IN RE: **PETITION FOR SPECIAL HEARING** S/S West Lake Avenue, 34' E of the c/l Buckingham Manor Road **(1107 West Lake Avenue)** 9th Election District 2nd Council District West Lake Avenue, LLC Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 06-643-SPH**

* * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, West Lake Avenue, LLC, through its attorney, Robert A. Hoffman, Esquire. Pursuant to the Petition for Special Hearing, the Petitioner seeks approval, pursuant to Section 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to build a single-family dwelling on a lot having an area of 16,560 square feet in lieu of the required 20,000 square feet and a width of 90 feet in lieu of the 100 feet required by Section 1B02.3.C.1 of the B.C.Z.R. 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.

Appearing at the requisite public hearing in support of the request were Sandy J. Marenberg, an authorized member of West Lake Avenue, LLC, property owners; Wayne Nield, II, the previous owner of the subject property; Vincent J. Moskunas, the surveyor who prepared the site plan for this property; and Robert A. Hoffman, Esquire and Patricia A. Malone, Esquire, attorneys for Petitioner. Appearing as interested citizens/Protestants were numerous residents from the surrounding community, whose names are reflected on the Citizens' Sign-In Sheet included in the case file. I also received several letters or other forms of correspondence, some for and some against the project.

Testimony and evidence offered disclosed that the subject property, 1107 West Lake Avenue, is a narrow rectangular-shaped, unimproved parcel located on the south side of West

Lake Avenue, just east and across from its intersection with Buckingham Manor Road, in the Ruxton-Riderwood-Lake Roland area of the County. This property is comprised of three platted lots that were formerly part of the "Property of John Watson Jr.," the plat for which was recorded in the Land Records of Baltimore County in 1916. See Petitioner's Exhibit 2. Specifically, the property is comprised of all of Lot 29, and part of Lots 28 and 30 of the Watson Property. Petitioner produced proof that the lot, in its current configuration, was duly recorded by deed, at least, as early as 1947 as reflected by the deed recorded in the Land Records for Baltimore County at liber 1633, folio 168. See Petitioner's Exhibit 3. The subject lot contains a gross area of 0.38 acres or 16,560 square feet, is 90 feet wide, and is zoned D.R.2.

Petitioner seeks to develop the property with a single-family dwelling; however, due to the narrowness of the lot and its zoning classification, the requested special hearing relief is necessary in order to proceed. In this regard, the D.R.2 zoning regulations require a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. Thus, the subject lot is considered to be undersized pursuant to Section 304.1 of the B.C.Z.R. According to Section 304.1, a single-family dwelling may be constructed on an undersized lot if it is demonstrated that the lot in question pre-dates March 30, 1955; that all other height and area requirements are met; and the owner of the lot does not have sufficient adjoining land to render the subject lot conforming. B.C.Z.R. Section 304.1 also requires a finding that the proposed dwelling will be appropriate in the context of the neighborhood.

In support of the proposal, Mr. Moskunas testified that the subject lot has been a single lot of record since at least 1947, satisfying the first of the requirements for an undersized lot. Mr. Moskunas also explained that the proposed dwelling on this lot will meet all other area and height requirements of the B.C.Z.R. With regard to the history of the lot, the evidence and

testimony demonstrated that Petitioner does not own sufficient adjacent land to render this lot conforming in terms of area and width. In this regard, it was indicated that this lot was recently purchased from Wayne Nield, whose family originally owned both the subject lot and an adjacent parcel, 1115 West Lake Avenue, for over 40 years.

According to Mr. Nield's signed statement, which he read aloud at the hearing, the family's home was located on the 1115 West Lake Avenue lot, and his parents retained the 1107 West Lake Avenue lot as a "nest egg" to help pay for expenses in their later years. The subject lot has been taxed as a separate parcel and has remained largely wooded and unused. As Mr. Nield explained, he inherited both lots approximately 9 years ago after the death of his mother.

After inheriting the lots, Mr. Nield was interested in creating a historic district for the surrounding area and placing the lots into an historic trust. However, according to Mr. Nield, his efforts were unsuccessful. Subsequent financial pressures forced Mr. Nield to sell the properties, with one of them being sold to Petitioner. The 1115 West Lake Avenue property was sold to another entity and is presently vacant since the family home was razed. A single-family dwelling has been approved for 1115 West Lake Avenue.

As noted above, several residents from the surrounding community appeared in opposition to the proposal. On their behalf, Ms. Donna Cox questioned the ownership of the subject and adjacent parcels and argued that Petitioner has not met the requirements of Section 304.1 of the B.C.Z.R. Some of the Protestants believe that Petitioner could combine both parcels and reconfigure the lots to conform to the regulations. From the testimony before me, I do not find this to be a possibility.

The adjacent parcel is owned by a separate entity known as SJN Properties, LLC. Mr. Marenberg candidly acknowledged that he is also a member of that LLC. While there is some

ORDER RECEIVED FOR FILING
Date 7-11-09
By

relationship between the members of the two entities, I find that there is no commonality of ownership between 1107 West Lake Avenue and 1115 West Lake Avenue. This fact, however, does not form the basis for my decision. As Mr. Moskunas explained, even if there was common ownership of the two lots, 1115 West Lake Avenue does not have sufficient land area to give to 1107 West Lake Avenue to make the subject lot conforming. To make two "conforming" lots, there would have to be a total of 40,000 square feet. Together, these two lots contain only 39,891 square feet (16,560 square feet for 1107 West Lake Avenue and 23,331 square feet for 1115 West Lake Avenue).

With regard to lot width, Mr. Marenberg stated that he would accept a condition requiring him to obtain and record a ten foot "no-build" easement on 1115 West Lake Avenue for the benefit of 1107 West Lake Avenue, which would, effectively, provide 1107 West Lake Avenue with a lot width of 100 feet. I find this to be an appropriate solution to even out the width of the two lots. Therefore, any approval in this case will be so conditioned on Petitioner creating and recording such an easement.

Protestants also object to the manner in which Mr. Marenberg has developed other similar vacant lots throughout their community. Specifically, they complain that these other lots were developed with "McMansion" style homes that dwarf existing homes in the neighborhood. Lastly, Ms. Sue Hess requested that the proposed driveway for the adjacent lot at 1115 West Lake Avenue be offset so as not to be directly across from the intersection of Buckingham Manor Road.

A Zoning Advisory Committee (ZAC) comment received from the Office of Planning noted that the property is located within the Ruxton-Riderwood-Lake Roland area, and as such, the proposal is subject to review by the Design Review Panel, whose comments are binding on

this Hearing Officer in making a decision in this case. Thus, the record of the case was held open pending their review.

Petitioner attended the meeting of the Design Review Panel on October 11, 2006, and again on November 8, 2006. Following those meetings, I received the Panel's comments, dated November 15, 2006, in which it confirmed its review of a revised proposal and approval of the same. See Petitioner's Exhibit 7. Petitioner provided me with the details of the approved dwelling as Petitioner's Exhibit 8. I note that, in response to concerns expressed by the community during the earlier hearing, Petitioner revised its site plan to relocate the driveway for 1107 West Lake Avenue as requested by several members of the Buckingham Manor community and to reflect the 10 foot wide easement area discussed earlier in this opinion. The revised site plan was received as Petitioner's Exhibit 6.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested relief. I am persuaded that the proposal meets the specific requirements for building on an undersized lot, pursuant to Section 304.1 of the B.C.Z.R., as addressed earlier in this opinion. I also find that the proposed dwelling as approved by the Design Review Panel is attractive, well-designed, and appropriate in the context of the neighborhood. As outlined in the Design Review Panel comments, Petitioner's revised proposal has resulted in a house with a lower roofline and revised elevations and materials. Also, the Panel sought and received confirmation that landscaping will be retained along the property boundaries to the extent possible. Under the circumstances of this case, requiring strict compliance with the zoning regulations would result in an unreasonable hardship and would render the property undevelopable. Thus, the requested relief shall be approved, contingent upon Petitioner's

compliance with the Office of Planning's Design Review Panel comments, dated November 15, 2006, a copy of which is attached hereto and made a part hereof.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of December 2006, that the Petition for Special Hearing seeking approval, pursuant to Section 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to build a single-family dwelling on a lot having an area of 16,560 square feet in lieu of the required 20,000 square feet, and a width of 90 feet in lieu of the required 100 feet, as required by Section 1B02.3.C.1 of the B.C.Z.R., in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

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.

2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Design Review Panel on November 8, 2006, and as reflected in the Office of Planning's Design Review Panel Comments, dated November 15, 2006, a copy of which is attached hereto and made a part hereof.

3) Petitioner shall be required to obtain a ten foot wide easement along the eastern boundary of 1115 West Lake Avenue, being the common boundary between that property and 1107 West Lake Avenue, to act as a buffer area. Landscaping or fencing is permitted, but no buildings shall be permitted within this easement area. This easement area shall not be included in the calculation of any required setbacks in the construction of any improvements on 1115 West Lake Avenue and, effectively, shall act as the eastern property line for that property.

4) The granting of the Petition for Special Hearing in this particular matter is based on the specific facts and circumstances presented and shall not

serve to set any type of precedent for the approval of dwellings on undersized lots on any other properties.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:bjs

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

BALTIMORE COUNTY

MARYLAND

December 11, 2006

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

Robert A. Hoffman, Esquire
Patricia Malone, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: PETITION FOR SPECIAL HEARING
S/S West Lake Avenue, 34' E of the c/l Buckingham Manor Road
(1107 West Lake Avenue)
9th Election District - 2nd Council District
West Lake Avenue, LLC - Petitioner
Case No. 06-643-SPH

Dear Mr. Hoffman and Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. *For further information on filing an appeal, please contact the* Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Sandy Marenberg, 1143 W. Lake Avenue, Baltimore, Md. 21210
Wayne Nield, II, RR4, Box 895, Westfield, Pa. 16950
Vincent J. Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road, Towson, Md. 21286
Lawrence Benton, 1201 W. Lake Avenue, Baltimore, Md. 21210
Candy Shaffer, 6001 Altamont Place, Baltimore, Md. 21210
Donna Cox, 6103 Buckingham Manor, Baltimore, Md. 21210
Donna and Mario L. Schack, 6103 Buckingham Manor Drive, Baltimore, Md. 21210
Doris Gould, 1210 Lake Falls Road, Baltimore, Md. 21210
Ellen Parsons, 1212 Lake Falls Road, Baltimore, Md. 21210
Stryker Sessions, 1224 Lake Falls Road, Baltimore, Md. 21210
Alex and Mary H. Brown, 6108 Buckingham Manor, Baltimore, Md. 21210
Nancy W. Horst, P.O. Box 204, Riderwood, Md. 21139
Penelope Power, 6107 Buckingham Manor Drive, Baltimore, Md. 21210
Sue Hess, 6132 Buckingham Manor Drive, Baltimore, Md. 21210
Molly Baldwin, 1204 West Lake Avenue, Baltimore, Md. 21210
Charles Nass, 5943 Falls Road, Baltimore, Md. 21209
Philip and Anne Heuisler, 6102 Buckingham Manor Road, Baltimore, Md. 21210
Roy Parsons, 1212 Lake Falls Road, Baltimore, Md. 21210
Barbara Howard and Ray Sturner, 6017 Altamont Place, Baltimore, Md. 21210
Wincie Skeen, 1208 West Lake Avenue, Baltimore, Md. 21210
Susan J. Clark, 1208 Lake Falls Road, Baltimore, Md. 21210
People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1107 W. Lake Avenue

which is presently zoned DR2

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

See attached.

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

Legal Owner(s):

West Lake Avenue LLC
Name - Type or Print

Sandy J. Marenberg, Authorized Member
Signature

Name - Type or Print

Signature

1143 W. Lake Avenue — 410-377-8505
Address — Telephone No.

Baltimore, MD 21210
City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire
Name - Type or Print

Signature

Venable, LLP
Company

210 Allegheny Avenue — 410-494-6262
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire
Name

210 Allegheny Avenue — 410-494-6262
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Case No. 06-643-SPH

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 6-13-06

REV 9/15/98

Petition for Special Hearing

1107 West Lake Avenue

Petition for Special Hearing, pursuant to Section 304 of the Baltimore County Zoning Regulations, for approval to build a single-family dwelling on a lot having an area and width less than otherwise would be required by the Zoning Regulations.

06-643-SPH
Revised
6/20/06

Petition for Special Hearing

1107 West Lake Avenue

Petition for Special Hearing, pursuant to Section 304.1 of the Baltimore County Zoning Regulations (BCZR), for approval to build a single-family dwelling on a lot having an area of 16,560 square feet in lieu of 20,000 square feet and a width of 90 feet in lieu of 100 feet as otherwise required by BCZR Section 1B02.3.C.1.

RECEIVED FOR FILING
Date 12-11-06
By D. Wiley

ZONING DESCRIPTION FOR #1107 WEST LAKE AVENUE

BEGINNING AT A POINT ON THE SOUTH SIDE OF WEST LAKE AVENUE WHICH IS 40 FEET WIDE AT THE DISTANCE OF 34 FEET EAST OF THE CENTERLINE OF BUCKINGHAM MANOR ROAD WHICH IS 50 FEET WIDE. AS RECORDED IN DEED LIBER 22999, FOLIO 729 AND RUNNING AND BINDING ON WEST LAKE AVENUE THE FOLLOWING DISTANCES: (1) NORTH 83 DEGREES 48 MINUTES EAST, 34.7 FEET AND (2) NORTH 88 DEGREES 48 MINUTES EAST, 55.3 FEET; THENCE LEAVING SAID ROAD AND RUNNING (3) S 04 DEGREES 01 MINUTES EAST, 185 FEET; THENCE (4) SOUTH 85 DEGREES 05 MINUTES WEST, 90 FEET AND THENCE (5) NORTH 04 DEGREES 01 MINUTES WEST, 184.6 FEET TO THE PLACE OF BEGINNING, CONTAINING 16,560 SQUARE FEET. ALSO KNOWN AS #1107 WEST LAKE AVENUE AND LOCATED IN THE 9TH ELECTION DISTRICT, 2ND COUNCILMANIC DISTRICT.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
PROFESSIONAL LAND SURVEYOR
NO. 21175

MICHAEL V. MOSKUNAS
REG. NO. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286
(410)828-9060

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 6/15/06 ACCOUNT [illegible]

AMOUNT $ 63.00

RECEIVED FROM: W. LAKE AVE. LLC 1107 W. LAKE AVE.

FOR: SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-643-SPH
1107 West Lake Avenue
Southside of West Lake Avenue, 34 feet +/- east of centerline of Buckingham Manor
9th Election District - 2nd Councilmanic District
Legal Owner(s): West Lake Avenue, LLC, Sandy Marenberg, Authorized Member

Special Hearing: for approval to build a single-family dwelling on a lot having an area of 16,560 square feet in lieu of 20,000 square feet and a width of 90 feet in lieu of 100 feet as otherwise required by the Zoning Regulations.

Hearing: Tuesday, August 29, 2006 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) 887-3868.
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/8/687 Aug. 15 105829

CERTIFICATE OF PUBLICATION

8/17/, 2006

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 8/15/, 2006.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-643-SPH

Petitioner/Developer: WEST LAKE AVE. LLC SANDY MAIZENBERG

Date of Hearing/Closing: 8-29-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

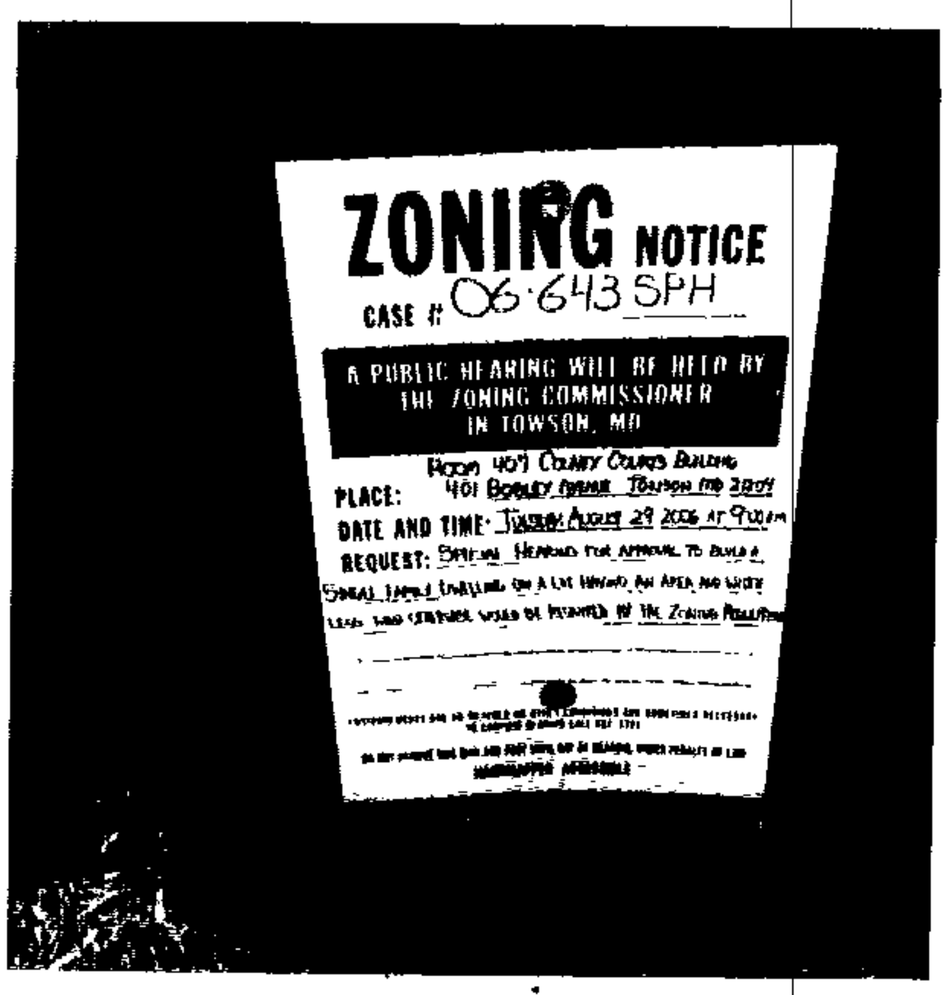
ATTN: Kristen Matthews {(410) 887-3394}

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 located at: 1107 WEST LAKE AVE.

The sign(s) were posted on 8-14-06
(Month, Day, Year)

Sincerely,



Robert Black 8-16-06
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 25, 2006 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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: 06-643-SPH
1107 West Lake Avenue
Southside of West Lake Avenue, 34 feet +/- east of centerline of Buckingham Manor
9th Election District – 2nd Councilmanic District
Legal Owners: West Lake Avenue, LLC, Sandy Marenberg, Authorized Member

Special Hearing for approval to build a single-family dwelling on a lot having an area and width less than otherwise would be required by the Zoning Regulations.

Hearing: Thursday, August 10, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 15, 2006 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 20, 2006

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:

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Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Sandy Marenberg, 1143 W. Lake Avenue, Baltimore 21210

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 26, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 21, 2006

CORRECTED NOTICE OF ZONING HEARING

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

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1107 West Lake Avenue
Southside of West Lake Avenue, 34 feet +/- east of centerline of Buckingham Manor
9th Election District – 2nd Councilmanic District
Legal Owners: West Lake Avenue, LLC, Sandy Marenberg, Authorized Member

Special Hearing for approval to build a single-family dwelling on a lot having an area and width less than otherwise would be required by the Zoning Regulations.

Hearing: Tuesday, August 29, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Sandy Marenberg, 1143 W. Lake Avenue, Baltimore 21210

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 14, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

June 22 2006

CORRECTED NOTICE OF ZONING HEARING

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1107 West Lake Avenue
Southside of West Lake Avenue, 34 feet +/- east of centerline of Buckingham Manor
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T. Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Sandy Marenberg, 1143 W. Lake Avenue, Baltimore 21210

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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 06-643-SPH

Petitioner: West Lake Avenue, LLC

Address or Location: 1107 W. Lake Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6200

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
DESIGN REVIEW PANEL SUBMISSION

For

November 8, 2006 Hearing

Revisions Per October 11, 2006 Hearing

1107 W. Lake Avenue
Baltimore, Maryland 21210

Presented by
West Lake Avenue LLC

PETITIONER'S
EXHIBIT NO. 8

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   Revised Per October 11 Hearing
7. Photomontage
8. Elevations
   Revised Per October 11 Hearing
9. Site Cross Section
10. Floor Plans
11. Proposed Signage & Lighting:
    NOT APPLICABLE
12. Samples
    Will re-submit on 11/08/2006

1. Project Description

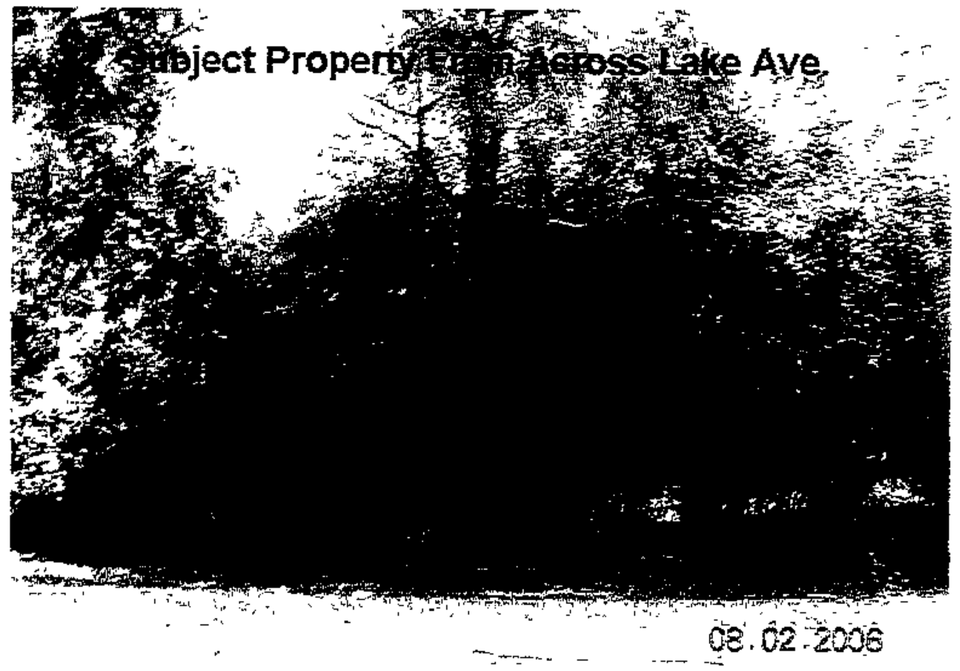
West Lake Avenue LLC is proposing to build a single-family dwelling on a vacant lot.

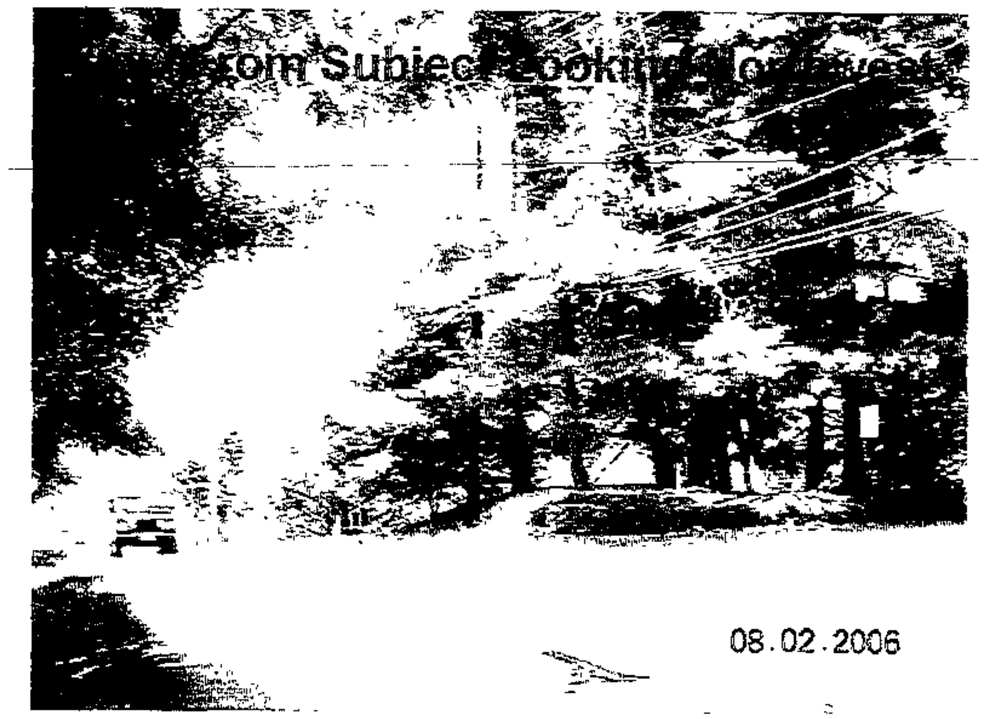
The proposed residential home consists of two levels with a full basement. The basement will have a rear patio door to walk out to the yard. The kitchen/dinette area on the first floor will have a sliding door to a rear-yard deck.

