

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Aaron Mee Way, 390' N of the c/l
Lennings Lane
(6610 Aaron Mee Way)
14th Election District
6th Council District

Jay Ringold and Christine Weaver
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-505-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jay Ringold and Christine Weaver. The Petitioners seek relief from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear setback of 22.5 feet in lieu of the required 30 feet for a proposed sunroom addition to an existing single family dwelling, and to amend the latest Final Development Plan for Lennings Crossing, Lot 31, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted with the Petition and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(ii) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is requested given the layout and location of existing improvements on the property. As shown

FILED
2006-06-23
JAY RINGOLD
CHRISTINE WEAVER

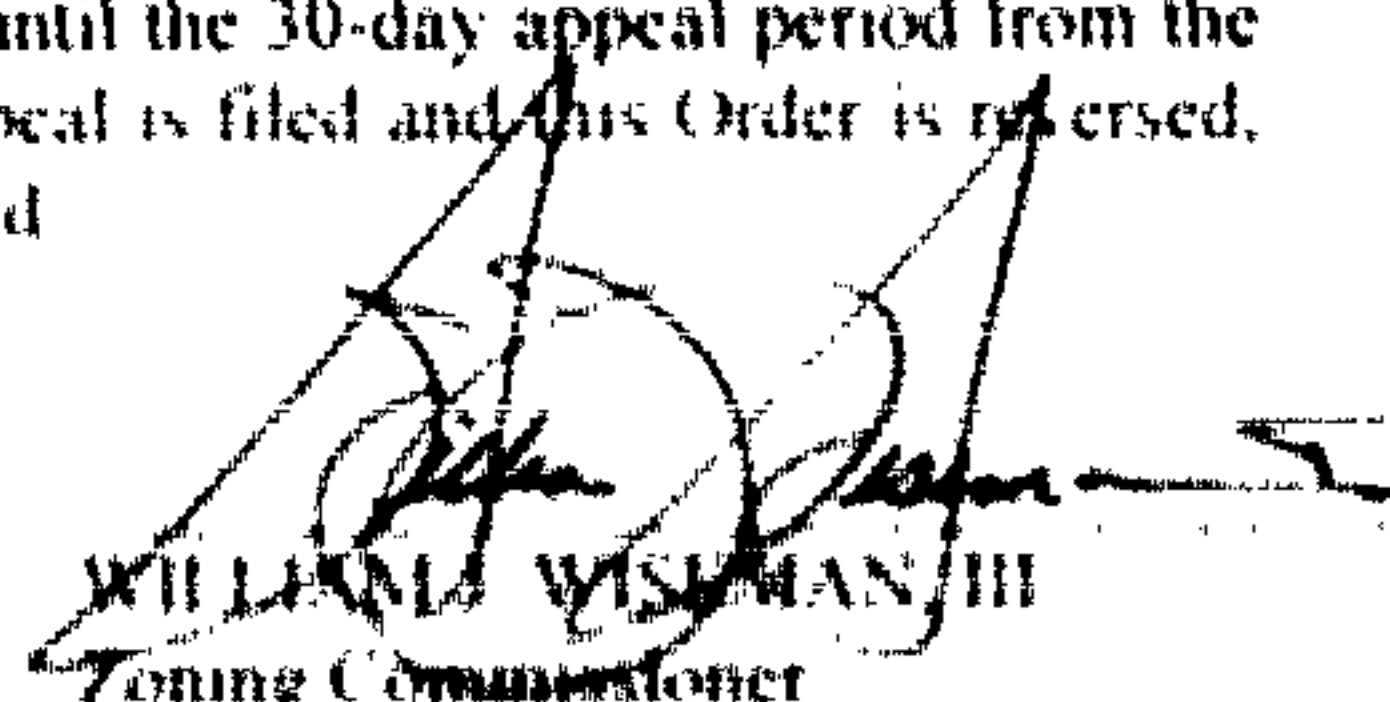
on the site plan, the Petitioners propose to construct a 12' x 14' sunroom addition on the rear of the existing house, enclosing a portion of an existing rear deck. In this regard, it was indicated that the Petitioners recently obtained a permit to construct the open deck along the rear of the house with a roof cover but no walls. This deck is located 22.5 feet from the rear property line. The Petitioners have determined that they need additional living space and propose merely enclosing a portion of the previously approved deck so as to avoid further encroachment into the rear yard. However, due to the location of the existing house/deck, the requested variance is necessary in order to proceed. There were no adverse comments submitted by any County reviewing agency, and none of the neighbors voiced any objection. In addition, photographs of the property show that attractive landscaping and fencing exist along the rear and side boundaries of the property, creating a nice buffer for neighboring homes. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

