nearest improved intersecting street

Glyndon Meadow Road wide is 45 feet wide.

Being Lot #29 in the Subdivision of Glyndon Meadows as recorded in Baltimore county Plat Book # 67, Folio # 85 containing 1.352 Acres. Also known as 305 Hedgepocket Way and located in the 4th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4232

DATE 12/14/04 ACCOUNT 0010016150

AMOUNT \$ 115.00

RECEIVED FROM: DANIEL M. WILDERFER

FOR: FEES # 414 - 06-414-4 + AMEND FOP

2.5 FEE PER PACKET DAY D.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

AMOUNT PAID \$115.00
DATE 12/14/04
BY DANIEL M. WILDERFER
FOR FEES # 414 - 06-414-4 + AMEND FOP
2.5 FEE PER PACKET DAY D.T.

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-416-A

Petitioner/Developer: _____

Logsdon

Date of Hearing/Closing: 3-20-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

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

305 Hedgepacket Way Reisterstown, MD 21136

February 28, 2006
(Month/Day/Year)

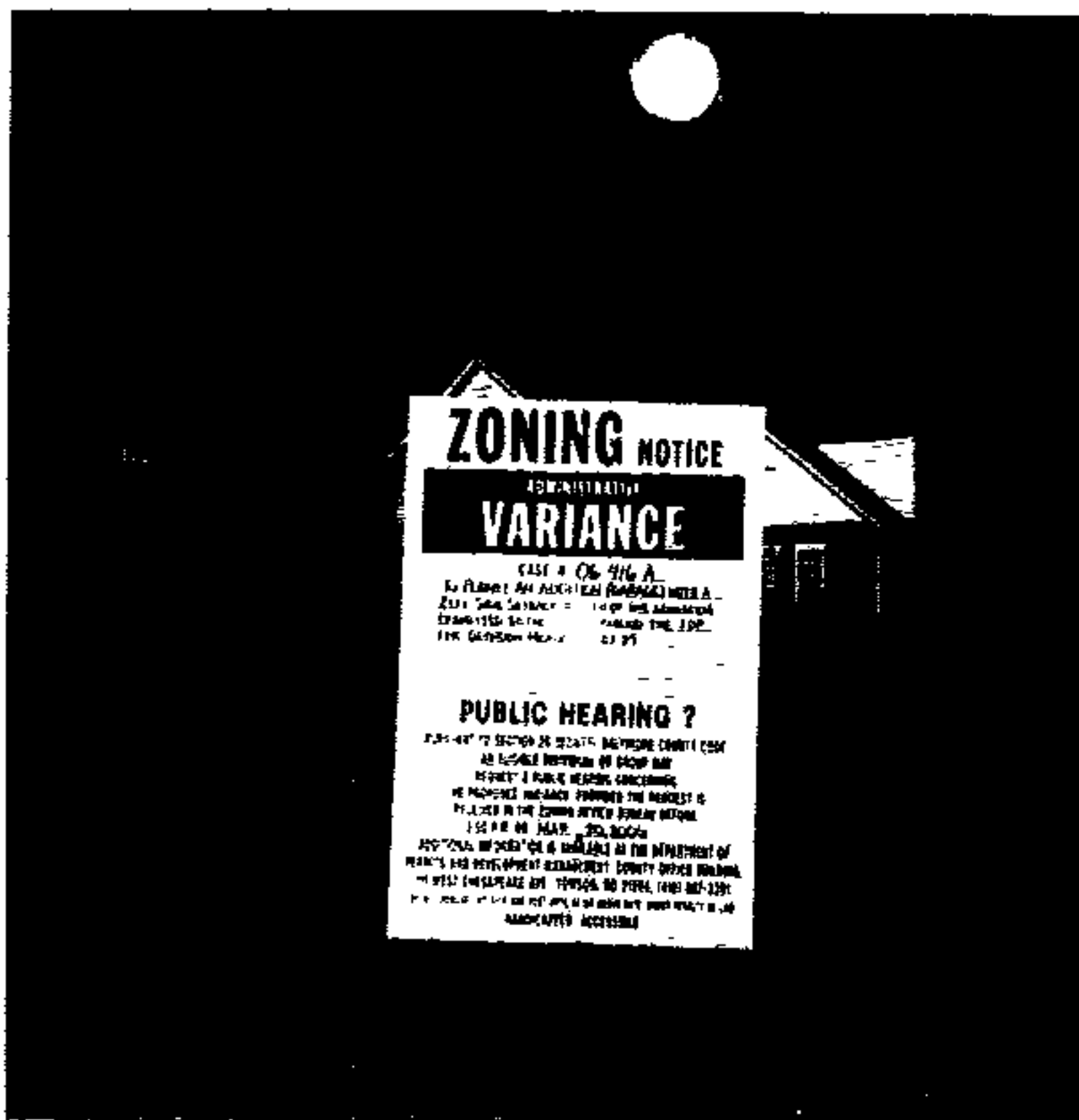
Sincerely,

Stacy Gardner 2-28-06
(Signature of Sign Poster/Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-1000
(Date) Phone



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: 06-416-A

Petitioner: LOGSDON

Address or Location: 305 HEDGEPOCKET WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL & PATRICIA LOGSDON

Address: 305 HEDGEPOCKET WAY

PITTSBURGH MD 21226-1818

Telephone Number: 410 833 7542

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 416 -A

Address 305 HEDGEPOCKET WAY

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/24/06

Posting Date: 3/5/06

Closing Date: 3/20/06

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

1. **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. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **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 06- 416 -A

Address 305 HEDGEPOCKET WAY

Petitioner's Name LOGSDON

Telephone 410-883-7542

Posting Date: 3/5/06

Closing Date: 3/20/06