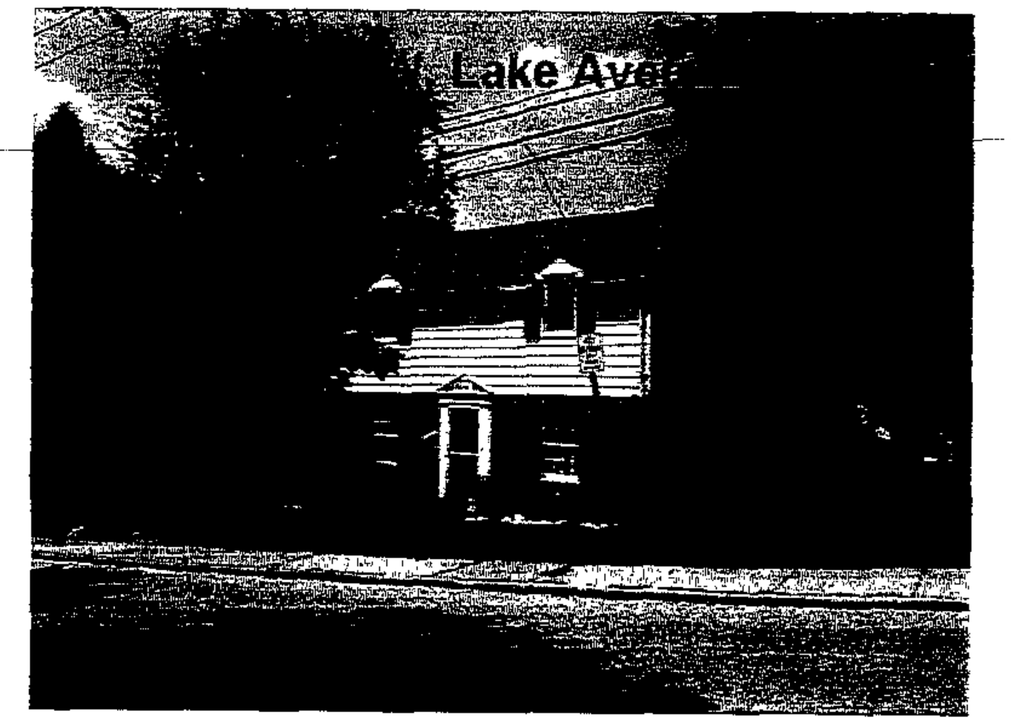
Most of the existing vegetation will remain around the property lines with a new landscape buffer along the adjacent property line between 1107 W. Lake Avenue and 1115 W. Lake Avenue.

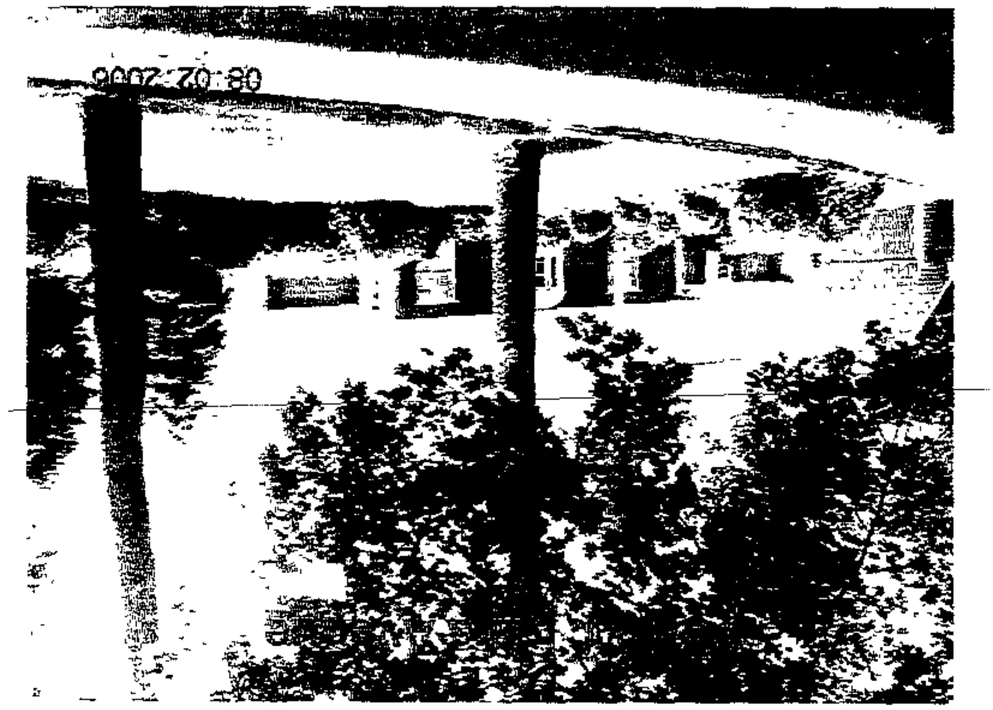
2. Zoning Map

3. Photographs







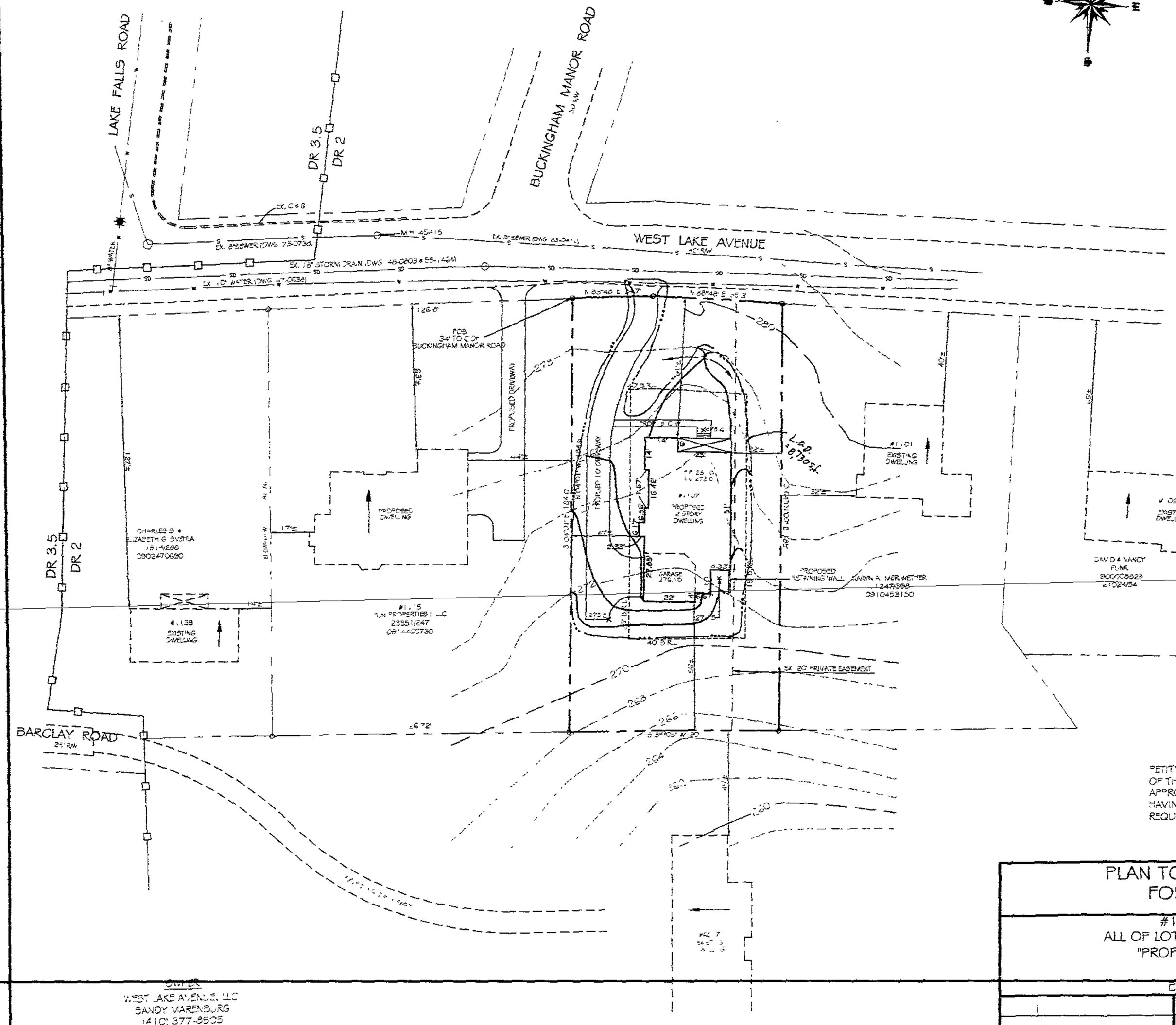

08.07.2006

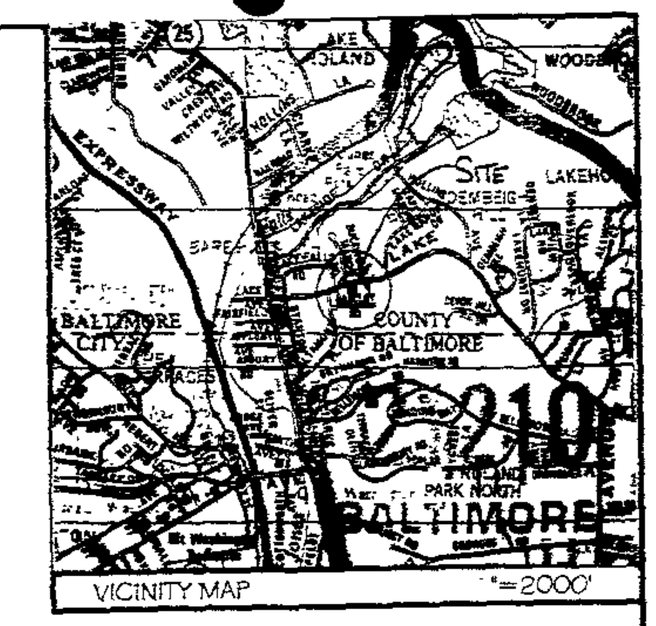
1008 W

141 Wayne Avenue

4. Site Plan

Site Plan with Proposed Topography by Site Rite Surveying, Inc.





GENERAL NOTES

1. EXISTING ZONING: DR 2 (079B1)
2. LOT AREA: 16,560 S.F.± / 0.38 AC±
3. EXISTING USE: VACANT
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. PRIOR ZONING HEARINGS: NONE
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. NOT LOCATED IN A HISTORIC AREA
8. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO: 240010-0385D ZONE: C
9. RECORD PLAT RECORDED MARCH 1916. ORIGINAL LOT SIZES RANGE FROM 40 FOOT LOT WIDTH TO 47 FOOT

PETITION FOR SPECIAL HEARING, PURSUANT TO SECTION 304 OF THE BALTIMORE COUNTY ZONING REGULATION, FOR APPROVAL TO BUILD A SINGLE FAMILY DWELLING ON A LOT HAVING AN AREA AND WIDTH LESS THAN OTHERWISE WOULD BE REQUIRED BY THE ZONING REGULATIONS

OWNER
WEST LAKE AVENUE, LLC
SANDY MARENBURG
(410) 377-8505

TAX MAP: 79 GRID: 10 PARCEL: 01
TAX ACCT NO. 0914400731
DEED REF: 22999/729

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

BALTIMORE COUNTY, MD

#1107 WEST LAKE AVENUE
ALL OF LOT 29 AND PART OF LOTS 28 & 30
"PROPERTY OF JOHN WATSON JR."
PLAT 4/183

ELECTION DISTRICT: 9C2

DATE	REVISION

DATE: 12/20/04
SCALE: 1"=20' NTS
DRAWN BY: T.K.
CHECKED BY: L.V.

siterite SURVEYING
208 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)823-9060
F: (410)823-9066

SHEET NO. 1 OF 2
DWG. NO.: 9203

5. Letter From Stone Hill Design

Additional Submitted Item

STONE HILL DESIGN
ASSOCIATES, INC.

October 13, 2006

Mr. Sandy Marenberg
West Lake LLC
1107 West Lake Avenue
Baltimore, MD 21209

Dear Mr. Marenberg:

This letter is in response to the County's concerns regarding the landscaping at 1107 West Lake Avenue. The specific concern pertains to sight lines and the existing vegetation located along Lake Avenue. We have visited the site to evaluate the issue and have the following comments.

The vegetation consists of bamboo, spruce, arbor vitae and deciduous trees. The vegetation is very dense however, with proper setbacks from the road and from the driveway sight lines can be safely maintained. We have revised our drawing to include the required setbacks and notes to direct the contractor to remove the necessary plant material.

Please find attached a copy of the drawing in AutoCAD for your reference. Please call if you have any questions.

Sincerely,
STONE HILL DESIGN ASSOCIATES, INC.

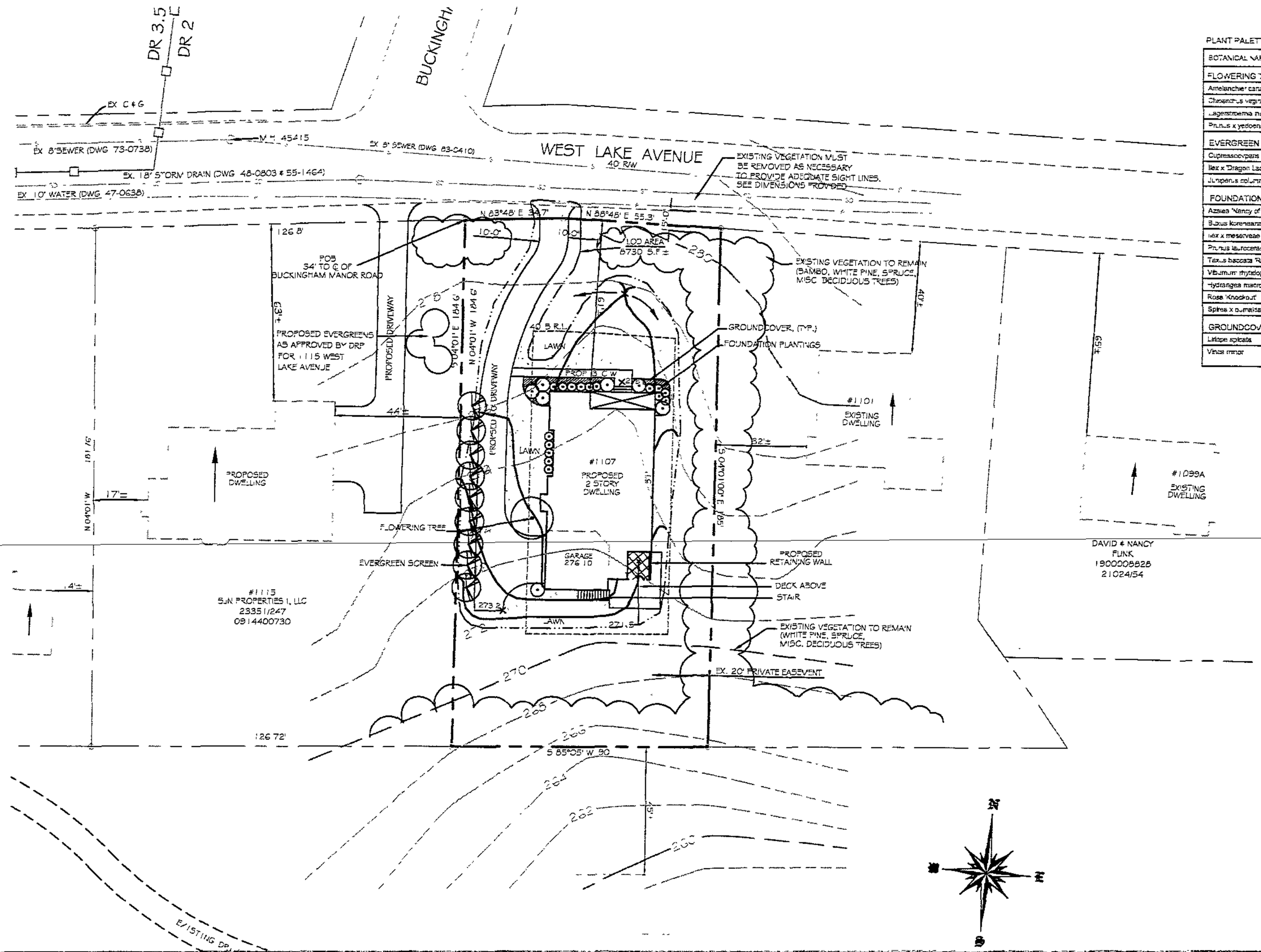
Shari Depasquale, RLA
Principal

5704 Bellona Avenue Baltimore, Maryland 21212

T 410.464.2000 F 410.464.1900 E stonehilldesign@verizon.net

6. Schematic Landscape Plan

Schematic Landscape Plan by Stone Hill Design Associates, Inc.
Revised at Driveway Entry



PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
FLOWERING TREES				
Amelanchier canadensis/Serviceberry	Serviceberry	8' ht.	Cont.	Multi-stem
Chionanthus virginicus	American Fringe Tree	8' ht.	B&B	Multi-stem/single-stem
Lagerstroemia indica 'Sarah's Favorite'	Sarah Crepe Myrtle	8' ht.	B&B	Multi-stem
Prunus x yedoensis 'Akebono'	Yoshino Cherry	8' ht.	B&B	single-stem
EVERGREEN TREES				
Cupressocyparis leyandii	Leyland Cypress	8' ht.	B&B	
Ilex x 'Dragon Lady'	Dragon Lady Holly	8' ht.	B&B	
Juniperus columnaris 'Hetzii'	Hetzii Juniper	8' ht.	B&B	
FOUNDATION PLANTING				
Azalea 'Nancy of Robinhill'	Nancy of Robinhill Azalea	30" ht.	Cont.	Full Foliage
Buxus koreana 'Winter Gem'	Winter Gem Boxwood	36" ht.	Cont.	
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	4' ht.	Cont.	Matched specimens
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	30" ht.	B&B	
Taxus baccata 'Repandens'	Spreading English Yew	15" ht.	Cont.	
Viburnum rhytidophyllum	Leatherleaf Viburnum	4' ht.	Cont.	
Hydrangea macrophylla 'Blue Billow'	Lacecap Hydrangea	2.5' ht.	Cont.	
Rosa 'Knockout'	Knock-out Shrub Rose	3 gal.	Cont.	
Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	24"	Cont.	
GROUNDCOVERS				
Liriope spicata	Spreading Lilyturf	1 qt.	Cont.	
Vinca minor	Periwinkle	2.25"	p. pot. 8" O.C.	

STONEHILL DESIGN ASSOCIATES, INC.
Landscape Architecture
Site Planning
5704 Bellona Avenue
Baltimore, Maryland 21212
T: 410.464.2000
F: 410.464.1900
stonehilldesign@verizon.net

SCHEMATIC PLANTING PLAN

1107 WEST LAKE AVENUE
BALTIMORE, MD 21209

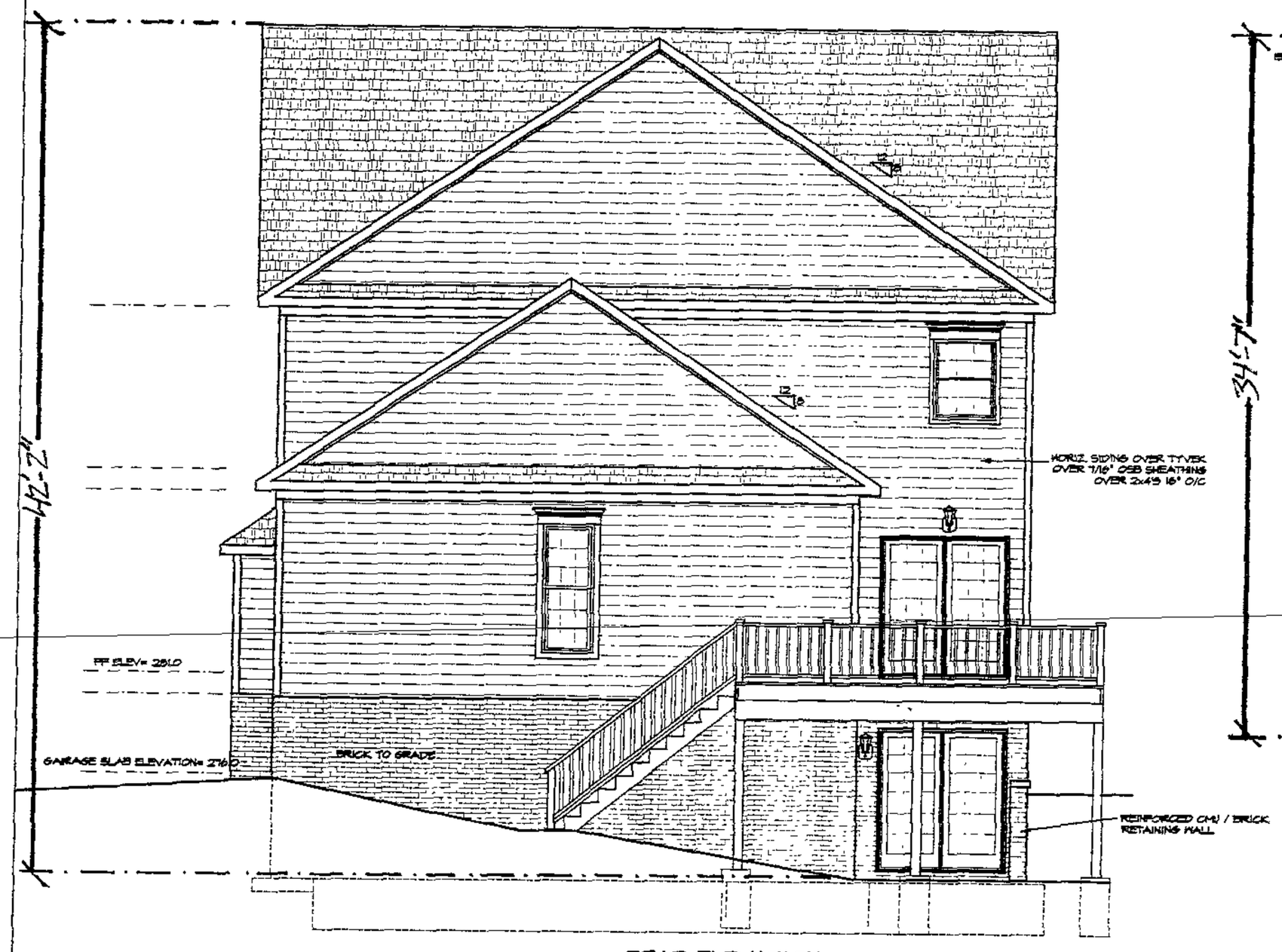
PROJ. NO.:	
DATE:	09.2006
SCALE	40"=1'-0"
DRAWN:	SO
CHECKED:	SO
REVISIONS	
10-3-06	
SHEET	