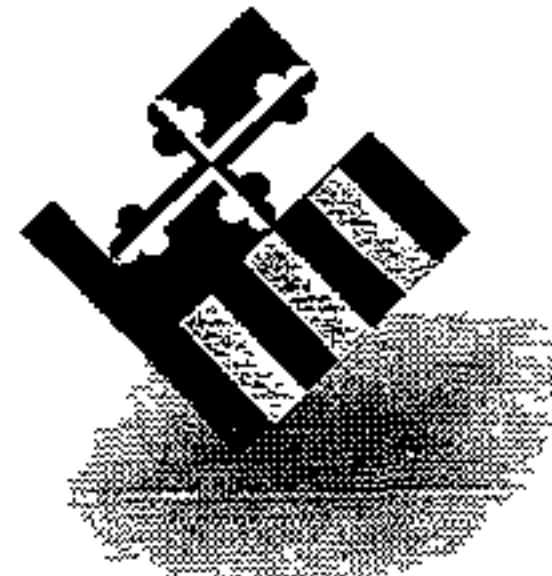
23rd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of May 2006 that the Petition for Administrative Variance seeking relief from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear setback of 22.5 feet in lieu of the required 30 feet for a proposed sunroom addition to an existing single family dwelling, and to amend the latest Final Development Plan for Lennings Crossing, Lot 31, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order, however, the 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.

WJW bjs


WILLIAM WISEMAN III
Zoning Commissioner
for Baltimore County

RECEIVED FROM FILING
DATE 5-23-06
BY [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 22, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Jay Ringold
Ms. Christine Weaver
6610 Aaron Mee Way
Baltimore, Maryland 21237

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
W/S Aaron Mee Way, 390' N of the c/l Lennings Lane
(6610 Aaron Mee Way)
14th Election District – 6th Council District
Jay Ringold & Christine Weaver - Petitioners
Case No. 06-505-A

Dear Mr. Ringold & Ms. Weaver:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has 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:dlw

cc: People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6610 Aaron mee way
which is presently zoned D.R.3.5

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) 1202, 3A.1. (BCZR), 504.2 (CMOP)

TO PERMIT AN ADDITION (SUNROOM) WITH A REAR SETBACK
OF 22.5-FEET IN LIEU OF THE REQUIRED 30-FEET AND TO
AMEND THE LATEST F.D.P. FOR "LENNINGS CROSSING", LOT 31.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

Baltimore md.

21237

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

Eldeburg md.

217254

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, 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 reported

Zoning Commissioner of Baltimore County

CASE NO.

OL-505-A

Reviewed By

DT

Date

4/12/06

Estimated Posting Date

4/22/06

RECEIVED FOR FILING
APR 13 2006
CLERK OF BALTIMORE COUNTY

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 6610 Aaron Mee Way
Address
Baltimore md 21237
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.

J.R.A. Christine Weaver
Signature Signature
Jay Ringold CHRISTINE WEAVER
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 2006, before me, a Notary Public of the State of Maryland in and for the County aforesaid, personally appeared

Jay Ringold - Christine Weaver
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal

4/7/06
Date

[Signature]
Notary Public
My Commission Expires 2/27/07

Reasoning For Petition

This particular zoning requires a 30' rear setback. Due to the placement of the dwelling on the small lot, the house itself at its closest point is built to 30.5'. A permit was recently obtained to construct an open deck along the rear of the house with a roof cover but no walls. As it was originally thought by the homeowner that this would suffice their desire to add to their home, they decided that they could really use the additional living space but were afforded no room anywhere on the lot to build. Knowing that a variance was their only option, they have chosen to build a rather small addition at 12' x 14'. To minimize the impact they propose to not build from scratch but rather to simply enclose a portion of the previously approved deck, that is to construct three walls. Moreover, they have chosen the site on the entire property that is the furthest from the property line minimizing the request. The proposed enclosure will not go any further than the approved deck which is constructed to 22.5' of the rear property line. Therefore, a variance of 7.5' is being requested for the desired additional living space.