Wording for Sign: To Permit AN ADDITION (GARAGE) WITH A 21-FOOT SIDE SETBACK
IN LIEU OF THE MINIMUM PERMITTED 50-FOET AND TO AMEND THE
FDP FOR "GLYNDON MEADOWS", LOT 29.

WCR - Revised 6/25/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 305 HEDGEPOCKET WAY
which is presently zoned RC-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) 1A04.3B.2.b. (BCZR)

TO PERMIT AN ADDITION (GARAGE) WITH A 21-FOOT SIDE SETBACK IN LIEU
OF THE MINIMUM PERMITTED 50-FOOT AND TO AMEND THE FDP
FOR "GLINDON MEADOWS", LOT #29.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2 day of February, 2006, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

MICHAEL E. LOGSDON
Name - Type or Print

Michael E. Logsdon
Signature

PATRICIA A. LOGSDON
Name - Type or Print

Patricia A. Logsdon
Signature

305 HEDGEPOCKET WAY 410-833-7542
Address Telephone No.

REISTERSTOWN MD 21136
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By D.T. Date 2/24/06

Estimated Posting Date 3/5/06

CASE NO. 06-416-A

REV 10/25/01

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.

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Address
REISTERSTOWN MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

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.

Michael E. Logsdon
Signature
MICHAEL E. LOGSDON
Name - Type or Print

Patricia A. Logsdon
Signature
PATRICIA A. LOGSDON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of Feb, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael E. Logsdon & Patricia A. Logsdon
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn A. Allen
Notary Public
My Commission Expires July 1, 2007

REV 10/25/01

CAROLYN A. ALLEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2007

**Department of Permits
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*

March 13, 2006

Michael E Logsdon
Patricia A Logsdon
305 Hedgepocket Way
Reisterstown, MD 21126

Dear Mr. and Mrs. Logsdon:

RE: Case Number: 06-416-A, 305 Hedgepocket Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 24, 2006.