7. Photomontage

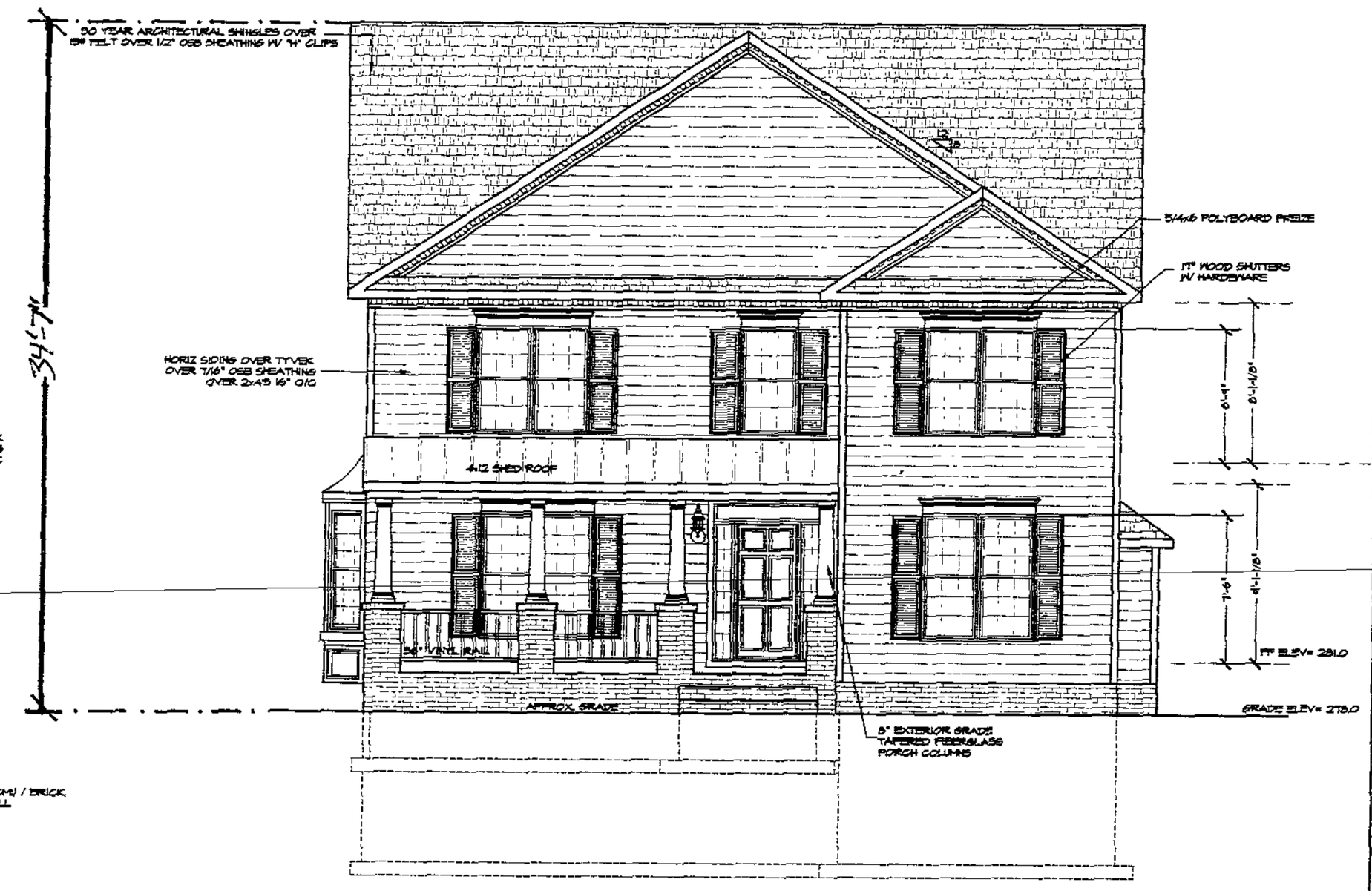
8. Elevations

Elevations and Building Sections by GBL Custom Home Design Inc.

Revised Elevations



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

REVISED 10/19/06

REVISED 5/17/06
ADDED GRADE ELEV.

WEST LAKE AVENUE, LLC.
1/4"=1'-0"
10-5-2006
SET NO. 1 OF 8

GBL CUSTOM HOME
DESIGN INC.
PO BOX 297 HEBRON, MD 21040
PHONE 410-548-5833

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

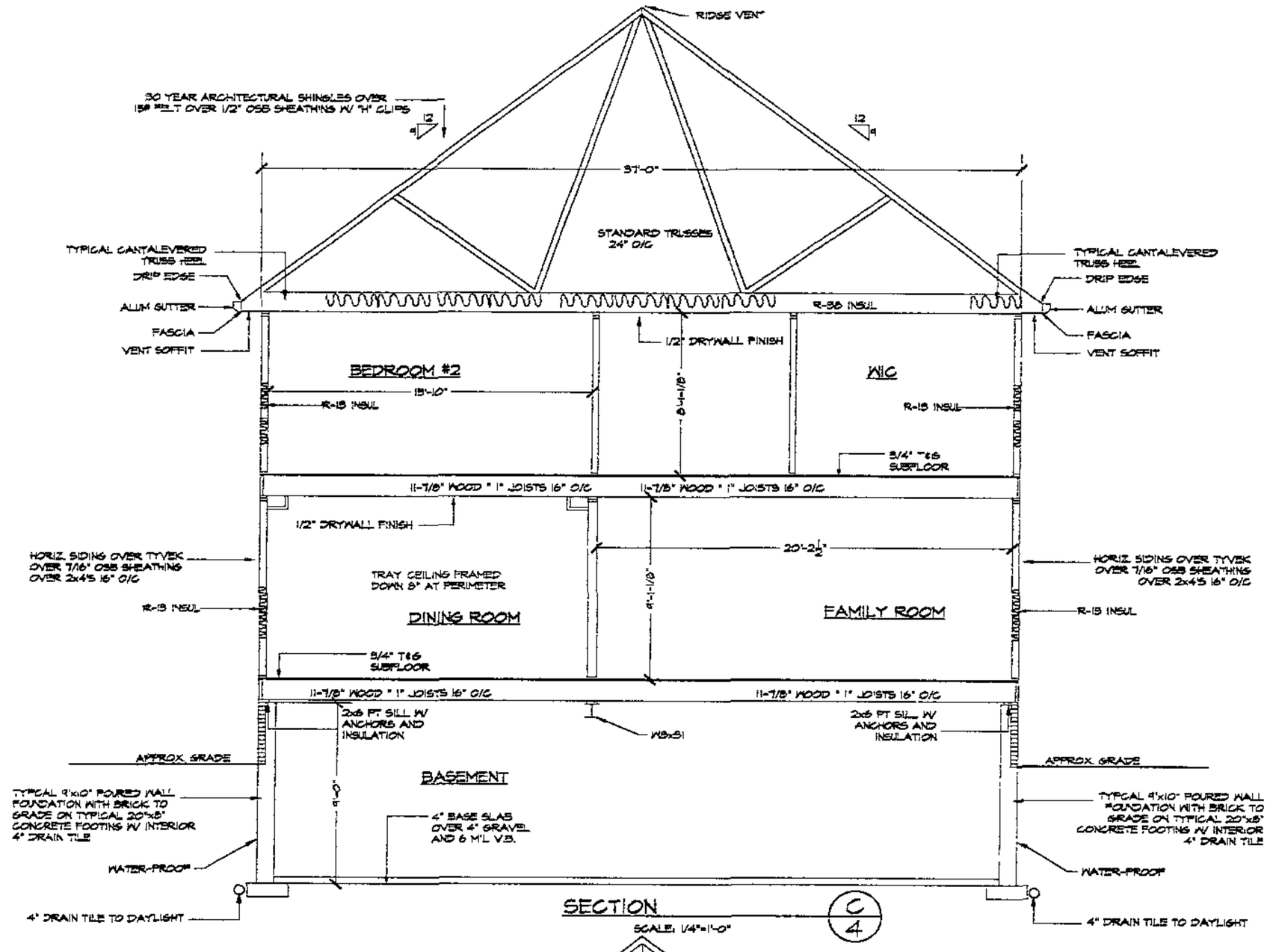
WEST LAKE AVENUE, LLC.

SCALE: 1/4" = 1'-0"

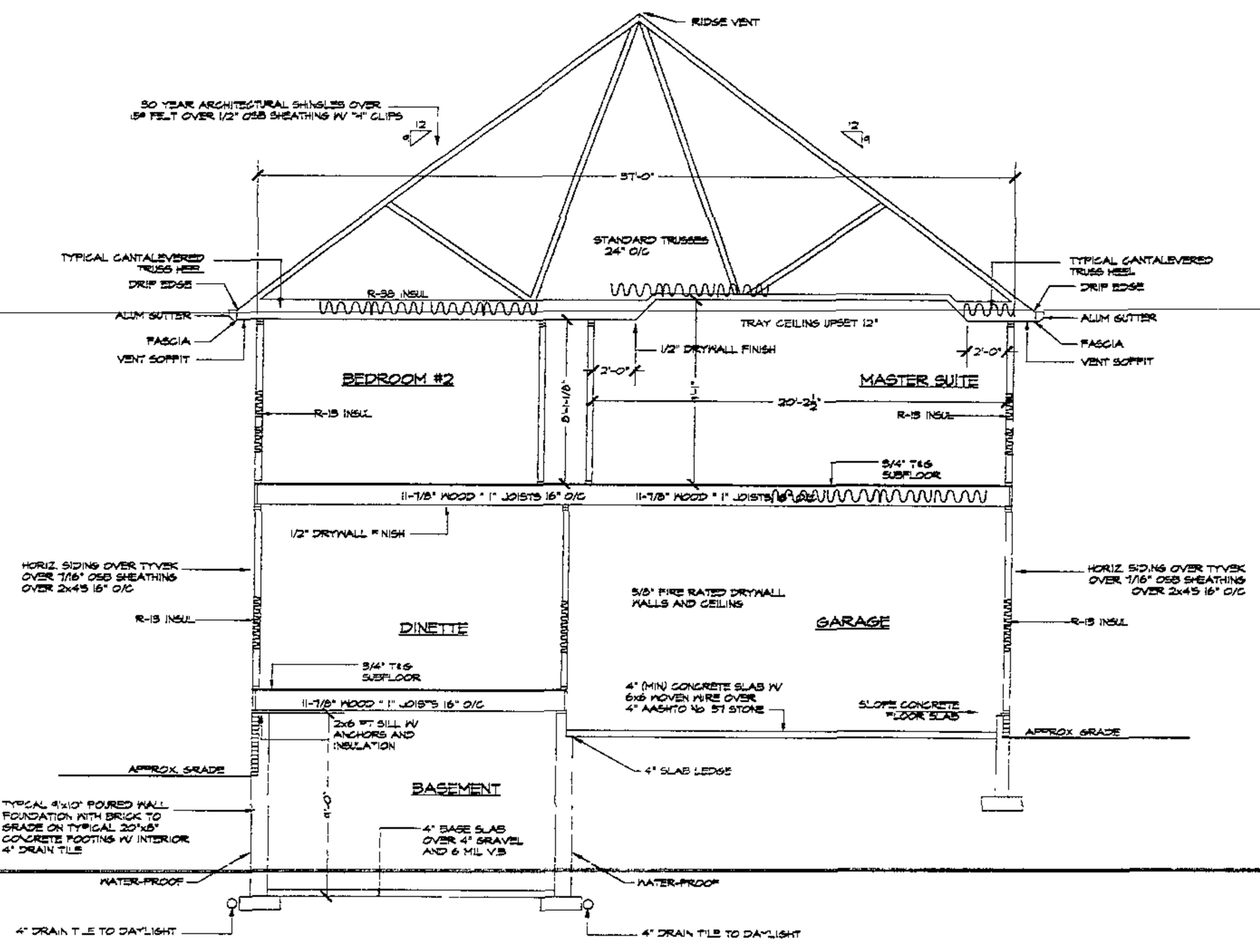
DATE: 3/7/2006

SHEET NO.: 2 OF 3

©BL CUSTOM HOMES
DESIGN INC.
PO BOX 397 FINKSBURG, MD 21048
PHONE 410-635-6550



SECTION C/4
SCALE: 1/4"=1'-0"



SECTION 3/4
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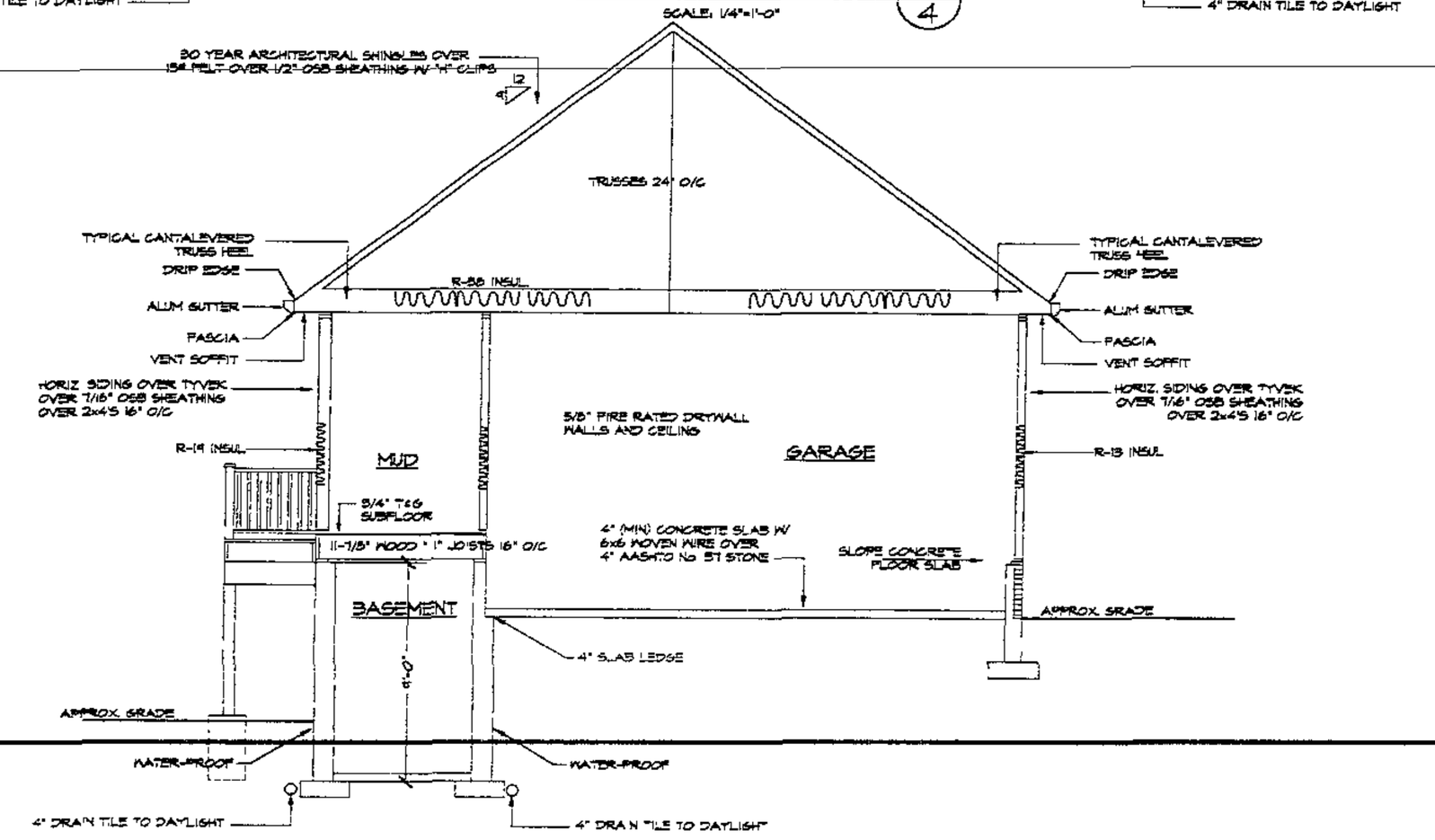


SECTION A/4
SCALE: 1/4"=1'-0"

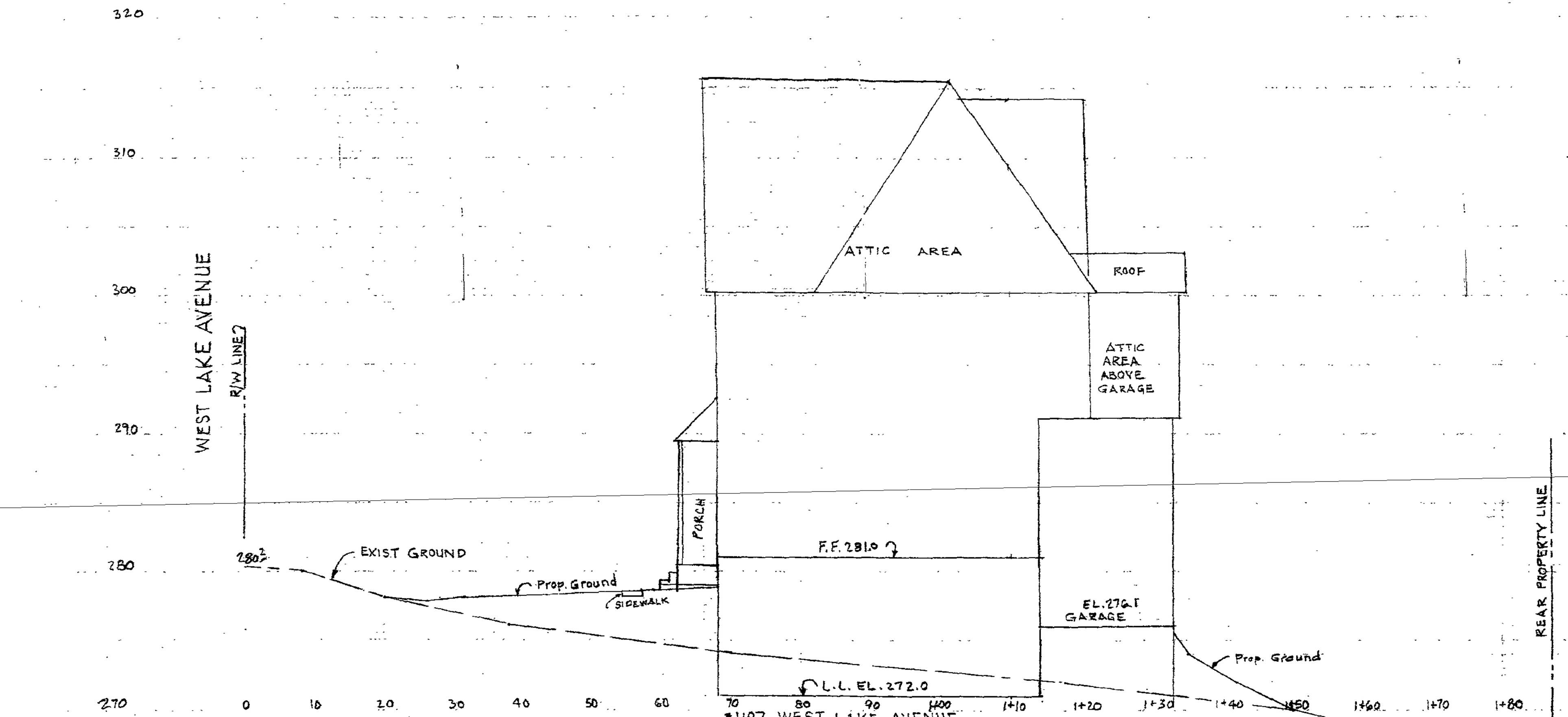
WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

WEST LAKE AVENUE, LLC.
SCALE: 1/4" = 1'-0"
DATE: 11/8/2006
SHEET NO.: 5 OF 5

GBL CUSTOM HOME DESIGN INC.
70 BOOT STREET, PO BOX 2049
PHONE 413-298-3500

9. Site Cross Section

Site Cross Section by Site Rite Surveying, Inc.



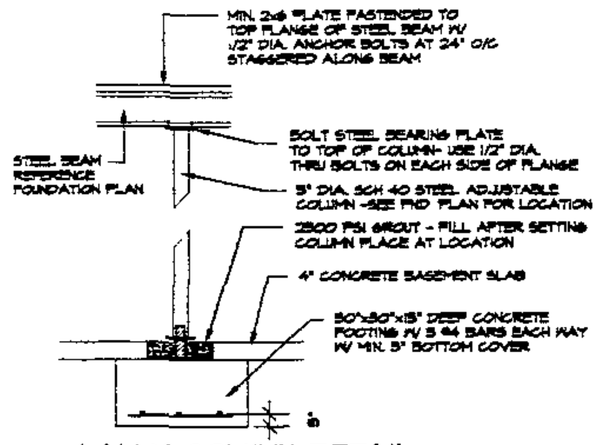
*1107 WEST LAKE AVENUE
CROSS SECTION PROFILE ALONG CENTER LINE OF DWELLING LOOKING EAST

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'
JOB # 9203

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE:410-828-9060
FAX:410-828-9066

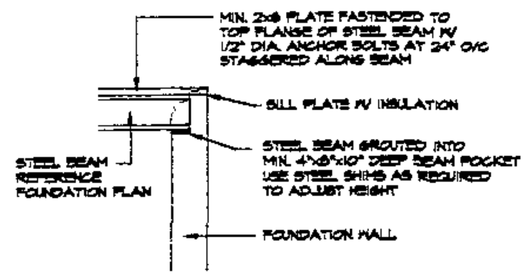
10. Floor Plans

Floor Plans by GBL Custom Home Design Inc.



