

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Sprinkle Lane, 162 feet south of
C/I of Caves Road
3rd Election District
2nd Councilmanic District
(10707 Sprinkle Lane)

Caroline Jill Coleman
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-069-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Caroline Jill Coleman. The variance request is for property located at 10707 Sprinkle Lane. The variance request is from Section 1A.04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that worsening hip problems require her to install a first floor powder room as well as reconfigure the steep and narrow stairway to the second floor of her home. Strict compliance with the zoning regulations prevents construction of the stairs with a safe pitch within the present footprint of the house. Installing a powder room, with proper access away from the kitchen, plus a larger staircase into her sitting room would eliminate it as a living room. Current setback regulations preclude any enlargement of her home in any direction. The Petitioner submitted letters of support from three of her neighbors.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office

RECEIVED FROM PLANNING
9-13-06
PB

of Planning dated September 6, 2006. That office does not oppose the Petitioner's request for a small addition to the existing dwelling in order to modernize it with a first floor powder room and safer stairs.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 26, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

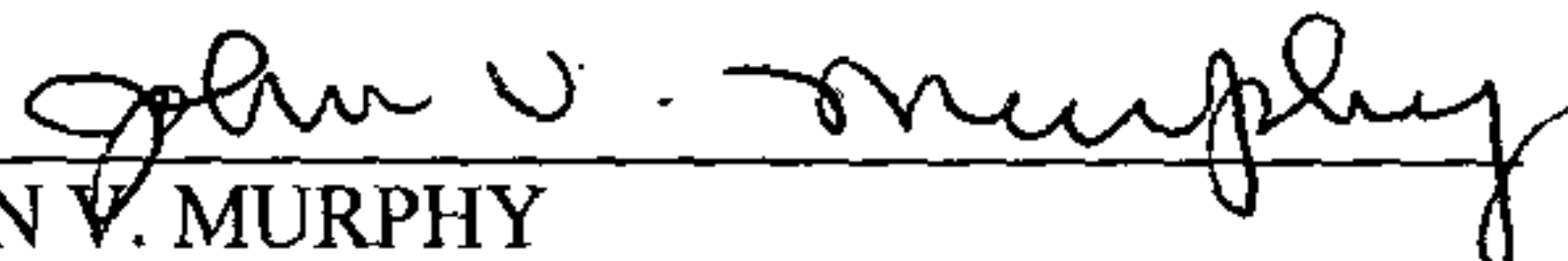
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of September, 2006, that a variance from Section 1A.04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 50 feet be and is hereby GRANTED, subject to the following:

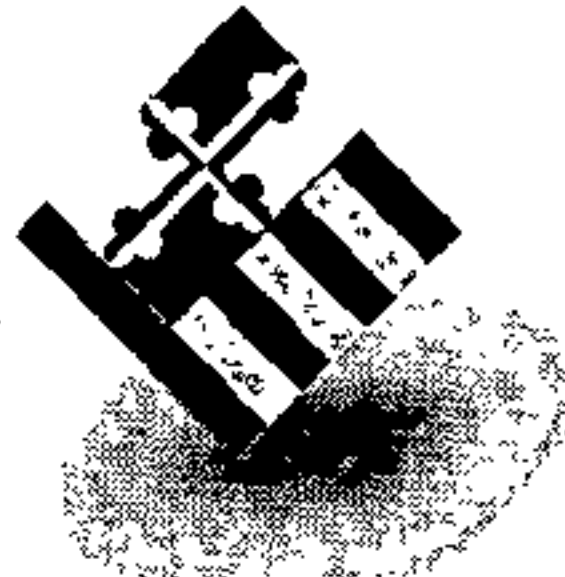
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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9-13-06
B3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 13, 2006

CAROLINE JILL COLEMAN
10707 SPRINKLE LANE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 07-069-A
Property: 10707 Sprinkle Lane

Dear Ms. Coleman:

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

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

Very truly yours,

Handwritten signature of John V. Murphy in cursive.