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:amf

Enclosures

c: People's Counsel

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



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



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

Maryland Department of Transportation

Date: 3.7.06

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

RE: Baltimore County
Item No. 416 DT

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 7, 2006

RECEIVED

MAR 07 2006

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

ZONING DEPARTMENT

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-416- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 13, 2006
Item Nos. 401, 408, 409, 410, 413,
416, 417, 418 and 425

DATE: March 10, 2006

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-03132006.doc

February 7, 2006

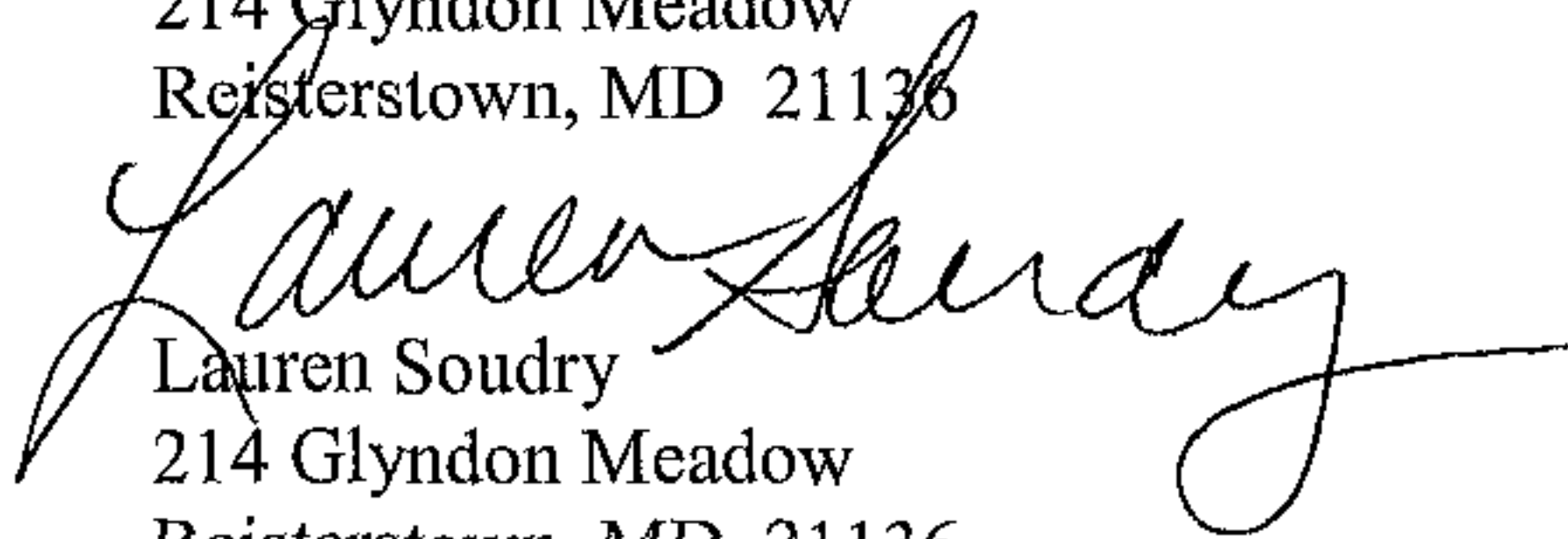
To whom it may concern:

We are aware of our neighbors, the Logsdon's, plans to construct a garage addition to their existing home at 305 Hedgepocket Way. We have also had the opportunity to see the architectural renderings of the proposed structure and its location and have no objections or issues with their plans.