Zoning Description For 6610 Aaron Mee Way, Baltimore Md.
21237

Beginning at a point on the west side of Aaron Mee Way which is 30' wide at the distance of 390' North of the centerline of the nearest improved intersecting street Lennings Lane. which is 40' wide. Being Lot # 31 in the subdivision of Lennings Crossing as recorded in Baltimore county plat book #76, Folio #23 containing 6,207 square feet. Also known as 6610 Aaron Mee Way and located in the 14th election district, 6th councilmanic district.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUSINESS FINANCE

RECEIPT

RECEIVED

No. 5973

ACCOUNT 00100161150

AMOUNT \$ 115.00

4/12/14

TERESA C. CARMON

06-505-A

D.I.

WILLIAM H. HEDGECOCK

YELLOW - CUSTOMER

WHITE - AGENT

RECEIVED

PAID RECEIPT

RECEIVED

4/12/14

115.00

4/12/14

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-505-A

Petitioner/Developer: LINGOLD

Date Of Hearing/Closing: 5/8/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

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 6610 AARON MEE WAY

This sign(s) were posted on

April 22, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 4/22/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

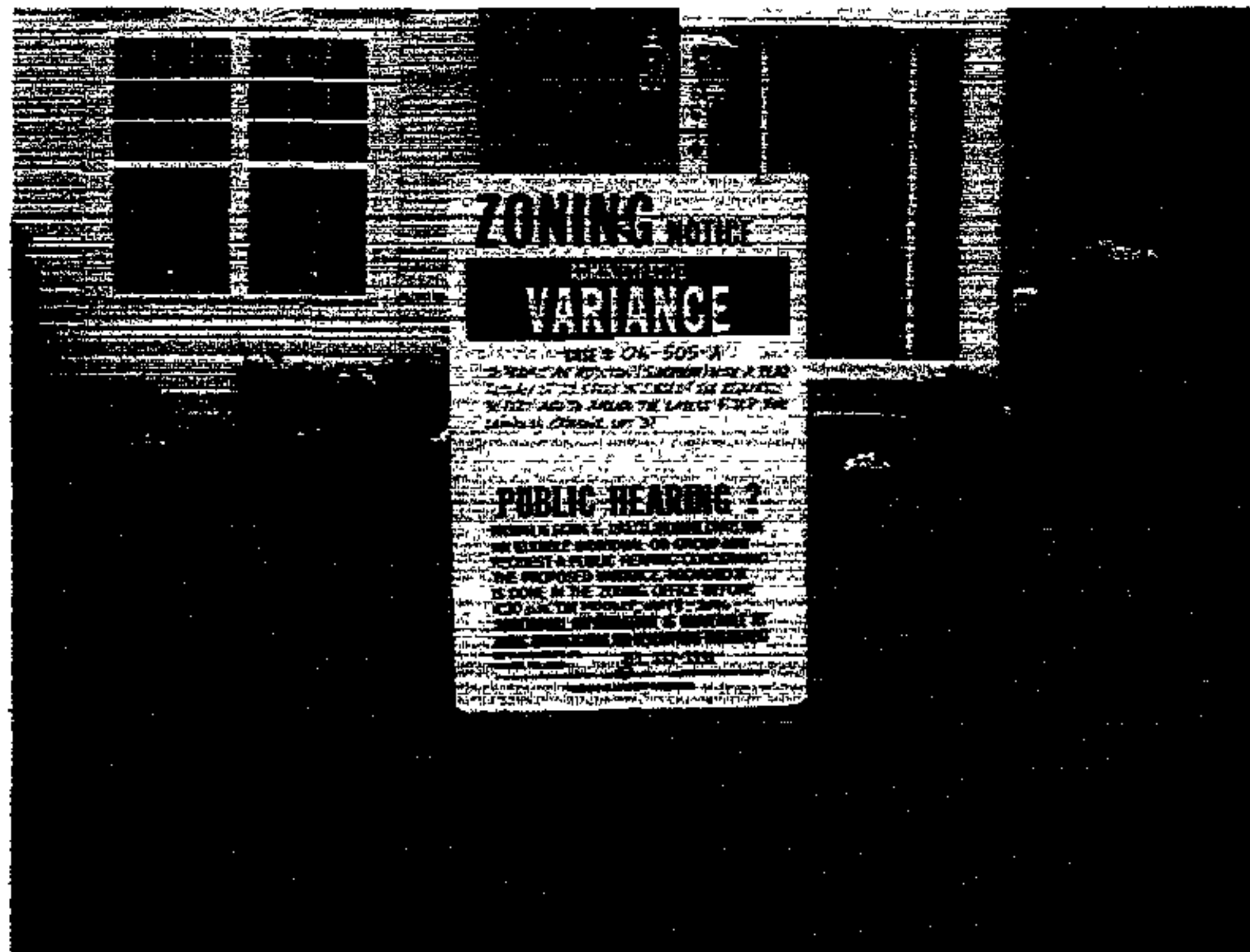
10 Salix Court

Address

Balto, Md 21220

(443-629-3411)

im000636 (1152x864x24b jpeg)



Masterfile 4/22/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 505 -A

Address 6610 AARON MEE WAY

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/12/06

Posting Date: 4/23/06

Closing Date: 5/8/06

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- 505 -A

Address 6610 AARON MEE WAY

Petitioner's Name RINGOLD

Telephone 410-238-7200

Posting Date: 4/23/06

Closing Date: 5/8/06

Wording for Sign To Permit AN ADDITION (BUNKROOM) WITH A REAR DECK