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

RECEIVED FOR FILING
9-13-06
P3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10707 Sprinkle Lane
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A.04.3B.2.b to Permit

A SIDE YARD SETBACK OF 15 FT. IN LIEU OF THE REQUIRED 50 FT.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Pro Se

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of August that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-069-A

Reviewed By JMA

Date 08-18-06

REV 10/25/01

Estimated Posting Date

08-27-06

9-17-06

m

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10707 Sprinkle Lane
Address
Owings Mills, MD 21117
City State Zip Code

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

See attached sheet

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Name - Type or Print

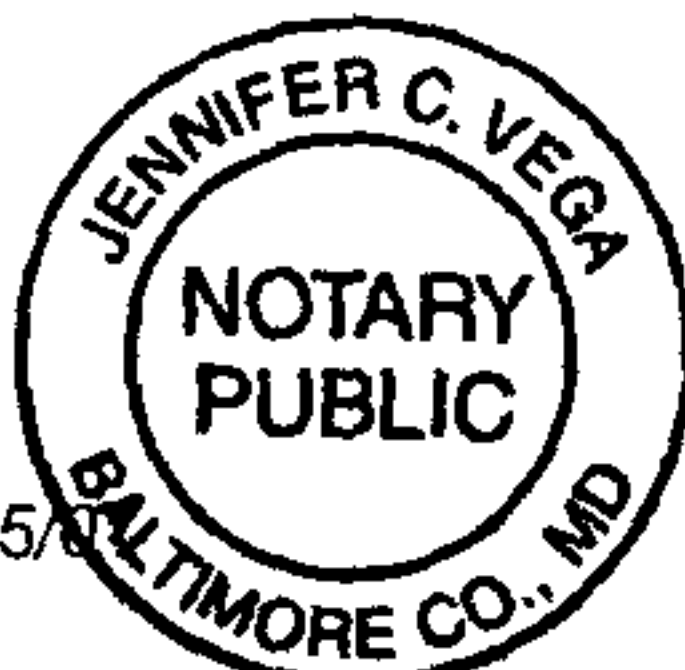
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of August, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Caroline Jill M. Coleman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/06

My comm. exp. Dec. 22, 2009

Jennifer C. Vega
Notary Public
My Commission Expires Dec 22, 2009

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Signature

Signature

Name - Type or Print

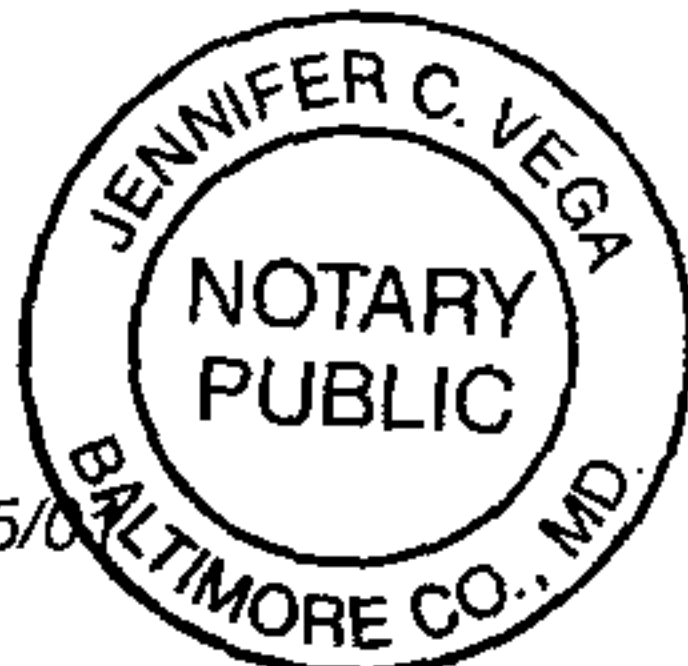
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