Sincerely,



David Soudry
214 Glyndon Meadow
Reisterstown, MD 21136



Lauren Soudry
214 Glyndon Meadow
Reisterstown, MD 21136

06-416-A

Baltimore County - My Neighborhood

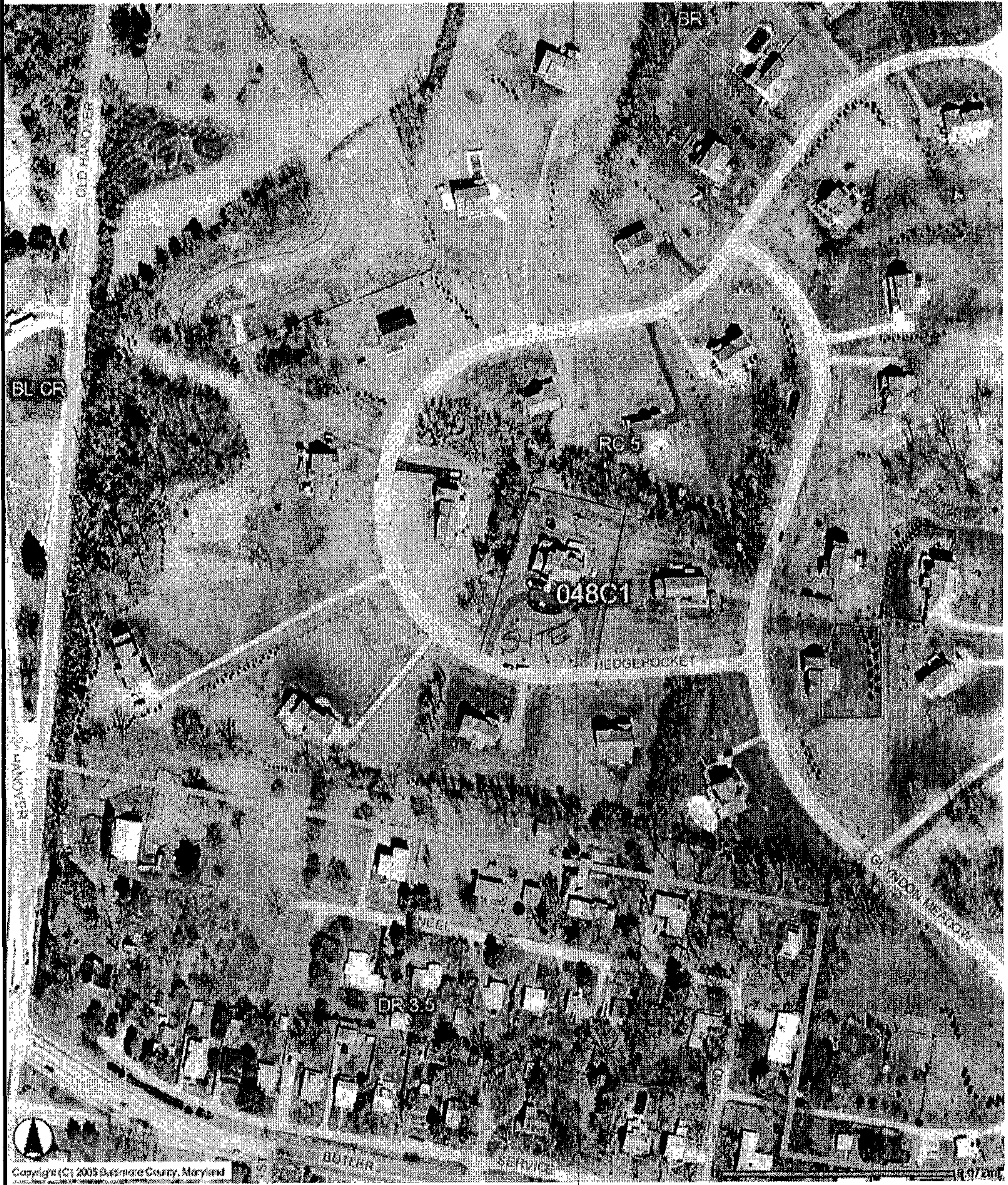


Photo #1



06-416-A