OF 11.5 FEET IN REAR OF THE REQUIRED 30 FEET AND TO AMEND

THE HEIGHT FEET FOR REARINGS TO INCLUDE 10' 21'

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: 06-505-A

Petitioner: RINGOLD

Address or Location: 6610 AARON MEE WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEREMY CLANCY

Address: 7051 MACBETH WAY

ELDERSBURG, MD 21784

Telephone Number: 410-340-1229

**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

May 8, 2006

Jay Ringold
Christine Weaver
6610 Aaron Mee Way
Baltimore, MD 21237

Dear Mr. Ringold and Ms. Weaver:

RE: Case Number: 06-505-A, 6610 Aaron Mee Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c People's Counsel
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

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

April 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

⁵⁰⁵
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.

Lieutenant Roland P. Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2006
Item Nos. 491, 492, 493, 494, 495, 498,
499, 500, 502, 504, 505, 507, 508, 509,
511, 513, 514, 515, 516, 517

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

DAK ~~CLN~~ clw
cc: File
ZAC NO COMMENTS 04/25/06 clw

INTER-OFFICE CORRESPONDENCE

DATE: May 3, 2006

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-505- Administrative Variance

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

Division Chief: *[Signature]*

CM/LL



State Highway
Administration

Driven to Excel

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

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

Maryland Department of Transportation

Date: 4.21.06

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

RE: Baltimore County
Item No. 505 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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