LALLY COLUMN DETAIL

SCALE: 1/2" = 1'-0"



BEAM POCKET DETAIL

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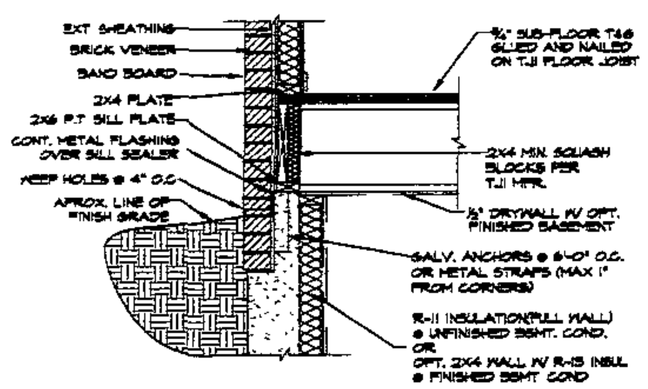


FOUNDATION @ BRICK BASE

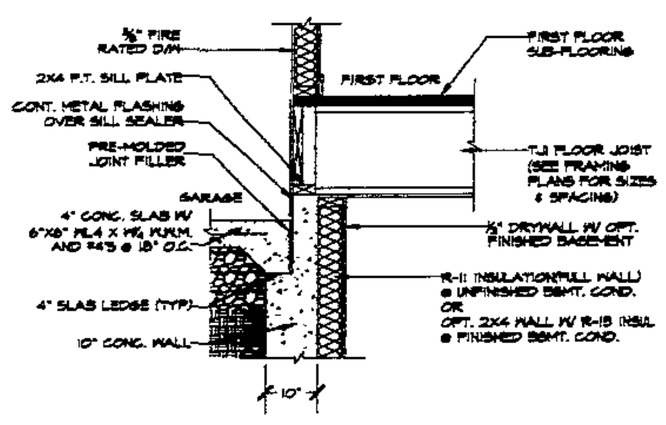
SCALE: 3/4"=1'-0"

BRICK LENTEL SCHEDULE

HEIGHT OF BRICK VENEER						
HEIGHT OF BRICK VENEER	8"	16"	24"	32"	HEIGHT / 3	MINIMUM BRICK BEARING
10'-0"TO 8'-0"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3" 6"
8'-0"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	4"x3 1/2"x1/4"	5"x3 1/2"x3/8"	3" 6"
16'-0"	5"x3 1/2"x3/8"	6"x3 1/2"x3/8"	7"x4"x3/8"	7"x4"x3/8"	8"x4"x1/2"	4" 6"

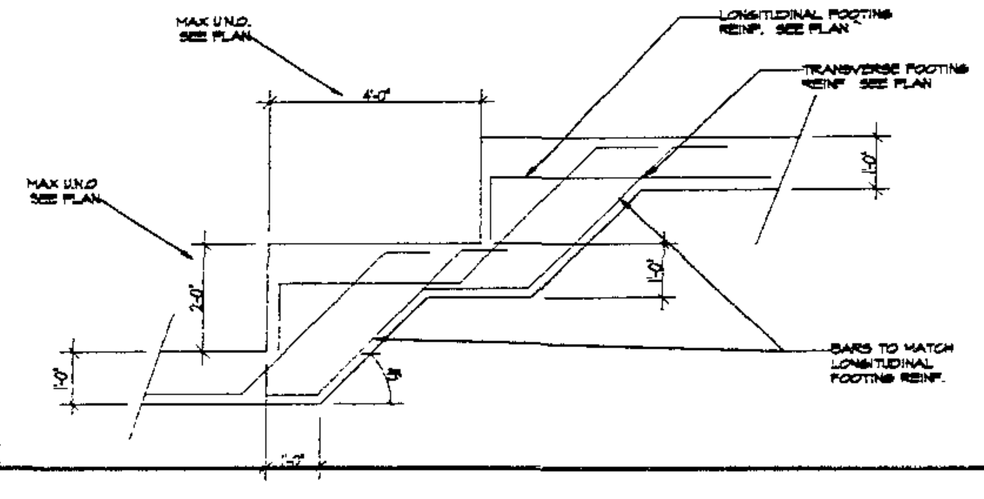
WOOD STRUCTURAL NOTES:

1. STRUCTURAL WOOD JOISTS, BEAMS, AND COLUMNS SHALL BE SPRUCE-PINE-FIR No. 1 / No. 2. ALL FABRICATION, ERECTION, OTHER PROCEDURES AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
2. WOOD TRUSS SHALL HAVE A MINIMUM ROOF LIVE LOAD OF 30 PSF, AND THIS MUST BE INCREASED AS REQUIRED BY THE LOCAL BUILDING CODE. THE MINIMUM TOP CHORD DEAD LOAD IS 10 PSF. THE MINIMUM BOTTOM CHORD DEAD LOAD IS 5 PSF. THE WIND LOAD IS AS REQUIRED BY LOCAL BUILDING CODE. ALL CONNECTIONS AND ATTACHMENTS MUST BE DESIGNED FOR THE APPROPRIATE LIVE AND DEAD LOAD COMBINATIONS, PLUS EFFECTS FROM WIND (INCLUDING UPLIFT). WOOD TRUSS SUPPLIER SHALL PROVIDE A WOOD TRUSS DESIGN SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE LOCAL JURISDICTION.
3. PREFABRICATED WOOD TRUSS MANUFACTURER MUST PROVIDE LATERAL BRACING BETWEEN THE TRUSSES TO INSURE TRUSS STABILITY AND STRENGTH.
4. PROVIDE 2X4 CONTINUOUS BRIDGING AT ALL BOTTOM CHORD PANEL POINTS AND AS REQUIRED BY WOOD TRUSS MANUFACTURER.
5. ALLOWANCE SHALL BE MADE BY THE CONTRACTOR FOR POTENTIAL UPLIFT OF ROOF TRUSS BOTTOM CHORDS THAT MIGHT BE CAUSED BY DISTORTION OF THE TRUSS MEMBERS DUE TO VARIATIONS IN MOISTURE CONTENT OF THE TRUSS MEMBERS.
6. PRE-ENGINEERED ROOF TRUSSES SHALL BE T.P.I. APPROVED.



INT. WALL @ GARAGE

SCALE: 3/4"=1'-0"

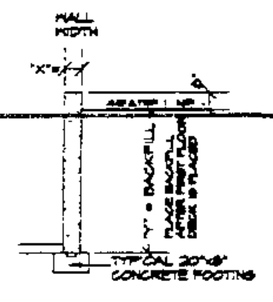


STEP FOOTER DETAIL

SCALE 3/4"=1'-0"

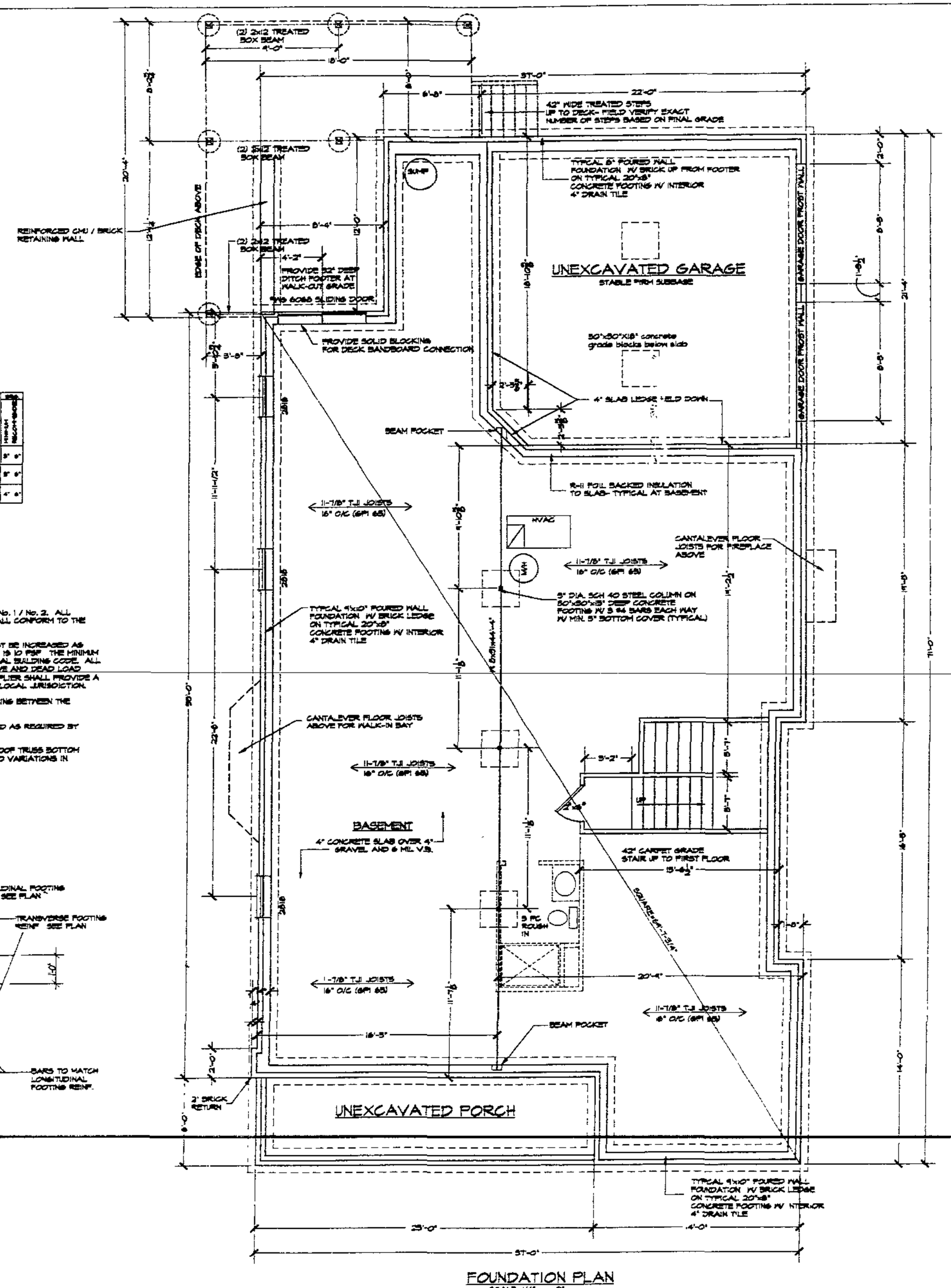
4" FOUNDATION WALL ANALYSIS

CONC PSI	"F"	"H"	WALL REINFORCEMENT
3000	30 PCF	8'	8'-4"	NONE
3000	45 PCF	8'	8'-4"	NONE
3000	45 PCF	8'	8'-4"	#4 BARS @ 8' O/C VERT. #4 BARS @ 12' O/C HORIZ.
3000	60 PCF	10'	8'-4"	NONE
3000	60 PCF	8'	8'-4"	#4 BARS @ 10' O/C VERT. #4 BARS @ 10' O/C HORIZ.
3000	60 PCF	10'	8'-4"	NONE
3000	60 PCF	10'	8'-4"	#4 BARS @ 12' O/C VERT. #4 BARS @ 12' O/C HORIZ.



FOUNDATION WALL DESIGN DATA

NOT TO SCALE



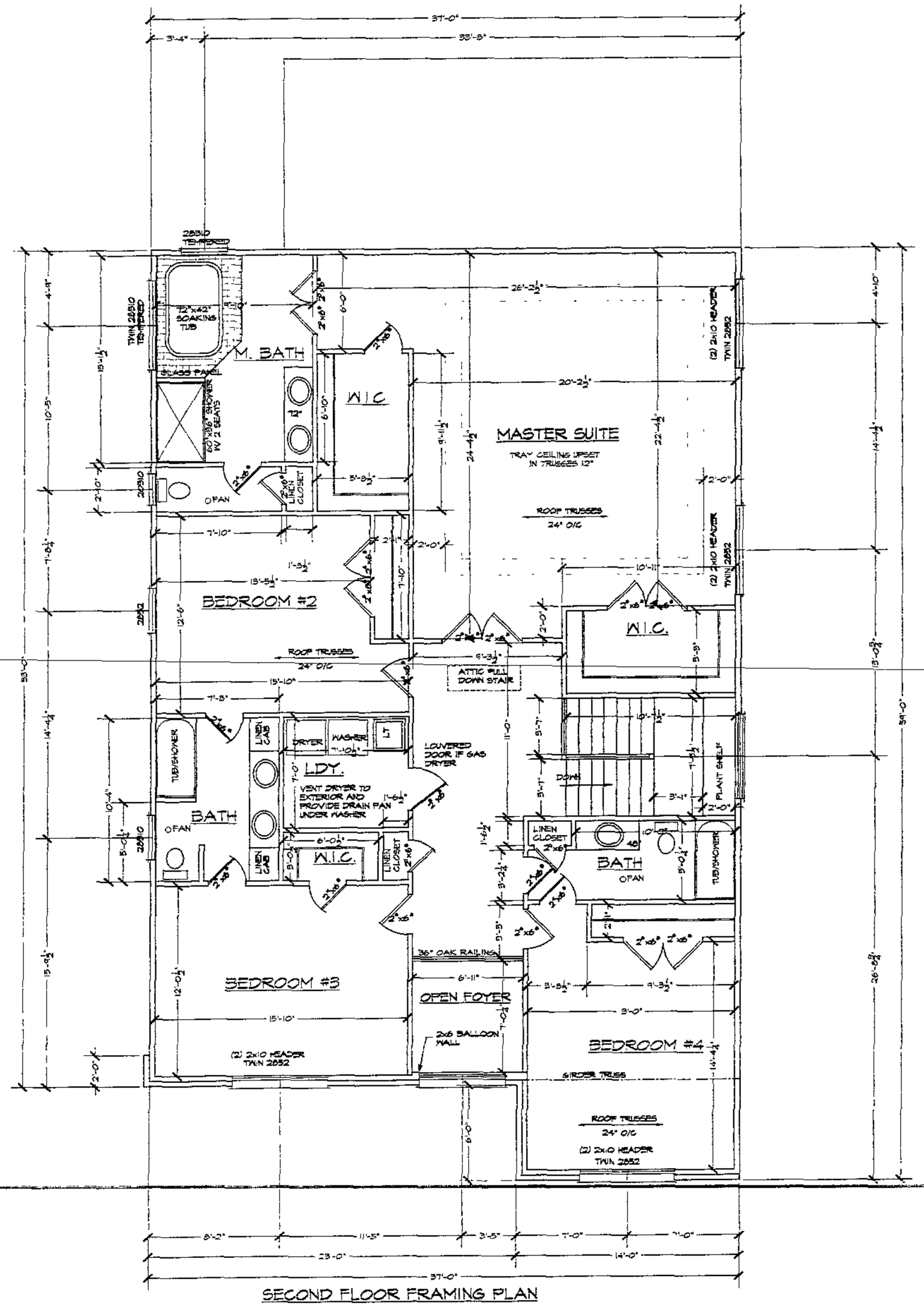
FOUNDATION PLAN

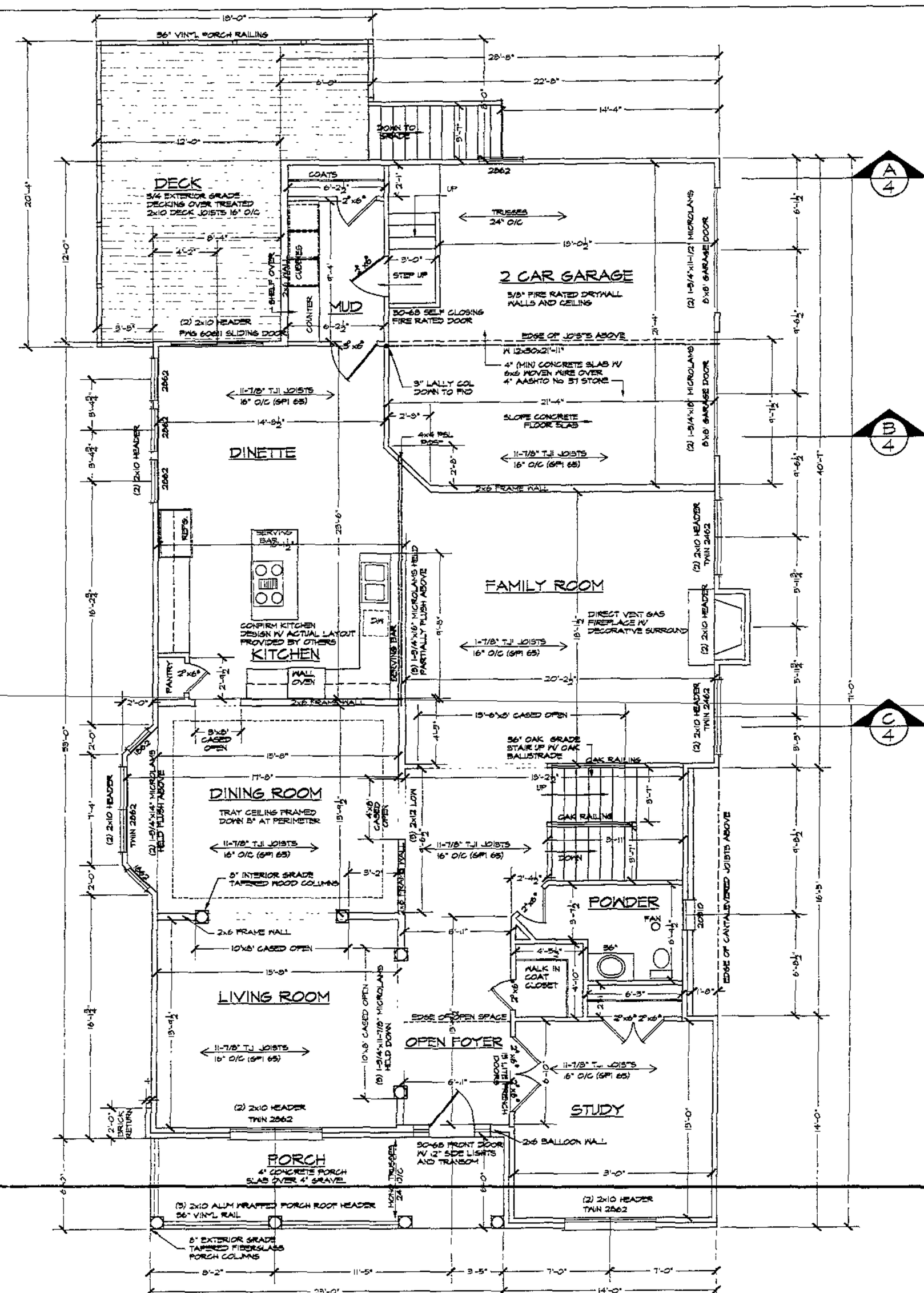
SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

PROJ: LAKE AVENUE, LLC.
SCALE: 1/4" = 1'-0"
DATE: 5/2/2008
SHEET NO: 5 OF 8

©BL CUSTOM HOME DESIGN INC.
PO BOX 287 PINGREE, ID 83283
PHONE 208-684-3530





WEST LAKE AVENUE, LLC.

WEST LAKE AVENUE, LLC.
SCALE: 1/4" = 1'-0"
DATE: 8/2006
SHEET NO. 4 OF 5

GEBL CUSTOM HOME DESIGN INC.
PO BOX 237 PINEBURG, KY 40340
PHONE 606-368-8550

11. Proposed Signage & Lighting

West Lake Avenue LLC is not proposing any signage and lighting on the site.