PICT

Photo #2



06-416-H

PHOTO

Photo #3



06-416-A

PICTURE

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

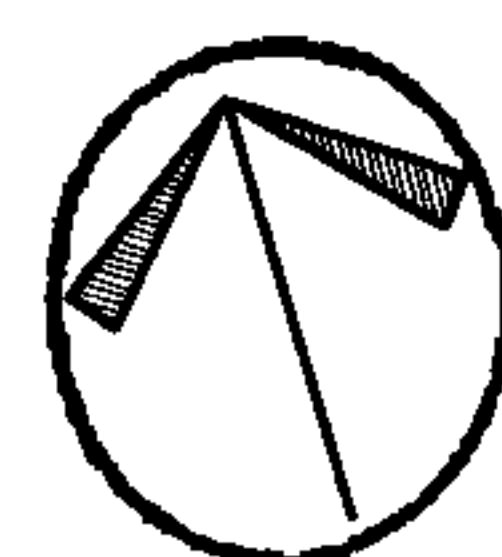
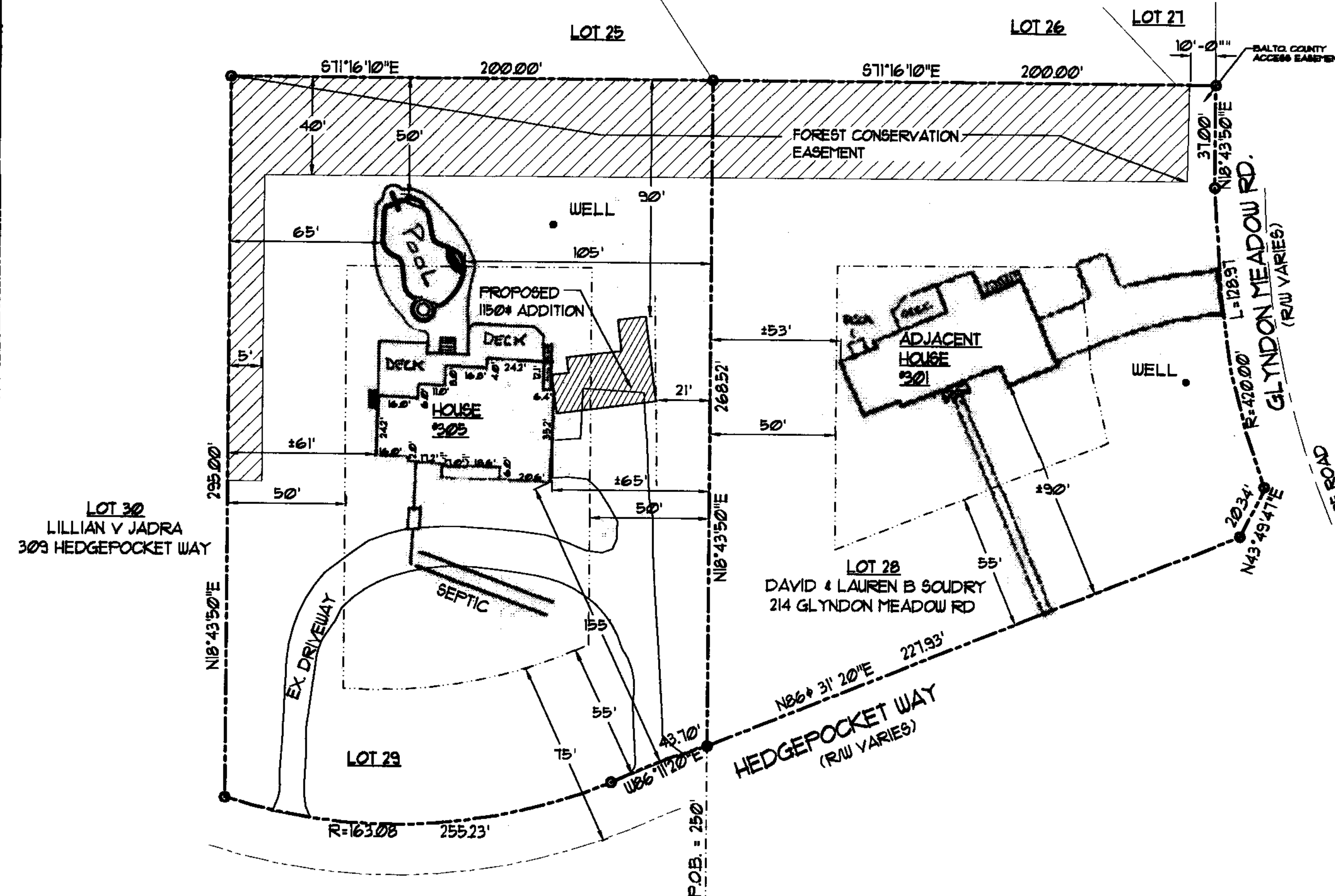
PROPERTY ADDRESS 305 HEDGEPOCKET WAY