SUBDIVISION NAME Lennings Crossing

PLAT BOOK # 7 FOLIO # 23 LOT # 31 SECTION #

OWNER Jay Ringold

• 6608 Kelly Ann
way

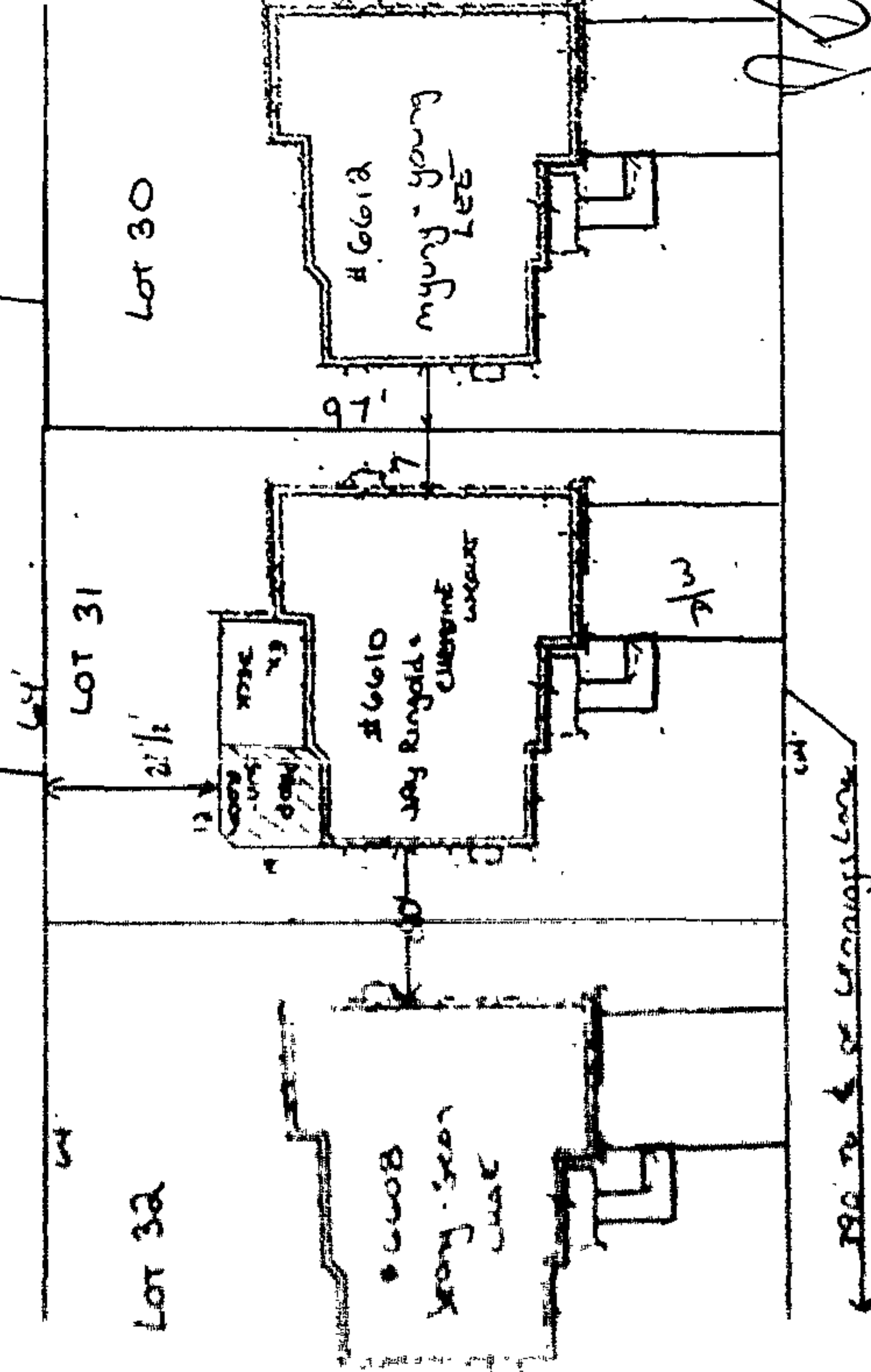
• 6604 Kelly Ann
way

LOT 38

Common Tract
Formerly Fredrickson

LOT 39

Joe - Danrell Blanding