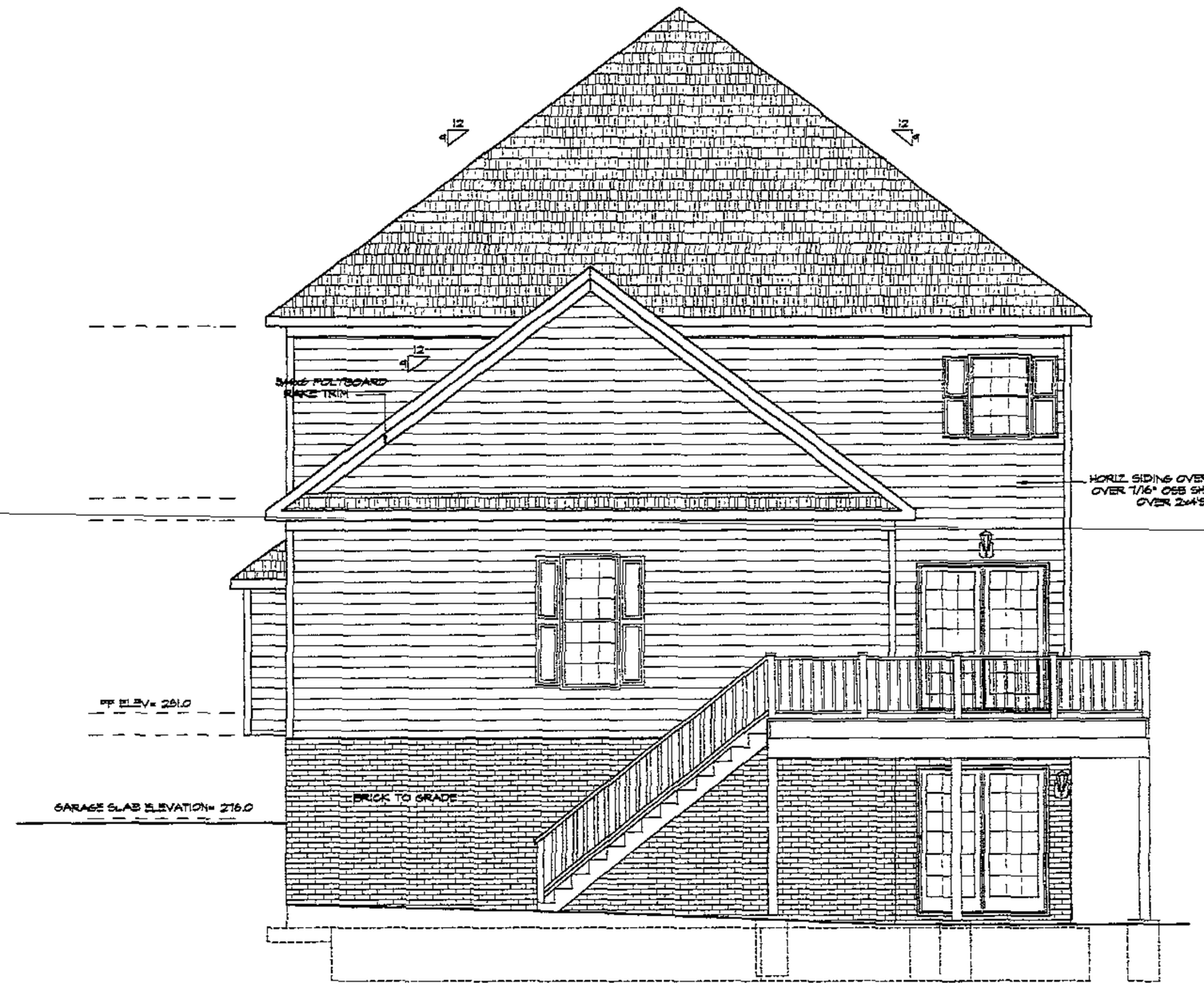
12. Samples

List of Exterior Materials

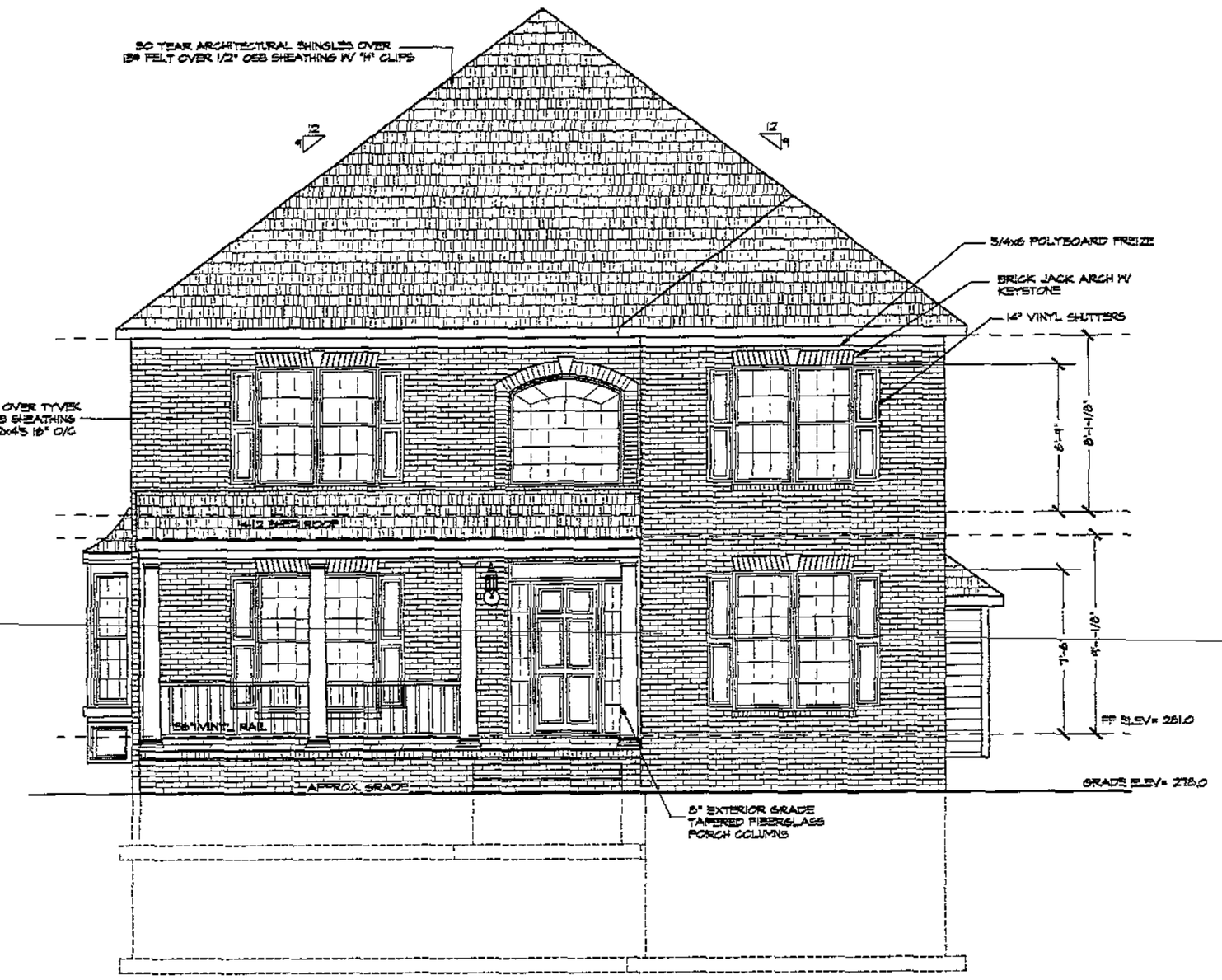
General Shale Brick - Red Centennial

James Hardie Siding - Navajo Beige

Timberline Roof Shingles - Charcoal Blend



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

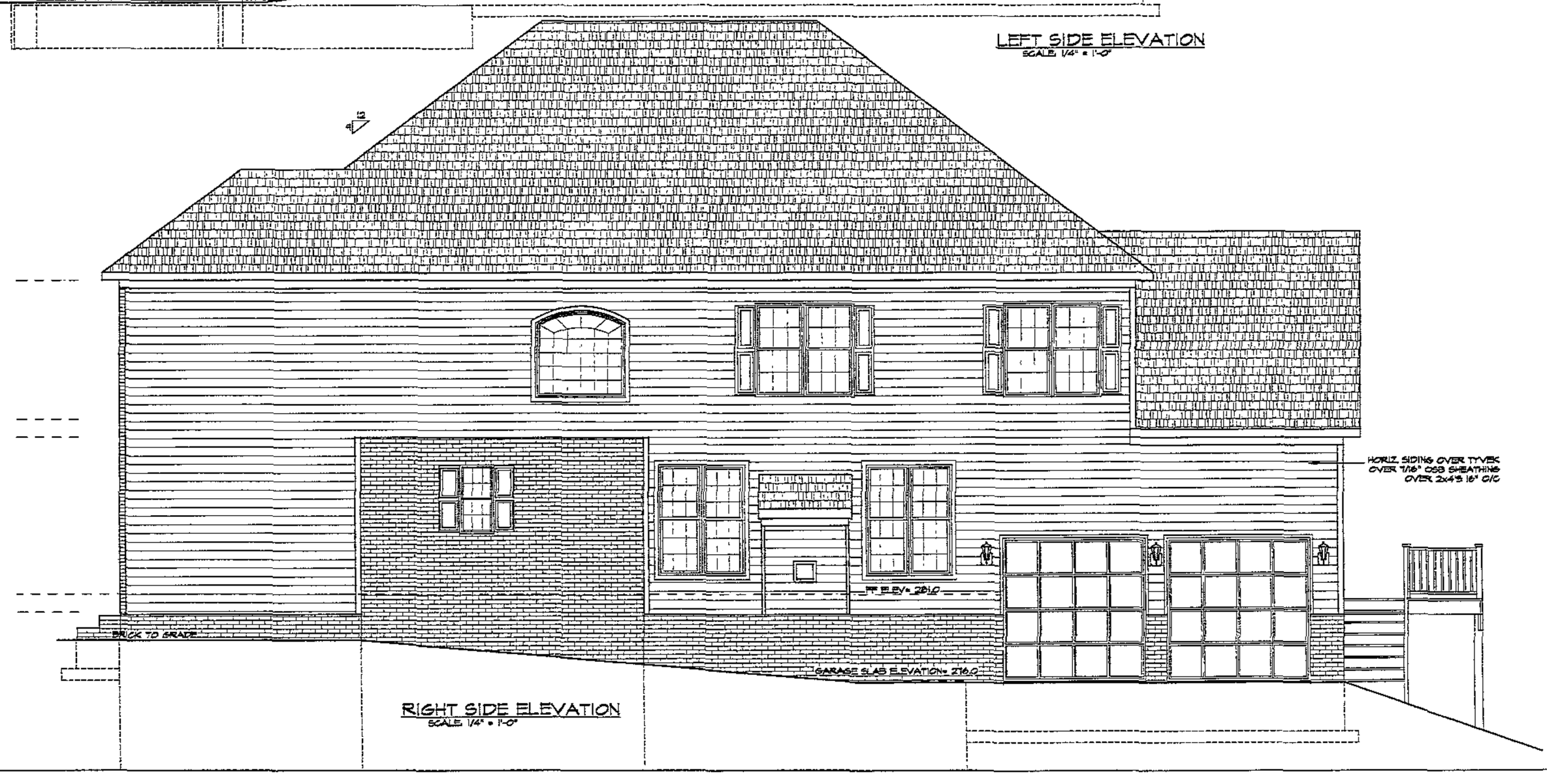
REVISED 8/17/06
ADDED GRADE ELEV.

PETITIONER'S

EXHIBIT NO. 5

WEST LAKE AVENUE, LLC.
SCALE: 1/4" = 1'-0"
DATE: 8/2/06
SHEET NO. 1 OF 3
@BIL CUSTOM HOME DESIGN INC.
PO BOX 1108 ROCKLAND, ME 04841
PHONE 207-596-7830

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

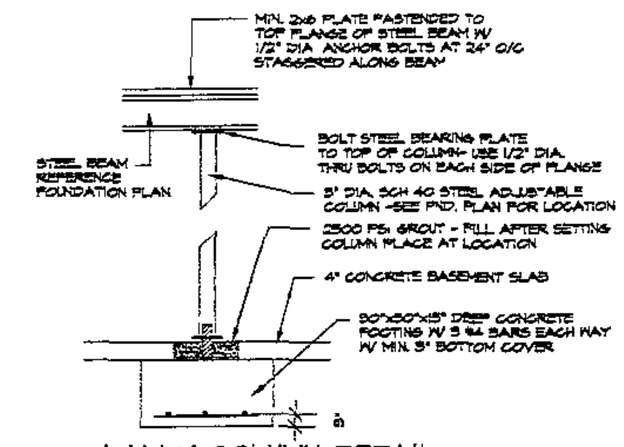
WEST LAKE AVENUE, LLC.

SCALE: 1/4" = 1'-0"

DATE: 5/12/2006

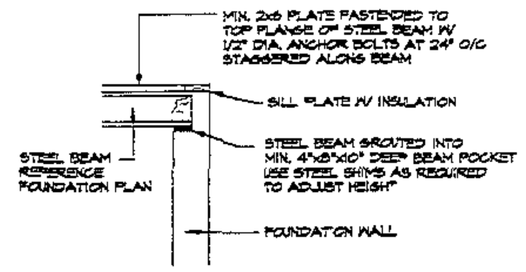
SHEET NO.: 2 OF 5

GBL CUSTOM HOME DESIGN INC.
PO BOX 187 PHONE: 410-310-2018
EMAIL: GBLCUSTOMHOME@AOL.COM



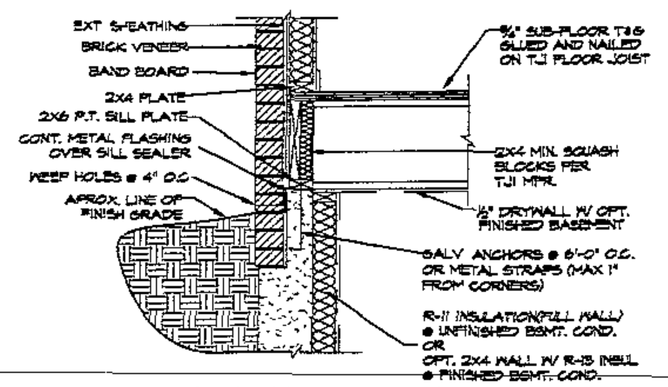
LALLY COLUMN DETAIL

SCALE: 1/2" = 1'-0"



BEAM POCKET DETAIL

SCALE: 1/2" = 1'-0"



FOUNDATION @ BRICK BASE

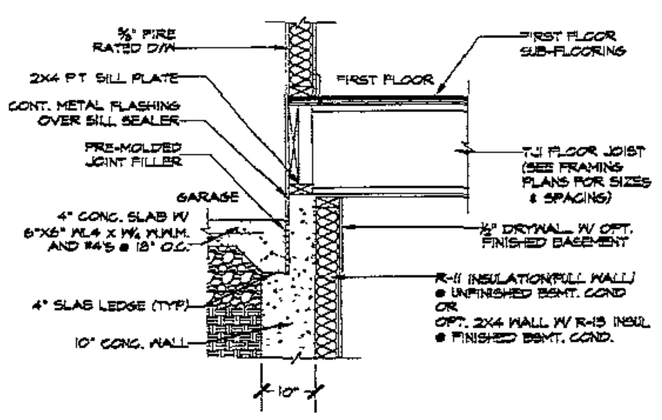
SCALE: 3/4"=1'-0"

BRICK LEINTEL SCHEDULE

MAXIMUM SPAN	HEIGHT OF BRICK VENEER					MINIMUM BEARING REQUIRED
	8"	16"	24"	32"	HEIGHT / 2	
3'-0"TO 6'-0"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3" 6"
8'-0"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	3 1/2"x3 1/2"x1/4"	4"x3 1/2"x1/4"	5"x3 1/2"x3/8"	3" 6"
10'-0"	5"x3 1/2"x3/8"	6"x3 1/2"x3/8"	7"x4"x3/8"	7"x4"x3/8"	8"x4"x1/2"	4" 6"

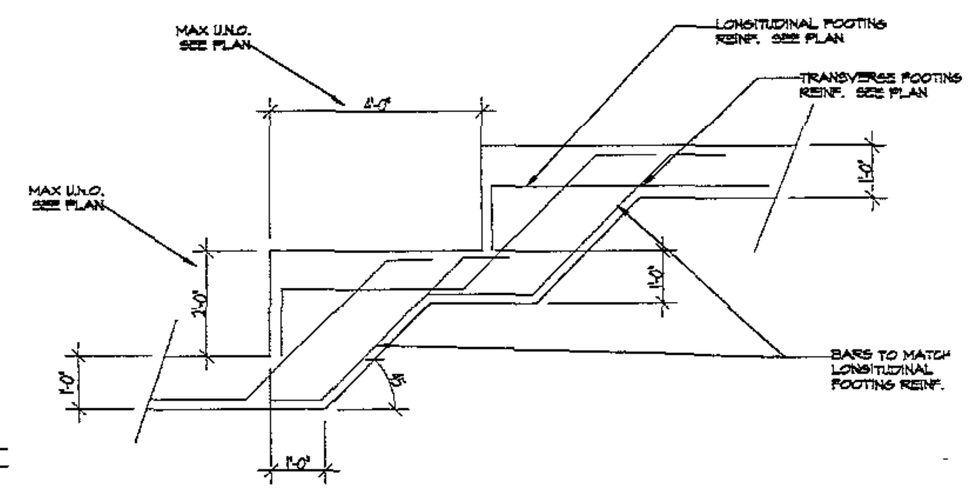
WOOD STRUCTURAL NOTES:

1. STRUCTURAL WOOD JOISTS, BEAMS, AND COLUMNS SHALL BE SPRUCE-PINE-FIR No. 1 / No 2. ALL FABRICATION, ERECTION, OTHER PROCEDURES AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
2. WOOD TRUSS SHALL HAVE A MINIMUM ROOF LIVE LOAD OF 30 PSF, AND THIS MUST BE INCREASED AS REQUIRED BY THE LOCAL BUILDING CODE. THE MINIMUM TOP CHORD DEAD LOAD IS 10 PSF. THE MINIMUM BOTTOM CHORD DEAD LOAD IS 3 PSF. THE WIND LOAD IS AS REQUIRED BY LOCAL BUILDING CODE. ALL CONNECTIONS AND ATTACHMENTS MUST BE DESIGNED FOR THE APPROPRIATE LIVE AND DEAD LOAD COMBINATIONS, PLUS EFFECTS FROM WIND (INCLUDING UPLIFT). WOOD TRUSS SUPPLIER SHALL PROVIDE A WOOD TRUSS DESIGN SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE LOCAL JURISDICTION.
3. PREFABRICATED WOOD TRUSS MANUFACTURER MUST PROVIDE LATERAL BRACING BETWEEN THE TRUSSES TO INSURE TRUSS STABILITY AND STRENGTH.
4. PROVIDE 2X4 CONTINUOUS BRIDGING AT ALL BOTTOM CHORD PANEL POINTS AND AS REQUIRED BY WOOD TRUSS MANUFACTURER.
5. ALLOWANCE SHALL BE MADE BY THE CONTRACTOR FOR POTENTIAL UPLIFT OF ROOF TRUSS BOTTOM CHORDS THAT MIGHT BE CAUSED BY DISTORTION OF THE TRUSS MEMBERS DUE TO VARIATIONS IN MOISTURE CONTENT OF THE TRUSS MEMBERS.
6. PRE-ENGINEERED ROOF TRUSSES SHALL BE T.P.I. APPROVED.



INT. WALL @ GARAGE

SCALE: 3/4"=1'-0"

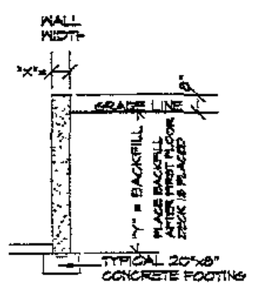


STEP FOOTER DETAIL

SCALE 1/2"=1'-0"

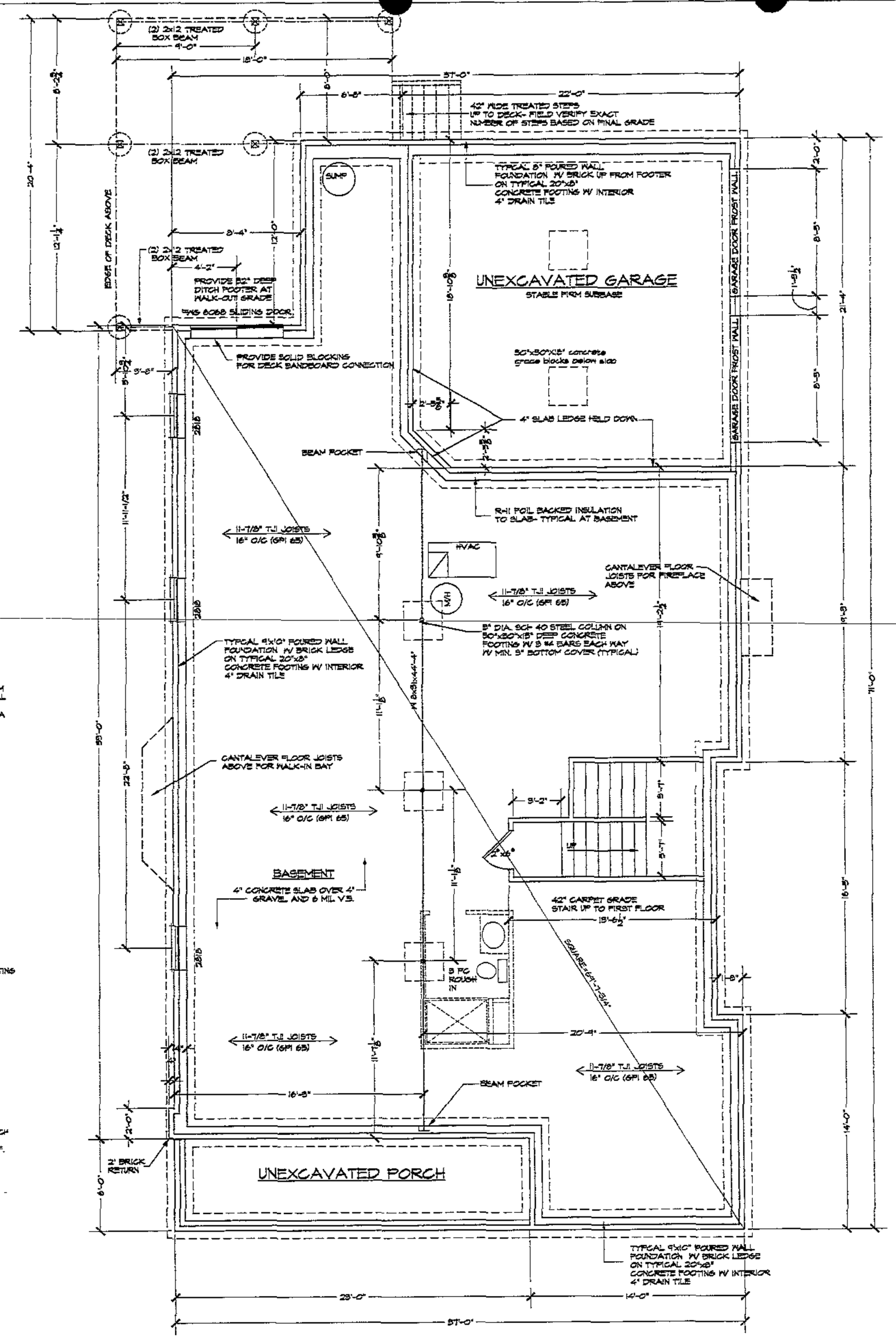
4' FOUNDATION WALL ANALYSIS

CONC. PSI	PCF	1'X1'	1'X4'	WALL REINFORCEMENT
2500 (28d)	30 PCF	8"	8'-4"	NONE
3000 (28d)	45 PCF	8"	8'-4"	NONE
3000 (28d)	45 PCF	8"	8'-4"	#4 BARS @ 15" O/C VERT. #4 BARS @ 12" O/C HORIZ.
3000 (28d)	45 PCF	10"	8'-4"	NONE
3000 (28d)	60 PCF	8"	8'-4"	#4 BARS @ 10" O/C VERT. #4 BARS @ 10" O/C HORIZ.
4000 (28d)	60 PCF	10"	8'-4"	NONE
3000 (28d)	60 PCF	10"	8'-4"	#4 BARS @ 12" O/C VERT. #4 BARS @ 10" O/C HORIZ.



FOUNDATION WALL DESIGN DATA

NOT TO SCALE



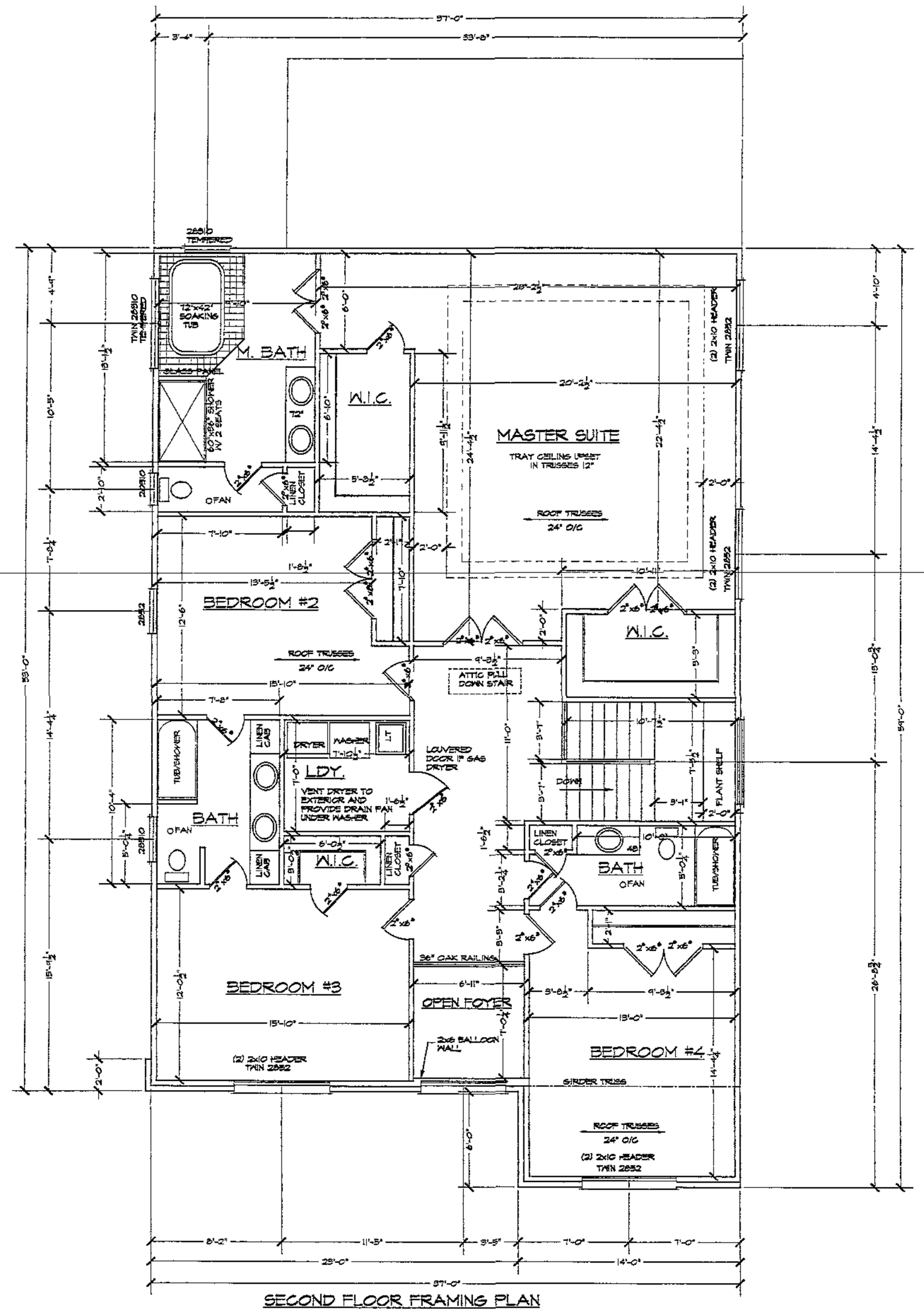
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