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GLYNDON MEADOWS

PLAT BOOK # 61 FOLIO # 85 LOT # 29 SECTION #

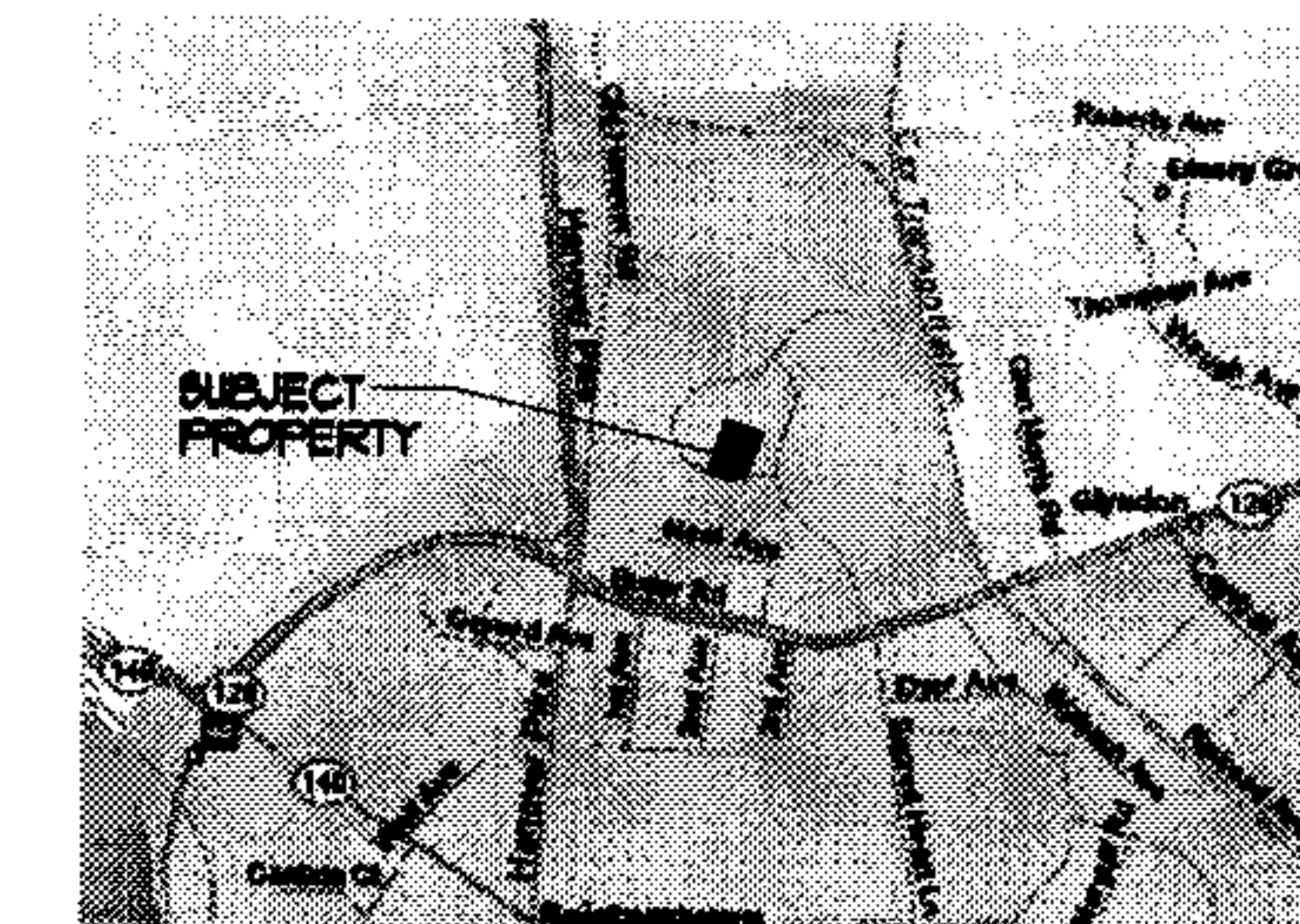
OWNER MICHAEL & PATRICIA LOGSDON



NORTH

PREPARED BY DMW

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 048C1

ZONING RC-5

LOT SIZE 1.352 58893.12
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T.

416

06-416-A