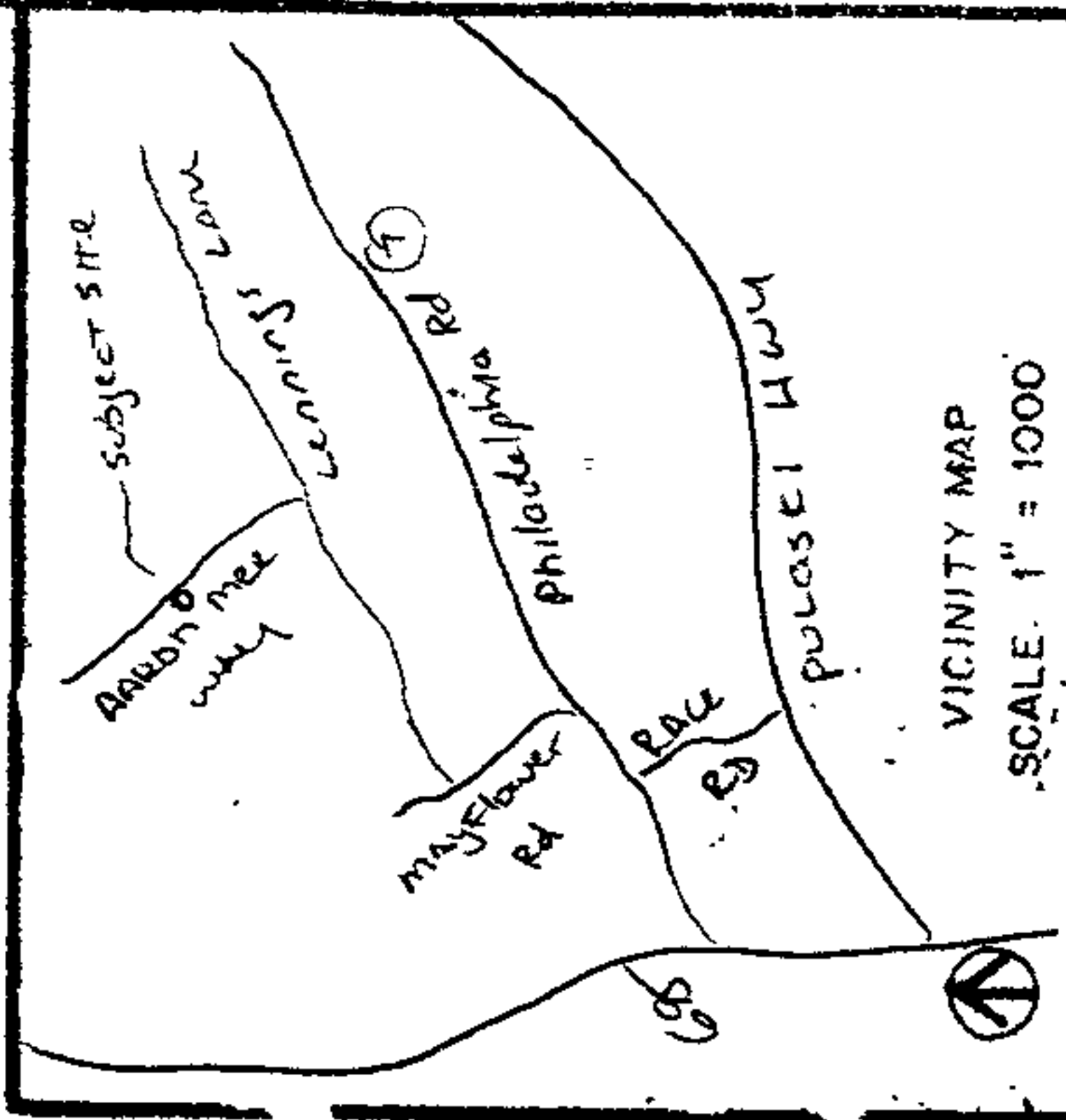


Aaron Mee Way 30' R/W - 30' Paving

NORTH

PREPARED BY Jeremy Clancy

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 090A1

ZONING DC 3.5

LOT SIZE 0.1425 ACRES 6207 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES ☐ NO ☒