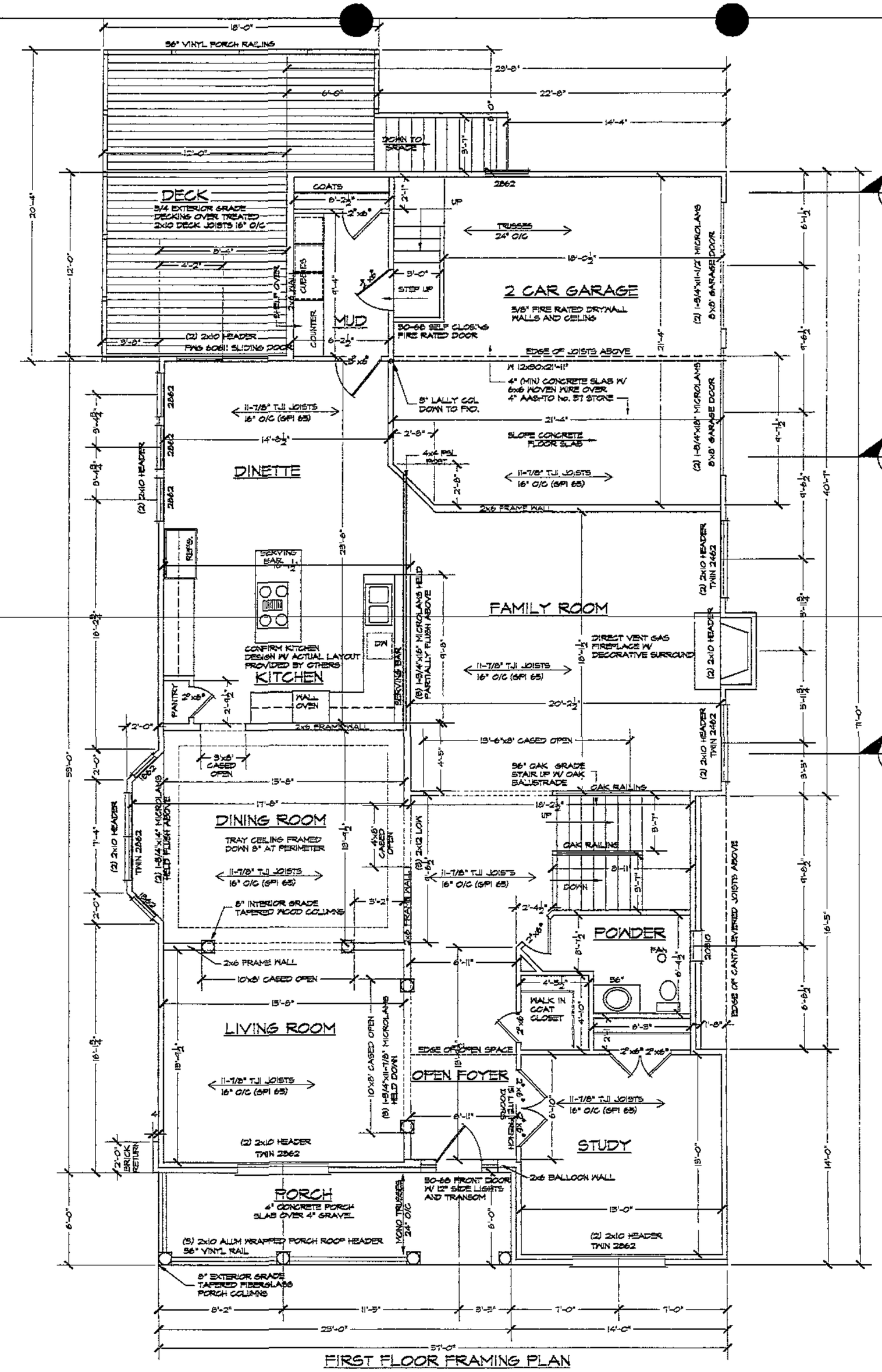
WEST LAKE AVENUE LLC.
SCALE: 1/4" = 1'-0"
DATE: 11/22/05
SHEET NO. 3 OF 5

GBL CUSTOM HOME DESIGN INC.
PO BOX 231 PINGREE, ID 83283
PHONE 208-657-0553



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



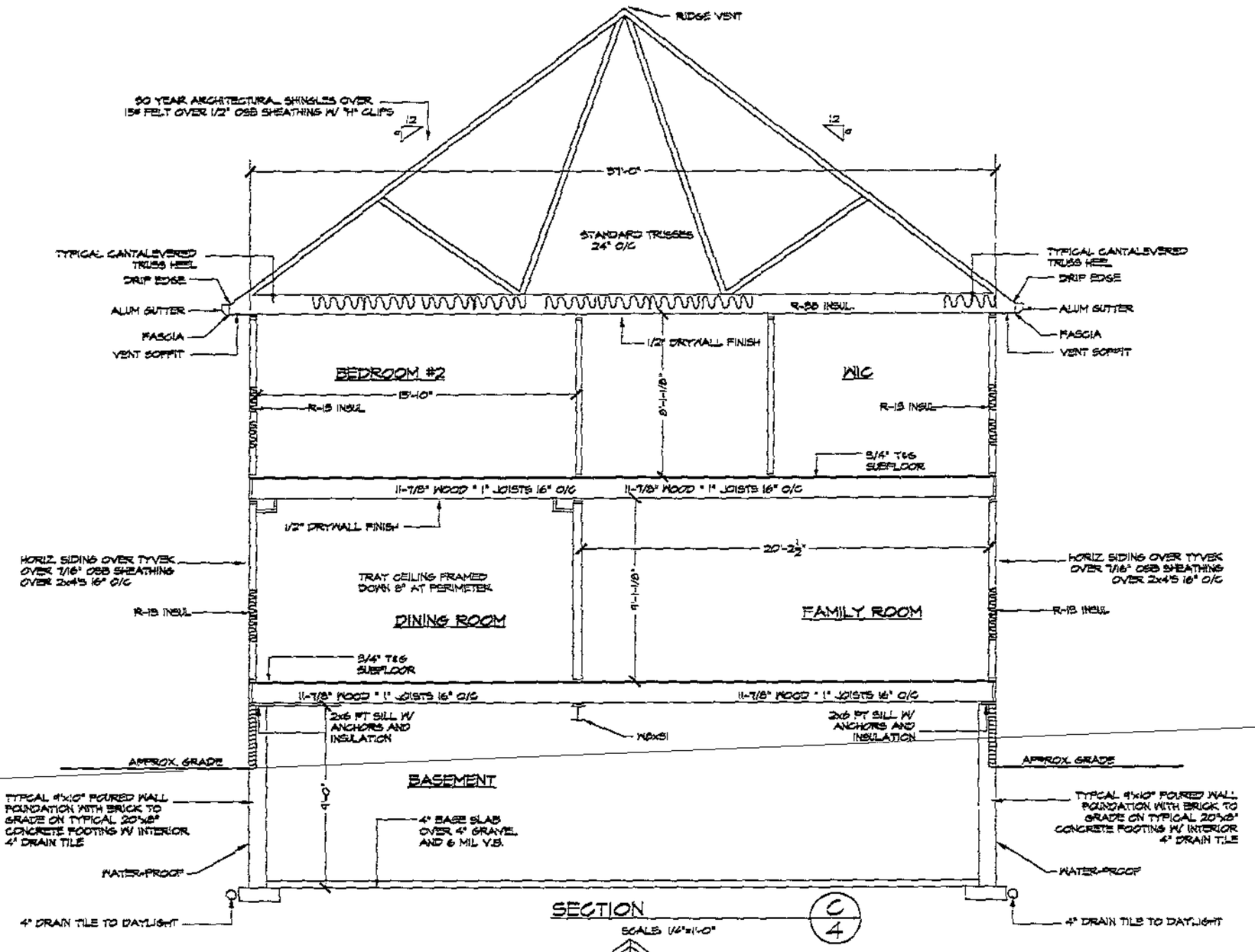
FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

WEST LAKE AVENUE, LLC.

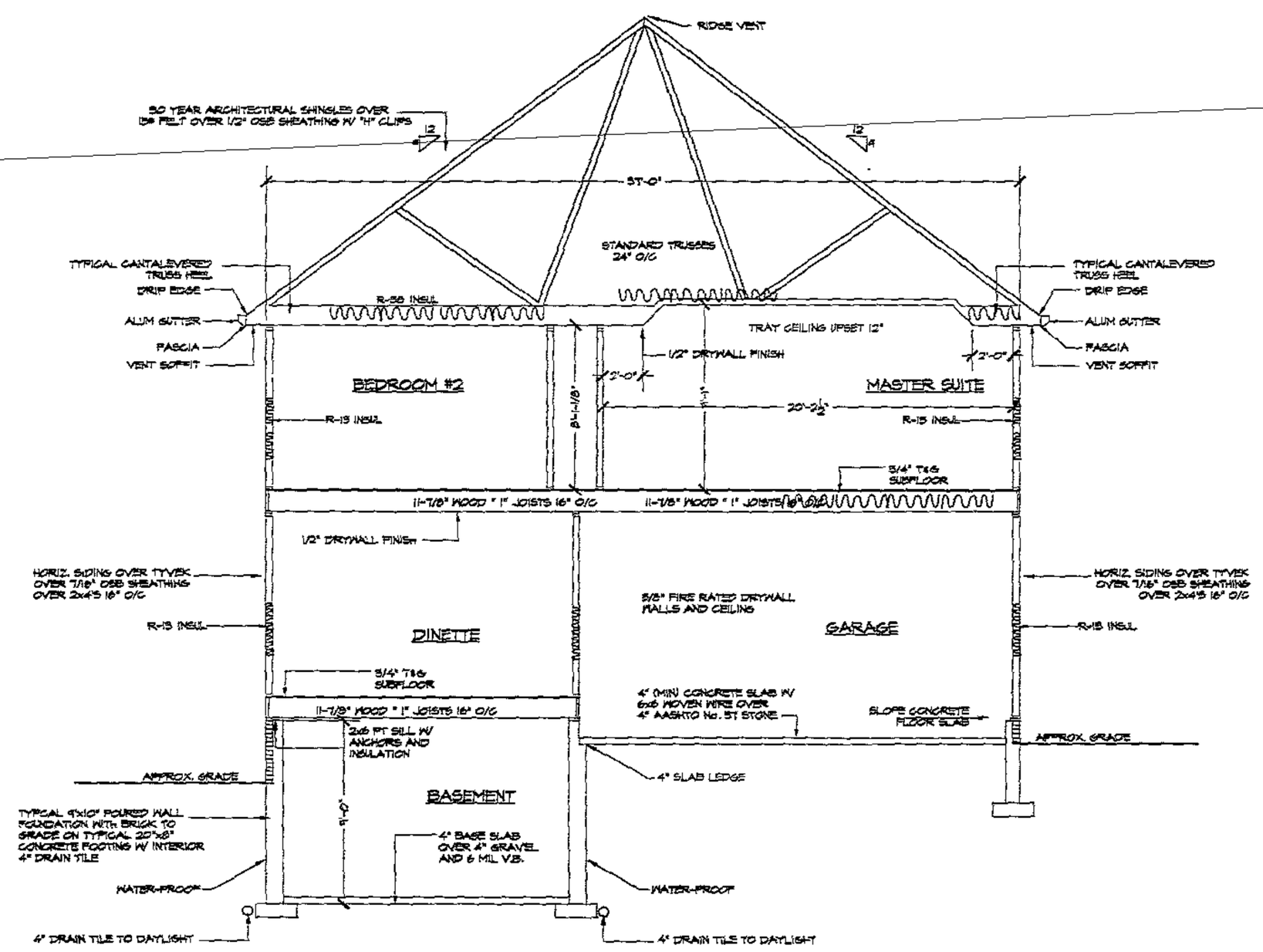
WEST LAKE AVENUE, LLC.
SCALE: 1/4" = 1'-0"
DATE: 8/22/06
SHEET NO.: 4 OF 5

GSL CUSTOM HOME DESIGN, INC.
PO BOX 287 FLEMINGTON, NJ 08822
PHONE 908-806-8830



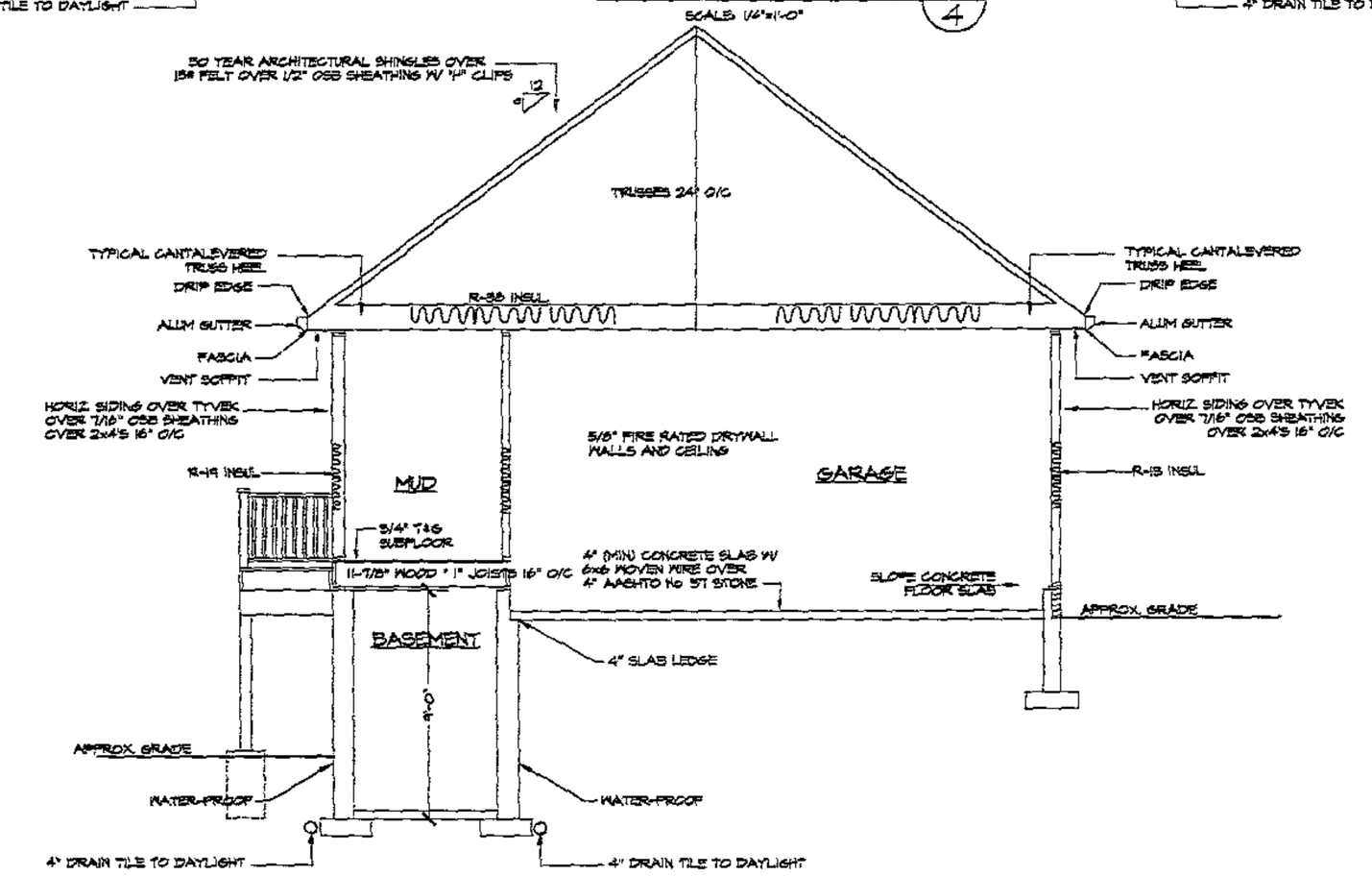
SECTION C/4

SCALE: 1/4"=1'-0"



SECTION B/4

SCALE: 1/4"=1'-0"



SECTION A/4

SCALE: 1/4"=1'-0"

WEST LAKE AVENUE, LLC.
LAKE AVENUE SPEC

WEST LAKE AVENUE, LLC.

SCALE: 1/4" = 1'-0"

DATE: 5/3/2006

SHEET NO. 5 OF 15

GBL CUSTOM HOME

NO. DESIGN, INC.

TEL: 412-922-2020

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

August 23, 2006

Robert A. Hoffman, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 06-643-SPH, 1107 W. Lake Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 13, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
West Lake Avenue LLC Sandy J. Marenberg 1143 W. Lake Avenue Baltimore 21210

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 19, 2006

Item Numbers: Item Number 611,621,624-637, 639-643

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: June 27, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2006
Item Nos. 611, 621, 622, 623, 624, 626, 627, 628, 632, 633, 635, 636, 637, 640, 641, 642, and 643

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- 06272006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE:** August 29, 2006

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: 06-643-SPH

This case was opened and testimony and evidence received on August 29, 2006. At the conclusion of the hearing, it was decided that the case would be continued until such time as the Design Review Panel (DRP) meeting takes place and their comments received (Section 32-4-203 of the BCC). As the record of the case reflects there were many individual citizens who appeared and are interested in the outcome. It was determined that upon my receipt of the DRP comments that a continued hearing would be reconvened and that a letter would be sent to all interested persons, giving them notice of the date, time and location.

On a parallel tract, Developer's counsel, Rob Hoffman, and his client who serves as a managing director of the Limited Liability company that owns property at 1115 West Lake Avenue, was to determine whether 10' of that property could be dedicated through lot line adjustment/easement to 1107 so that it would be 100' wide rather than 90' as presently before me. Additionally, the community wanted the owner's representative, Sandy Marenberg, to determine whether the driveway could be shifted so as not to be located opposite Buckingham Manor.

Note to Self: Petitioner's Exhibit No. 2 – The 1916 Plat was evidently taken by counsel at the conclusion of the hearing which ran late causing a bit of a confusing ending. Please inquire to determine whether this can be located for the file when the hearing is reconvened.

WJW:dlw

Returned by Carry 8/1/06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2006

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

RECEIVED

AUG 2 5 2006

ZONING COMMISSIONER

SUBJECT: 1107 West Lake Avenue

INFORMATION:

Item Number: 6-643

Petitioner: West Lake LLC

Zoning: DR 2

Requested Action: **Special Hearing**

SUMMARY OF RECOMMENDATIONS:

The property in question requests a special hearing for an undersized lot pursuant to Section 304.1 of the BCZR in order to build a single family dwelling on a lot having an area of 16,560 square feet in lieu of 20,000 square feet and a width of 90 feet in lieu of 100 feet as required by Section 1BO2.3.C.1. The property is known as part of Lot 28, Lot 29 and part of Lot 30 as shown on Plat 4 Folio 183, plat of John Watson Jr. It is within the Ruxton Riderwood Lake Roland Design Review area. A Design Review Panel meeting is required prior to approval of any building permit and comments from the panel are binding upon the hearing officer as per Section 32-4-203 of the Baltimore County Code and the Comprehensive Manual of Development Policies. The Office of Planning respectfully requests that the subject record be held open for the DRP meeting to occur.

For further information concerning the matters stated here in, please contact ~~Kevin Gambrill~~ DIANE ITTER at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: J. M. Zeigler
AFK/LL: CM

W:\DEVREV\ZAC\6-643.doc

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 6-20-06

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

RE: Baltimore County
Item No. 643 JCM

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

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Baltimore County

Arnold F. Pat Keller, III, Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: October 13, 2006

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel Meeting (October 11, 2006)
Minutes

PROJECT NAME: 1107 West Lake Avenue

PROJECT : DRP # 479

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Geoffrey Glazer, Dean Hoover, Donald Kann, Francis Anderson (Resident Member – Ruxton/Riderwood/Lake Roland)

PROJECT DESCRIPTION:

Sandy Marenberg, owner of the property at 1107 West Lake Avenue, is proposing a 37 foot wide, 71 foot deep, 2-story above grade home with a basement, porch, and 2-car garage. The lot sits adjacent to 1115 West Lake Avenue, which was previously approved by the Design Review Panel. The applicant proposes to keep the existing shrubbery and replant the side where the driveway will be placed. Materials for the proposed project include a red centennial shale brick along with Navajo Beige Hardie Plank siding and Timberline roof shingles.

The applicant also stated that they have previously met with the Ruxton Riderwood Lake Roland ImprovementAssociation and they took their ideas into consideration and relocated the driveway.

Patsy Malone of Venable LLC, attorney for the project, approached the panel to state that the proposal was subject to a public hearing before the Zoning Commissioner at the end of August and presented a 10 foot landscape buffer easement, which is intended to be provided as an alternative.

Subject: Minutes (Design Review Panel Meeting)
Project Name: 1107 West Lake Avenue **Project #:** DRP 479

DISPOSITION:
A motion was made by Mr. Anderson to have the package resubmitted to the Panel under the following conditions:

1. Re-visit the roof
2. Look at materials to be used
3. Revise building elevations
4. Look at windows and shutters (both type, size, and location)
5. Re-work fireplace housing (bring down to grade)

The motion was seconded by Mr. Kann and approved by acclamation.

Lynn Lanham

KP:File
CC: DRP members in attendance
Sandy Marenberg, Owner
Patsy Malone, Attorney
Nancy Horst, Ruxton/Riderwood/Lake Roland
Bill Wiseman, Zoning Commissioner

For complete Design Review Panel minutes visit http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html.

RE: PETITION FOR SPECIAL HEARING 1107 W. Lake Avenue; S/S W. Lake Avenue, 34' E c/line Buckingham Manor 9th Election & 2nd Councilmanic Districts Legal Owner(s): West Lake Avenue, LLC by Sandy Marenberg, Authorized Member Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-643-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
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 26th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 2 6 2006
Per

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

November 13, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Nancy W. Horst
P.O. Box 204
Riderwood, Maryland 21139

RE: **PETITION FOR SPECIAL HEARING**
S/S W Lake Avenue, 35' E C/line Buckingham Manor
(1107 West Lake Avenue)
9th Election District – 2nd Council District
West Lake Avenue, LLC, Sandy Marenberg, Authorized Member – Legal Owners
Case No. 06-643-SPH

Dear Ms. Horst and Concerned Residents:

As agreed, I am writing to let you know that this matter has been set in for a continued hearing on Friday, December 1, 2006, at 9:00 A.M., in Room 407, in the County Courts Building, 401 Bosley Avenue, Towson, Maryland. As you will recall at the conclusion of the hearing on August 29, 2006, I mentioned that I would reschedule a brief hearing following my receipt of the decision of the Design Review Panel. I have received confirmation that the Design Review Panel has now completed its review and is recommending approval of a design for the proposed subject home. You are under no obligation to attend this hearing, but are welcome to do so if you wish. If you are unable to attend, I will send copies of my final decision to the address you previously provided.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Stryker Sessions, 1224 Lake Falls Road, Baltimore, Md. 21210
Alex and Mary Brown, 6108 Buckingham Manor Drive, Baltimore, Md. 21210
Penelope Power, 6107 Buckingham Manor Drive, Baltimore, Md. 21210
Sue Hess, 6132 Buckingham Manor Drive, Baltimore, Md. 21210
Molly Baldwin, 1204 West Lake Avenue, Baltimore, Md. 21210
Charles Nass, 5943 Falls Road, Baltimore, Md. 21209
Philip and Anne Heuisler, 6102 Buckingham Manor Road, Baltimore, Md. 21210
Roy Parsons, 1212 Lake Falls Road, Baltimore, Md. 21210

Barbara Howard and Ray Sturner, 6017 Altamont Place, Baltimore, Md. 21210
Wincie Skeen, 1208 West Lake Avenue, Baltimore, Md. 21210
Susan J. Clark, 1208 Lake Falls Road, Baltimore, Md. 21210
Lawrence Benton, 1201 West Lake Avenue, Baltimore, Md. 21210
Candy Shaffer, 6001 Altamont Place, Baltimore, Md. 21210
Donna and Mario Schack, 6103 Buckingham Manor Drive, Baltimore, Md. 21210

Bill Wiseman - Zoning hearing December 1

From: "linda knox" <lknoxie@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 12/01/06 8:17 AM
Subject: Zoning hearing December 1

Dear Commissioner Wiseman,

I am unable to attend the hearing today concerning Sandy Marenberg's application to build a large house at 1107 W. Lake Avenue. Mr. Marenberg has been a thorn in the side of our neighborhood (Lake Falls Association) for some time. He claims he is a "neighbor" but his house on Lake Avenue is not his principal residence. He tried to put houses on our beloved "breezeway" lot, which we've used for community activities for over 50 years. He has built three huge houses across the street from us which are completely out of scale with their surroundings. Now he wants to build another large house on a small lot nearby which is not in keeping with County Zoning Regulations.

Please do not allow this developer to further his financial gains and encroach on our modest and well-established community.

Thank you very much.

Sincerely,
Linda D. Knox
1234 Lake Falls Road
Baltimore Maryland 21210

OMEGA LAND DEVELOPMENT CORPORATION

7115 AMBASSADOR ROAD, BALTIMORE, MD 21244-4728

Tel: 410-944-3647 Fax: 410-944-3684

August 25, 2006

Mr. Timothy Kotroco, Director
Department of Permits and
Development Management
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 1107 West Lake Avenue
Case No. 06-643-SPH

Dear Mr. Kotroco:

As owners of the property across the street from the subject property, we have no objection to the proposed request.