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

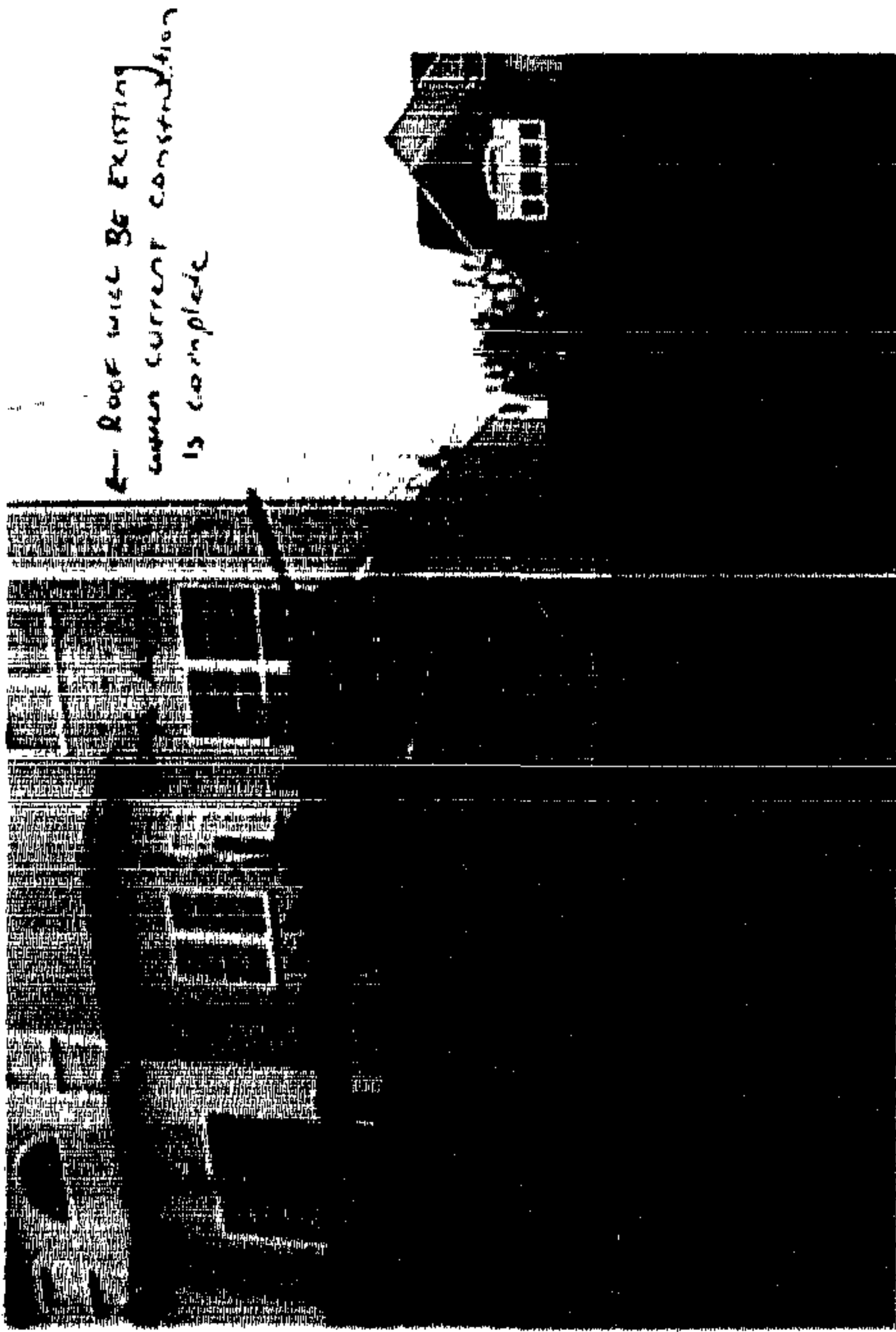
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. | 505 | 06-505-A



FROM THE REAR PROP LINE LOOKING TO SUBJECT PROP



FROM THE REAR PROP LINE SHOWING SIDE YARD AND AREA THAT
WILL BE EXISTING BACK/ EXISTING ROSE WHERE PROPOSED 3 WALLS
WILL GO



FROM SIDE YARD LOOKING TOWARDS REAR SHOWING NEIGHBORS BEHIND.



FROM SIDE YARD SHOWING WHERE ADDITION IS PROPOSED.

06-505-A