Very truly yours,

OMEGA LAND DEVELOPMENT CORPORATION

David S. Thaler
President

Copy: Sandy Marenberg

By: Facsimile

H:\CORRESPONDENCE\PROJECTS\Marenberg 8 24 06\OMEGA LAND DEVELOPMENT CORPORATION.doc

BW
8-29-06

RECEIVED

AUG 25 2006

ZONING COMMISSIONER

Mary H. Brown
6108 Buckingham Manor Drive
Baltimore, MD 21210

Zoning Commissioner
County Courts Bldg., Room 407
401 Bosley Avenue
Towson, MD 21204

To Whom It May Concern:

I am writing to voice my opposition to approval for a zoning variance for Sandy J. Marenberg (Case #06-643-SPH) to build a house on the undersize lot at 1107 W. Lake Ave. Mr. Marenberg has recently built three houses on a lot not much bigger than this one. Additionally, he wants to reposition the driveway so that it is directly opposite Buckingham Manor Drive. At the moment, there is large stand of what appears to be Leyland Cypress which is quite attractive. If it is left in place, it will buffer the noise from the traffic on Lake Ave. Given Mr. Marenberg's past history, once he receives one variance, I would not be surprised if he will try to get another to build more than one house. The traffic on Lake Ave. will not take more development.

Sincerely,

Mary H. Brown

Mary H. Brown

BW

8-29-06

LAKE FALLS ASSOCIATION

1300 West Lake Avenue Baltimore County, Maryland

August 17, 2006

Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RECEIVED

AUG 22 2006

ZONING COMMISSIONER

Subject: Zoning Variance Request
Case No. 06-643-SPH
1107 West Lake Avenue 21210
Sandy Marenberg, Owner

Dear Sir,

Our Lake Falls community is located on the north side of W. Lake Ave. approximately 80 feet to the west of subject property.

This letter is to formally protest the granting of a zoning variance relevant to subject property until such time as our members have had sufficient time to study detailed plans and specifications of the improvements being proposed, and also until approved by the Baltimore County Design Review Panel.

Within the past five years Mr. Marenberg has developed a land property of 18,160 sq. feet on the south side of W. Lake Ave. at Altamont and directly across from Lake Falls community. Two of three residences constructed there front on W. Lake Ave and are numbered 1141 and 1143; the third fronts on Altamont. Before construction began area residents were approached individually by a person active in local community affairs and whom we trusted; she asked that we not protest a setback variance being requested so as to allow driveway(s) and garage entrance(s)to be placed behind the home(s) rather than facing the street which would present a more pleasing appearance. We accepted her explanation and request and did not protest the variance application. We later realized that Mr. Marenberg had made no attempt to advise us of the magnitude of his project or of any other details.

As development progressed we were dismayed and appalled to observe three very large homes totaling 8346 sq. ft. in plan being constructed on the lot; this is 46% of the land area. Sixteen older homes surrounding the three new homes cover 26,810 sq. ft. on lots totaling 122,006 sq. ft., a coverage of 22 %. (See enclosed confirming data) The three new homes tower over our older surrounding homes. We know of no local residents who are happy with this change to our neighborhood.

The above is background to our desire to help prevent a re-occurrence of similar development in our neighborhood.

Thank you,

Lake Falls Association and Community

_____, President

_____, Vice President

_____, Treasurer

_____, Secretary

Matthew A Baldwin 1204 W. Lake Ave

Thomas Anderson 1214 Lake Falls Rd

Marcel R. Allen 1226 LAKE FALLS RD.

Deborah W. Allen " " " "
Marquette Bank 1240 Lake Falls Road

George E. Bean " " " "

Noel S. Sherman 1214 W. LAKE AVE.

Barb Klees Glickman 1214 W. Lake Avenue

Robert J. Mott 1206. W. Lake AVE.

Kevin Fitzgerald 1116 W. Lake Ave

Susan Orbell 1207 Lake Falls Rd.

1207 LAKE FALLS RD.

Bob Clark 1208 Lake Falls Rd.

Jerri La Pointe 1205 Lake Falls Rd.

SALLY + STRYKER SESSIONS 1224 LAKE FALLS ROAD

Linda Kurz 1234 Lake Falls Rd

Rebecca Reed 1218 W. Lake Ave.

Helen Thomson 1216 W Lake ave

Jennifer J Robinson 1206 Lake Falls Rd.

Tony B Robinson 1206 LAKE FALLS RD

Mark Mu 1208 W. Lake Ave

Mark Williams

Lynne Bonns 1203 Lake Falls Rd.

Windy Sheen 1208 W. Lake Ave

Amy H. Rinker 1216 Lake Falls Rd.

Address	Land SF	House SF	Owner	Comment
6003 Altamont	6705	960	Reeves	One story No basement
6021 Altamont	6098	2500	Cohen (?)	Price listed is what Roche sold property for- $71,700
1101 West Lake	20,905	2186	Meriwether	Built in 1893
1110 West Lake	4.51 Acres	7073	Omega Land Development 7115 Ambassador Drive	1800 stone
1115 West Lake	.53 Acres	None	West Lake LLC STE 10 31 Walker Avenue (Above also listed as being owned by SJN Properties)	(Nield)
1139 West Lake	15,788	1816	Svehla	1918-1 1/2 stories Next door to McMansions
1116 West Lake*	5782	1334	Fitzgerald (Wendy Young owner)	
1201 West Lake*	5760	2171	Benton	
1203 West Lake	4350	1279	Cox	
1209 West Lake	6751	1820	?	Brick, built 1979
1200 West Lake*	5940	1248	Suzan Taylor	
1202 West Lake*	5550	1248	Hollis Mooney	
1204 West Lake*	6344	1638	Green	
1206West Lake*	6550	2262	Bob Goetz	
1208 West Lake*	6943	2234	Skeen	
1202 Lake Falls*	5350	1248	Riley	
1204 Lake Falls*	5750	1550	Stewart	
1205 Lake Falls	7440	1334	LaPointe	
1209 Lake Falls	6300	1584	Knipp	
16 @	122,006	26,810		

*in view of McMansions

BW
8/29/06

Chase Fitzgerald & Company Inc.
Realtors

THIRD GENERATION FAMILY OWNED & OPERATED

1 VILLAGE SQUARE, SUITE 131 • BALTIMORE, MD 21210 • IN THE VILLAGE OF CROSS KEYS • 410-323-6000 • FAX 410-323-0016

RECEIVED

AUG 18 2006

ZONING COMMISSIONER

BALTIMORE COUNTY ZONING COMMISSIONER
DESIGN REVIEW PANEL
ROOM 407
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD. 21204

August 17, 2006

RE: CASE #06-643-SPH
1107 WEST LAKE AVENUE ZONING VARIANCE REQUEST

I am writing to strongly oppose granting a zoning variance to Mr. Sandy Marenberg for his West Lake Avenue lot.
There can be no positive effect resulting from an increase in density in an already congested area. Furthermore, the previous three homes built by this developer have an extremely displeasing architectural stance and have been squished into a plot that was zoned for two homes. This alone should prove the negative effect of granting a variance. I would further oppose the repositioning of the driveway from his lot to Lake Avenue so that it directly faces the entrance to Buckingham Manor.

Sincerely,

Carol Schmidt
6124 Buckingham Manor Drive
Baltimore, Md. 21210

Cc: Penny Powers
Nancy Horst
Molly Baldwin

August 20, 2006

Zoning Commissioner
County Courts Building
401 Bosley Avenue-Room 407
Towson, Maryland 21204

Dear Sir: Re: 1107 West Lake Avenue

While I have lived on West Lake Avenue for 23 years, I am aghast at what the Zoning Commission has already allowed Mr. Marenberg to do to this neighborhood.

His last project (three houses) defiled an open space with three monstrous structures which a) have no beauty or b) any other saving element to their being there. (Except, perhaps, they produce additional taxes for the county coffers).

Now, I understand, Mr. Marenberg has applied for an "exception" to build another (probably ugly) structure on a piece of land that is am undersized lot by your own regulations. Why this "exception" is even being considered by the zoning board is mystifying. It would be a precedent-setting event that other builders can use to insert a house here and a house there, and suddenly West Lake Avenue will begin to look like Rogers Forge; i.e., NO spaces between houses!

I feel that the Zoning Commission should give more consideration to the people who already live here, rather than to the people who want to build here in an avaricious effort to line their own pockets, residents "be damned".

The line-up of cars every morning (7:30 to 9:30 AM) and every night (4:15 to 6:15 PM) precludes the need for more houses in this area.

Please do NOT agree to any "exceptions" for builders--not now or in the future.

RECEIVED

AUG 22 2006

ZONING COMMISSIONER

Most Sincerely,

D. C. Harvey

(Mrs.) D. C. Harvey
1209 West Lake Avenue
Baltimore, MD. 21210

cc: Roy Parsons
RRLRA Association

PLEASE PRINT CLEARLY

CASE NAME 1107 W. LAKE AVE
CASE NUMBER 06-643 SPH
DATE 12-1-06

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
VINCENT MASCUNAS SITE RITE SURVEYING INC	200 E. JOPPA Rd	TOWSON, MD 21286	VJMMVHE@AOL.COM
Rob Hoffman	210 Allegheny Ave	Towson 21204	RAHoffman@Venable.com
Patricia Malone	" "	" "	pamalone@venable.com
Sandy Marenberg	1143 W. Lake Ave	Balt 21210	sandymarenberg@aol.com

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
LAURENCE BENTON	1201 W. LAKE AV.	BALT. MD 21210	—
Cindy Shaffer for Mary Jenkins	6001 Belmont Av.	Balto, MD 21210	SHAFFER451J@earthlink.NET
Deborah Cox	Buckingham Rd	" " 21210	coxdo@shmi.edu
Mario L. Schack	Buckingham Haven 1603	Balto MD 21210	mls44@cornell.edu
Doris Gould	1210 Falls Rd	Balto MD 21210	
Ellen Parsons	1212 " " "	" " "	eoparsp@yahoo.com

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
STRYKER SESSIONS	1224 LAKE FALLS RD	BALT MD 21210	strykersessions@hotmail.com
Alec Brown	6108 Buckingham Manor Dr	Balto Md 21210	
Mary H. Brown	6108 Buckingham Manor	Balto 21210	
Nancy W. Horst	P.O. Box 204	Riderwood, MD 21139	nwhorst@comcast.n[redacted]
Penelope Power	6107 Buckingham Manor Dr.	Balto MD 21210	penny.power@gmail.com
Sue Hess	6132 " " "	" " "	Sue L Hess@Ad.com
Molly Baldwin	1204 W. LAKE AVE	Baltimore MD 21210	thenaturaldogbaker@comcast
CHARLES NASS	5943 FALLS RD	BALTIMORE MD 21209	CHARLIE.NASS@VERIZON.NET
PHILIP HEUISLER	6102 DOCKWORTH RD.	BALTIMORE MD 21210.	
ANNE HEUISLER	6102 Buckingham Manor Drive	Baltimore, MD 21210	AHeuisler@comcast.net
ROY PARSONS	1212 LAKE FALLS RD	BALT. CO., MD 21210	eoprcp@yahoo.com.
Barbara Howard	6017 Altamont Pl.	Baltimore MD 21210	bjhoward@jhmi.edu
Ray Stukes	6017 Altamont Pl	Balt., MD 21210	RSTUKES@JHMI.EDU
Wincie Skeen	1208 W. Lake Ave.	Balto., MD. 21210	fwskeen@yahoo.com
Susan J. Clark	1208 Lake Falls Road	Baltimore, MD 21210	rrcsjc@comcast.net

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
LAWRENCE BENTON	1201 W. LAKE AVE.	BALT. MD. 21210	

PLEASE PRINT CLEARLY

CASE NAME 1107 W. Lake Ave.
CASE NUMBER 06-643-SPHA
DATE Aug. 29, 2006

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Robert Hoffman	210 Allegheny Ave.	Towson MD 21204	
Patricia Malone	" "	" "	
VINCENT J. MOSKUNAS SITE RITE SURVEYING, INC.	200 E. Joppa Rd.	TOWSON MD. 21286	VJMNVM@AOL.COM.
Sandy Marenberg	1143 W. Lake Ave	Balt 21210	sandymarenberg@cox.net
WAYNE NIEDT II	RR4 Box 895	WESTFIELD, PA. 16950	

Case No.: 06-643-SPH - 1107 WEST LAKE AVE

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	PETITION AGAINST PROPOSAL
No. 2	JOHN WATSON JR PLAT 4/1/83 - recorded 1916 PLAT	
No. 3	DEED - 1947	
No. 4	PHOTO'S OF EXISTING CONDITIONS 1107 W. LAKE	
No. 5	PROPOSED BLDG ELEVATIONS (5 Pages)	
No. 6	AMENDED SITE PLAN	
No. 7	Design Review Panel Decision	
No. 8	Bldg Elevations	
No. 9		
No. 10		
No. 11		
No. 12		

PETITION

TO: BALTIMORE COUNTY ZONING COMMISSIONER

FROM: BUCKINGHAM MANOR TOWNHOUSE ASSOCIATION

DATE: AUGUST 25, 2006

SUBJECT: CASE #06-643-SPH

We, the undersigned residents of the Buckingham Manor Townhouse Association, are strongly opposed to granting a zoning variance to Mr. Sandy Marenberg to build a single-family dwelling on an undersized lot located at 1107 W. Lake Avenue.

The developer has established an extremely poor track record in the three houses he has built on Lake Avenue. These houses represent a scale and architectural character inconsistent with existing development, and are lacking in sufficient landscaping to screen them from Lake Avenue and the surrounding community.

To avoid an increase in density in an already congested area, and to avoid a continuation of the out-of-scale, poorly conceived architectural designed homes that Mr. Marenberg has built in this area, the undersigned urge the Zoning Commissioner to deny the request for a zoning variance/or for the building of a dwelling on what is now considered an undersized lot at 1107 W. Lake Avenue.

Resident	Buckingham Manor Drive
Donna Cox	—
[illegible]	6103

PROTESTANT'S

EXHIBIT NO. 1

PETITION: CASE #06-643-SPH
August 25, 2006
Page Two

Resident	Buckingham Manor Drive
Carol Schmidt	6124
[illegible]	6118
[illegible]	6114
[illegible]	6112
Victoria Forsyles	6112
[illegible]	6110
Renee Newman	6106
[illegible] Newman	6106
Denise Smith	6104
[illegible] Tenzler	6107
[illegible] Tenzler	6102
Karen L Stott	6100
Nancy Norris-Griffin	6128
Carroll L Jackson	6101
[illegible] Keegan	6101
Judy Kilpatrick	6112

PETITION: CASE #06-643-SPH
August 25, 2006
Page Three

Resident	Buckingham Manor Drive
Elise Hopkins	6120
Mary Edgar	6126
Jo Ann Coleman	6105
Peggy Drogean	6116
Mary Brown	6108
Alexander P Brown III	6108
James B. Hall	6102
Sue L. Hess	6132
Penelope Powers	6107
[illegible]	6122
Phyllis A Spence	6130

38418
Price Day and wife
Deed to
Daniel C Toomey et al
Sts $2.75 Fed $2.75

This Deed made this 24th day of November in the year nineteen hundred and forty-seven by and between Price Day andAlice Day his wife parties of the first part and Daniel C Toomey and Marion W Toomey his wife parties of the second part all of Baltimore County State of Maryland

Witnesseth That in consideration of the sum of Five dollars ($5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said parties of the first part do hereby grant and convey unto the said parties of the second part as tenants by the entireties their assigns and unto the survivor of them his or her heirs and assigns in fee simple subject to the easement or right of way hereinafter reserved all that lot or parcel of ground situate and lying in the ninth Election District of Baltimore County State of Maryland which is described as follows that is to say

Beginning for the same on the southernmost side of Lake Avenue and at the end of the three following courses and distances from the intersection of the southernmost side of Lake Avenue with the easternmost side of Altamont Place Viz north eighty-two degrees forty-six minutes (82°46') east one hundred and thirty feet (130') north eighty-one degrees fifty-three minutes (81°.53') north eighty-three degrees forty-eight minutes (83°48') east one hundred twenty-six andeight tenths feet (126.8') and running thence from said place of beginning and bounding on the southernmost side of Lake Avenue the two following courses and distances viz north eighty-three degrees forty-eight minutes (83°-48') east thirty-four and seven tenths feet (34.7') and north eight-eight degrees forty-eight minutes (88°48') east fifty-five and three tenths feet (55.3') and running thence for a line of division now made south four degrees one minute (4°1') east one hundred eighty-five feet (185') to intersect the outline of the land which by deed dated February 14 1919 andrecorded among the Land Records of Baltimore County in Liber W P C No 507 folio 191 was conveyed by John Watson Jr and Katherine C Watson his wife to John Sylvester Smith and Sara E Ricou Smith his wife and bounding on said outline south eighty-five degrees five minutes (85°5') west ninety feet (90') and running thence north four degrees one minute (4°1') west one hundred eighty-four and six tenths feet (184.6') to the place of beginning The improvements thereon being known as No 1107 West Lake Avenue

Being the same lot or parcel of ground described in a deed dated July 11 1947 and recorded among the Land Records of Baltimore County in Liber J W B No 1579 folio 226 which was granted and conveyed in fee simple by Stewart N Collenberg and wife to the parties of the first part

Together with the buildings and improvements thereupon and the rights alleys ways waters privileges appurtenances and advantages thereunto belonging or in anywise appertaining

To have and to Hold the above described lot or parcel of ground unto and to the use of the said parties of the second part as tenants by the entireties their assigns and unto the survivor of them his or her heirs and assigns in fee simple forever subject however to an easement or right of way for a width of twenty (20) feet along the entire easternmost

PETITIONER'S
EXHIBIT NO. 3

line of said lot or parcel of ground which said easement or right of way is hereby expressly reserved unto the parties of the first part as tenants by the entireties their assigns and unto the survivor of them his or her personal representatives heirs and assigns for the purpose of ingress and egress to and from Lake Avenue and the lot or parcel of ground or any part thereof now owned by the parties of the first part immediately adjoining the above described lot or parcel of ground on the south

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby granted that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of the same as may be requisite

Witness the hands and seals of the said parties of the first part as of the day and year first above written

Witness:

Manes Glyndi as to Price Day (Seal)

May C Burkart as to Alice Day (Seal)

CERTIFICATE OF ACKNOWLEDGMENT OF EXECUTION OF AN INSTRUMENT

Commonwealth of Australia
State of New South Wales
City of Sydney
Consulate General of The
United States of America
SS

I Eva Bryan Wilson Vice Consul of the United States of America at Sydney Australia duly commissioned and qualified do hereby certify that on this twenty-fourth day of November 1947 before me personally appeared Price Day to me personally known and known to me to be the individual described in whose name is subscribed to and who executed the Annexes instrument and being informed by me of the contents of said instrument has duly acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned

In Witness whereof I have hereunto set my hand and official seal the day and year last above written

Eva Bryan Wilson

Vice Consul of the United States of America

(U S Foreign $2.00)

Service No -7492

Fee- No 28 two dollars 12s.8D

(American Foreign Consulate Seal))

State of Maryland
City of Baltimore: To wit:

I hereby Certify that on this 4th day of December 1947 before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Alice Day known to me (or satisfactorily proven) to be the wife of Price Day and acknowledged that she executed the foregoing Deed as her act for the purposes therein contained and in my presence signed and sealed the same

In Witness Whereof I have hereunto set my hand and Notarial seal the day and year last above written

Design Review Panel

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3480 • Fax: 410-887-5862

Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller III, Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: November 15, 2006

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel Meeting (November 8, 2006)
Minutes

PROJECT NAME: 1107 West Lake Avenue – Second Review

PROJECT : DRP # 479

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Dean Hoover, Donald Kann, Thomas Repsher, Francis Anderson (Resident Member – Ruxton/Riderwood/Lake Roland)

PROJECT DESCRIPTION:

West Lake Avenue LLC is proposing to build a single family dwelling on a vacant lot. The proposed home is 37 foot wide, 71 foot deep, 2-story, above grade home with a basement, porch and 2-car garage. The basement will have a rear patio door to walk out to the yard. The kitchen/dinette area on the first floor will have a sliding door to a rear-yard deck. Most of the existing vegetation will remain around the property lines with a new landscape buffer along the adjacent property line between 1107 West Lake Avenue and 1115 West Lake Avenue.

This is the second review of this project by the Design Review Panel. Owner of the property, Sandy Marenberg, presented the revisions to the panel that were addressed at the previous, October 11, 2006 Design Review Panel meeting. Revisions included lowering the roof, revising elevations, changing window types and sizes, and re-working the use of brick on the façade; brick foundation with siding above.

PETITIONER'S

EXHIBIT NO. 7

Printed on Recycled Paper

Subject: Minutes (Design Review Panel Meeting)
Project Name: 1107 West Lake Avenue – Second Review **Project #:** DRP 479

DISPOSITION:
A motion was made by Mr. Anderson to approve the project as submitted.

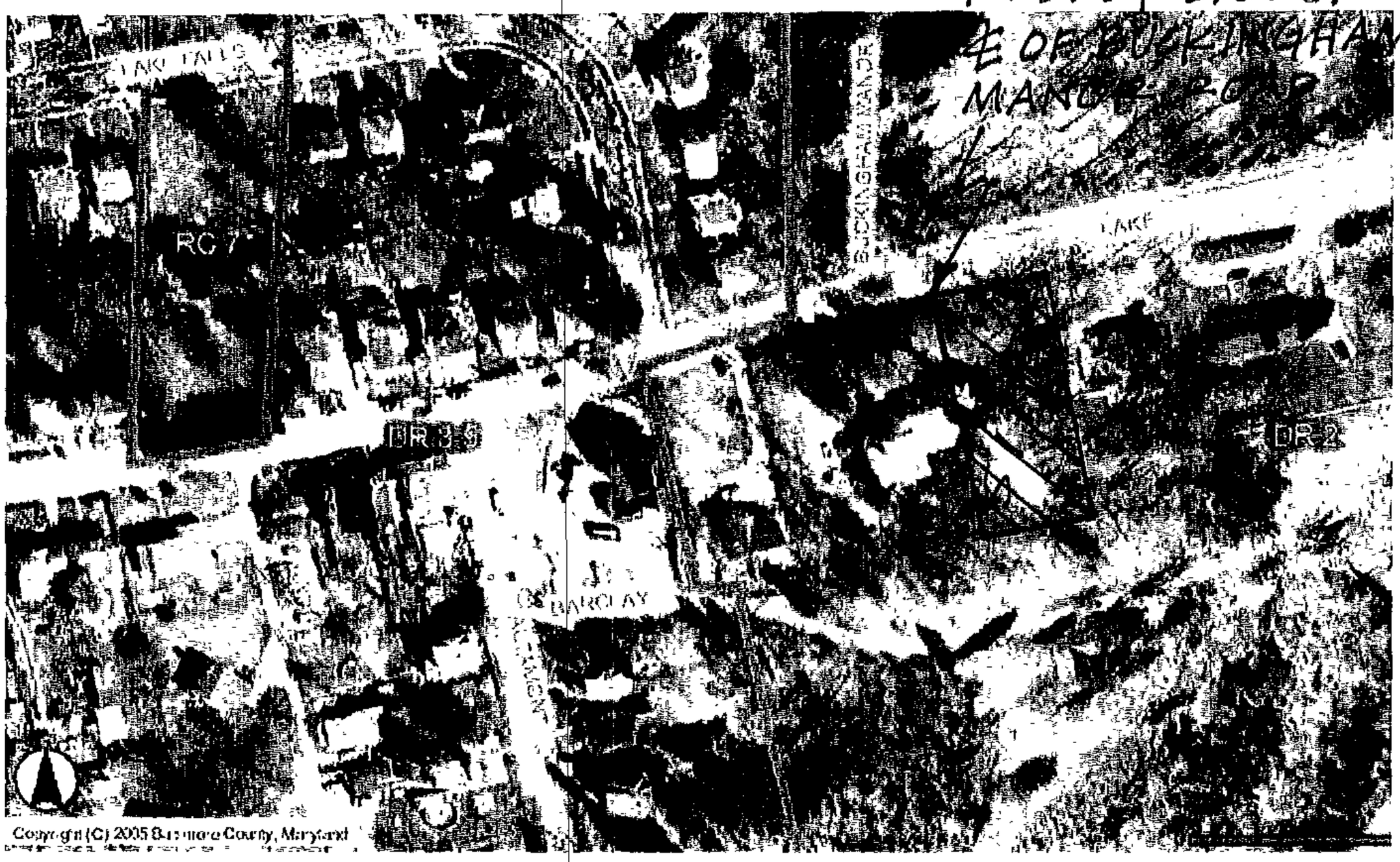
The motion was seconded by Mr. Kann and approved by acclamation.

Lynn Lanham

KP:File
CC: DRP members in attendance
Sandy Marenberg, Owner
Patsy Malone, Attorney
Nancy Horst, Ruxton/Riderwood/Lake Roland
Bill Wiseman, Zoning Commissioner

For complete Design Review Panel minutes visit
http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html.

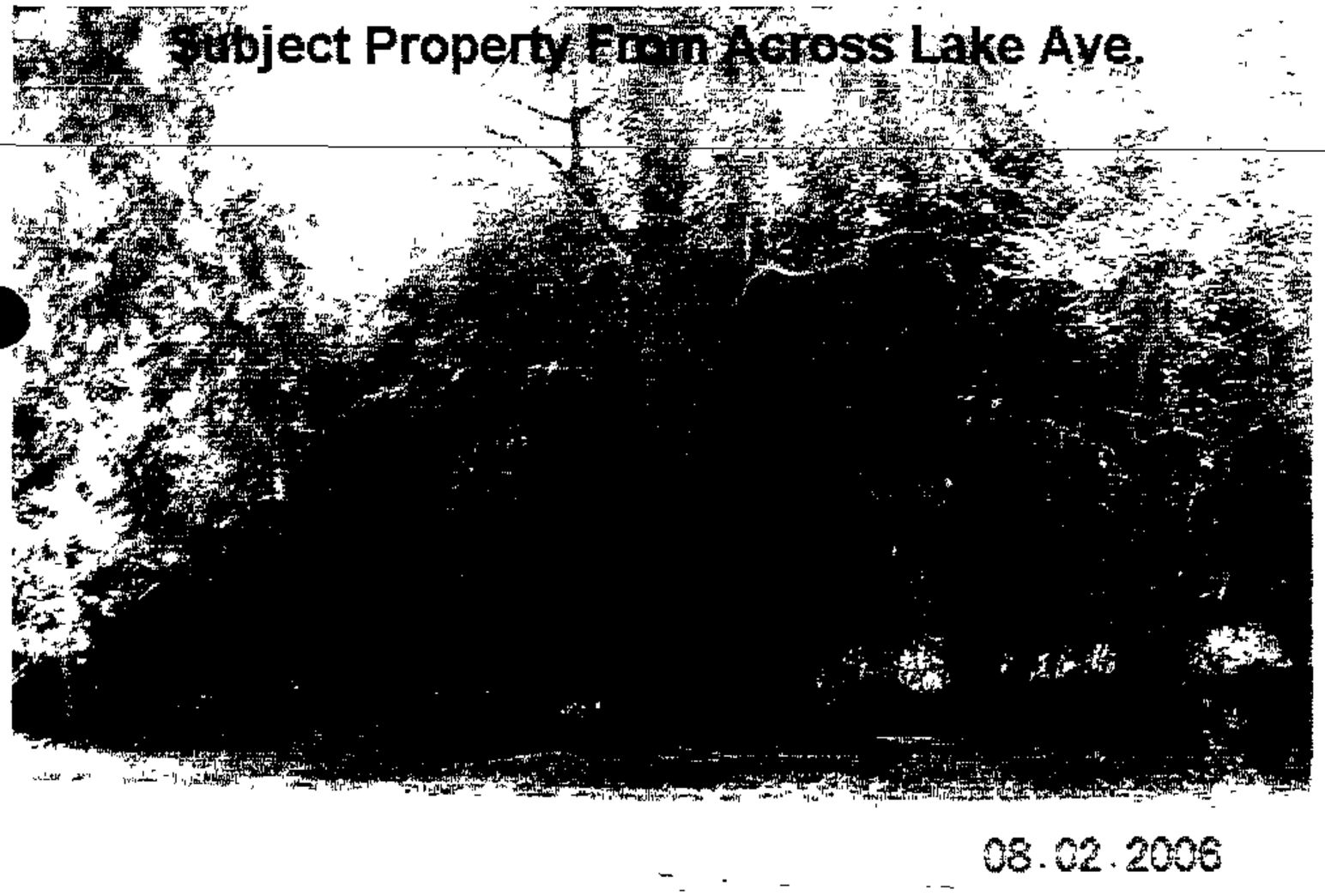
P.O.B. 34' EAST OF
℄ OF BUCKINGHAM
MANOR ROAD

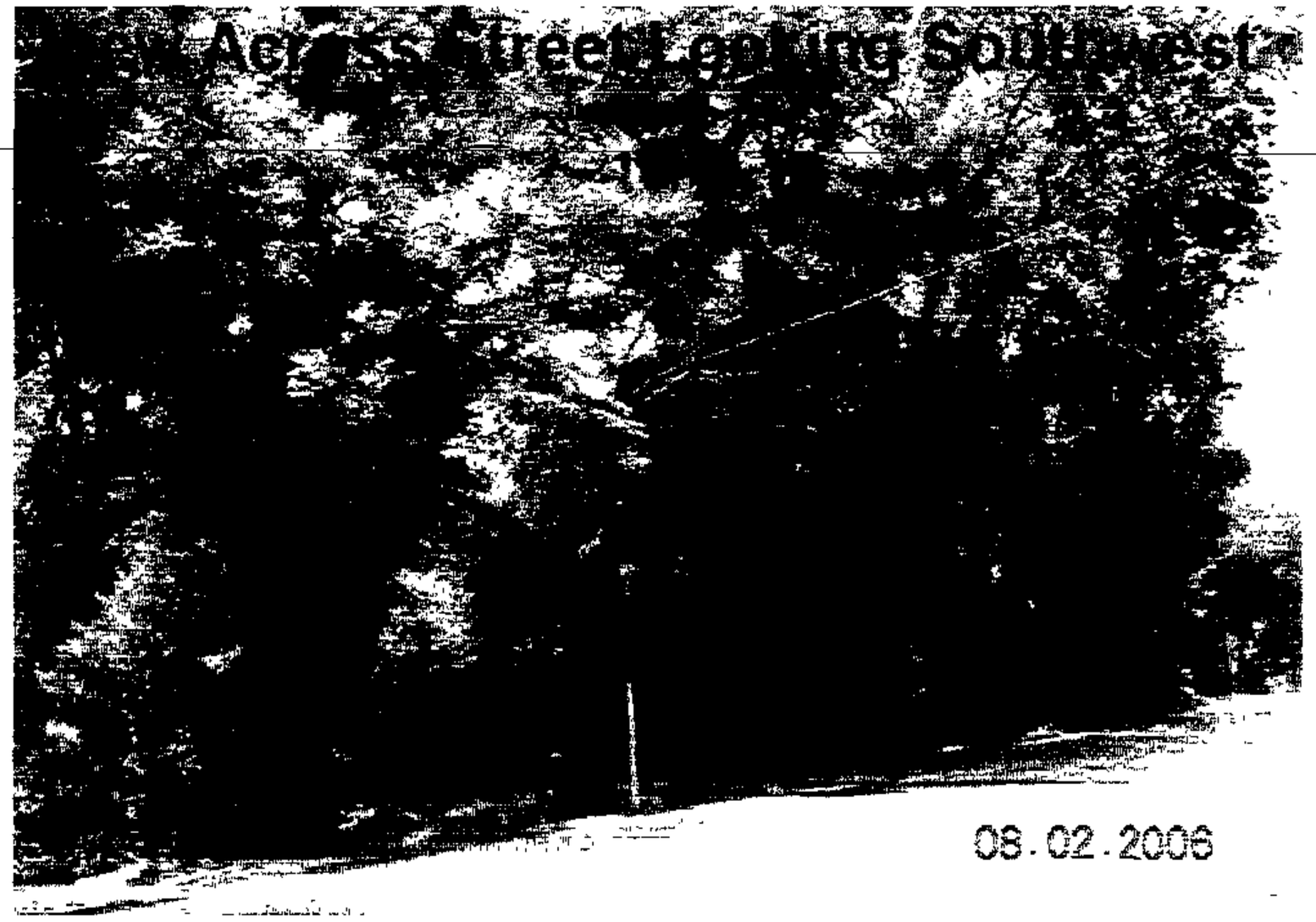


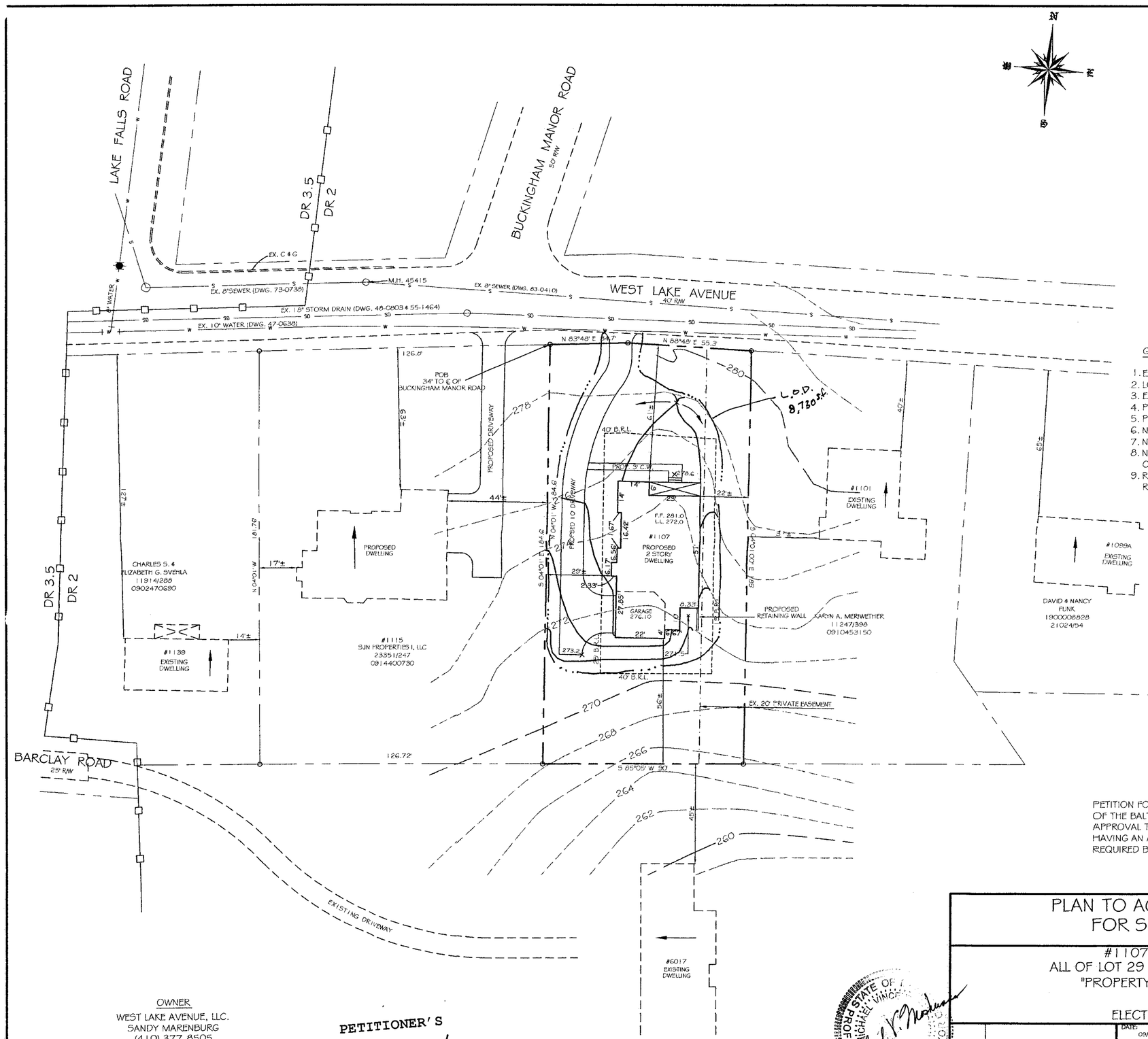
ZONING MAP: 079B1
#1107 W. LAKE AVENUE

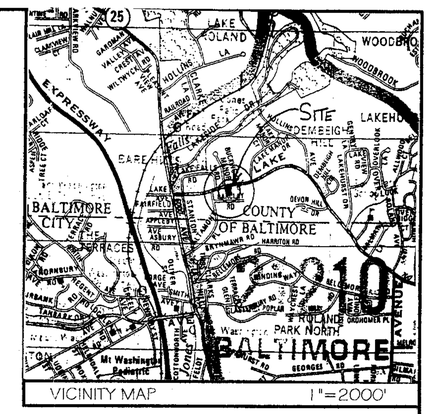
PETITIONER'S

EXHIBIT NO. 4









VICINITY MAP 1"=2000'

GENERAL NOTES

1. EXISTING ZONING: DR 2 (079B1)
2. LOT AREA: 16,560 S.F.± / 0.38 AC±
3. EXISTING USE: VACANT
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. PRIOR ZONING HEARINGS: NONE
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. NOT LOCATED IN A HISTORIC AREA
8. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO: 240010-0385D ZONE: C
9. RECORD PLAT RECORDED MARCH 1916. ORIGINAL LOT SIZES RANGE FROM 40 FOOT LOT WIDTH TO 47 FOOT

PETITION FOR SPECIAL HEARING, PURSUANT TO SECTION 304 OF THE BALTIMORE COUNTY ZONING REGULATION, FOR APPROVAL TO BUILD A SINGLE FAMILY DWELLING ON A LOT HAVING AN AREA AND WIDTH LESS THAN OTHERWISE WOULD BE REQUIRED BY THE ZONING REGULATIONS

PETITIONER'S
EXHIBIT NO. 6

OWNER
WEST LAKE AVENUE, LLC.
SANDY MARENBURG
(410) 377-8505

TAX MAP: 79 GRID: 10 PARCEL: 101
TAX ACCT. NO.: 0914400731
DEED REF.: 22999/729

PETITIONER'S
EXHIBIT NO. 6

STATE OF MARYLAND
MICHAEL V. MADUNA
NO. 21175
PROFESSIONAL LAND SURVEYOR

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

BALTIMORE COUNTY, MD

#1107 WEST LAKE AVENUE
ALL OF LOT 29 AND PART OF LOTS 28 & 30
"PROPERTY OF JOHN WATSON JR."
PLAT 4/183
ELECTION DISTRICT: 9C2

DATE	REVISION

DATE: 09/06/06
SCALE: 1"=30'
DRAWN BY: KAK
CHECKED BY: VJM

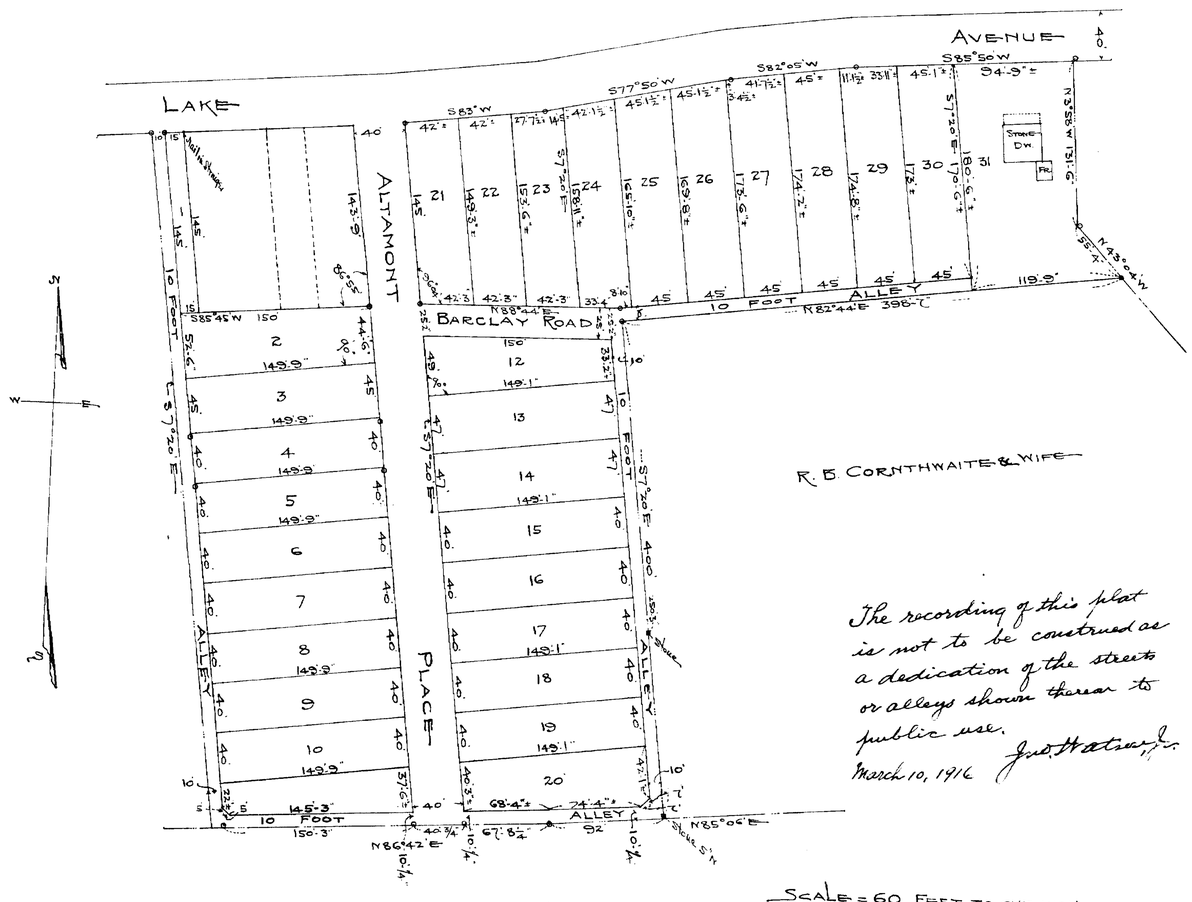
siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

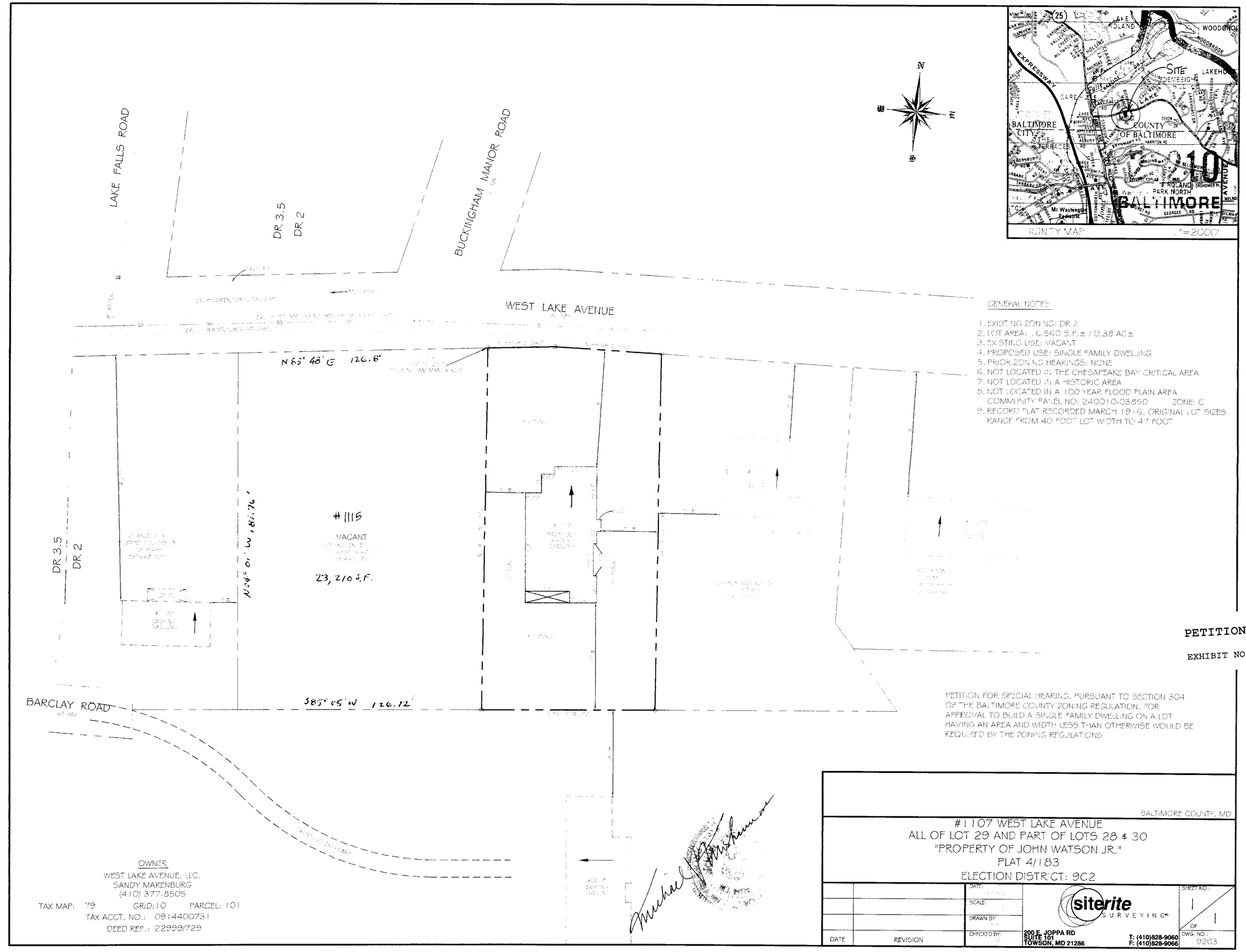
SHEET NO.: 1 OF 2
DWG. NO.: 9203

PROPERTY
OF
JOHN WATSON JR.

9TH DIST. BALTO. CO. MD.

W.P.M #7-173


LAKE AVENUE
ALTAMONT PLACE
BARCLAY ROAD
10 FOOT ALLEY
R. B. CORNTHWAITE & WIFE
Stone Dw.
Frame
Brick Dwg.
S85°50'W 94.9'±
S82°05'W
S77°50'W
S83°W
S7°20'E 170.6'±
N23°58'W 151.6'
N73°04'W
N88°44'E
N82°44'E 398.6'
S85°45'W 150
S7°20'E
N86°42'E
N85°06'E
Scale 5'±
Scale 5'±
Scale 5'±



GENERAL NOTES:

1. EXISTING ZONING: DR 2
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   COMMUNITY PANEL NO: 240010-0385D ZONE: C
9. RECORD PLAT RECORDED MARCH 1916. ORIGINAL LOT SIZES RANGE FROM 40 FOOT LOT WIDTH TO 47 FOOT

PETITIONER'S EXHIBIT NO. 1

PETITION FOR SPECIAL HEARING, PURSUANT TO SECTION 304 OF THE BALTIMORE COUNTY ZONING REGULATION, FOR APPROVAL TO BUILD A SINGLE FAMILY DWELLING ON A LOT HAVING AN AREA AND WIDTH LESS THAN OTHERWISE WOULD BE REQUIRED BY THE ZONING REGULATIONS

OWNER
WEST LAKE AVENUE, LLC.
SANDY MARENBURG
(410) 377-8505
TAX MAP: 79 GRID: 10 PARCEL: 101
TAX ACCT. NO.: 0914400731
DEED REF.: 22999/729

BALTIMORE COUNTY, MD

1107 WEST LAKE AVENUE
ALL OF LOT 29 AND PART OF LOTS 28 & 30
"PROPERTY OF JOHN WATSON JR."
PLAT 4/183
ELECTION DISTRICT: 9C2

DATE	REVISION

DATE:
SCALE:
DRAWN BY:
CHECKED BY:

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO.: 1 OF 1
DWG. NO.: 9203