~~Caroline~~ Jill M. Coleman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/00

My comm. exp. Dec. 22, 2009

Jennifer C. Vega
Notary Public
My Commission Expires Dec. 22, 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10707 Sprinkle Lane
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A.04.3.B.2.b To Permit

A SIDE YARD SETBACK OF 15 FT. IN LIEU OF THE
REQUIRED 50 FT.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07 day of August, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

07-069-A

REV 10/25/01

RECEIVED FOR FILING

9-13-06

DM

Reviewed By

JLA

Date

08-18-06

Estimated Posting Date

08-27-06

ATTACHMENT TO AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

My property is different from surrounding properties. It is one of four former tenant houses. Three were built over 100 years ago on what is now about 1/2 Acre lots. They are in the middle of the present 5.5 zoning for my surrounding area. This makes my lot "peculiar to the subject property."

My house is much smaller than the typical house in the surrounding area. The rooms average 12 1/2 feet square. Applicable setback regulations preclude any enlargement of my house in any direction. No house could be built on my lot today, or even on the whole of Sprinkle Lane's 4.5 acres.

Sprinkle Lane itself is unique, being only 12 feet wide. It is a "quasi-public road" but is legally part of the properties on Garrison Forest Road.

I am told that Sprinkle Lane first got indoor plumbing and electricity in 1949. A downstairs powder room was never installed. The absence of a powder room which today's affluent residential lifestyle demands is also "peculiar to the subject property."

My house sits at the base of a steep hillside to the east. My well is to the northeast. My septic tank is on the southwest. The southeast walls are logs, themselves unique in that they date from 1785. Altering log construction is impractical, historically disrespectful, and esthetically ugly.

I have lived in my house for twenty years. I now suffer from hip problems, which severely limit my mobility, including stairclimbing. The steps to my second floor are dangerously narrow and steep, for both me and my guests. Riser:tread proportion is 7 3/8 to 8. Therefore, I must reconfigure the steps if I continue to live here.

Strict compliance with BCZR, however, prevents construction of stairs with a safe pitch within the present footprint. Cramming a powder room, with proper access away from the kitchen, plus bigger staircase, into my 10' x 12' sitting room would effectively eliminate it as a living area. Failure to grant a variance would, therefore, cause me practical hardship and unreasonable hardship in the use of my property, and would be prohibitively burdensome to me. Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 M. App. 28. (19--). To put it bluntly, without a variance, I will have to give up my lovely little house on Sprinkle Lane.

A variance would allow me to choose the more practical of two possible locations for stairs and powder room: 1. addition at north wall facing shed, and 2. enclosing north part of the front porch. Importantly, neither will destroy the "tenant house look" that we treasure on Sprinkle Lane. Neither will increase residential density, or impact public health safety or welfare. Neither will negatively impact sight-lines. My builders agree that there is no other reasonable solution to my problems. Supportive letters from three neighbors are attached.

Colleen T. M. Coleman

07-069-A

ZONING DESCRIPTION

For

10707 Sprinkle Lane, Owings Mills, MD 21117

Beginning at a point on the east side of Sprinkle Lane, which is twelve feet wide at the distance of 161.9 feet south of the centerline of the nearest improved intersecting street, Caves Road, which is 24 feet wide, as recorded in Deed Liber _____, Folio _____, S 85 degrees - 0' 30" 282 feet 4 inches, N 14 degrees 39' 40 " W 70 feet, N 79 degrees - 49' E 295 feet 7 inches, S 4 degrees 49 " E 95 feet 9 inches, to the place of beginning; containing 0.547 acres. Also known as 10707 Sprinkle Lane and located in the third Election District, and the third Councilmanic District.

07-69-F1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 08-18-06 ACCOUNT 0001.006.6150
AMOUNT \$ 65.00

RECEIVED FROM: CAREWELL JIMMY COLLEGE
FOR: Res. Van. ADULT
10707 SPRINKLE LAKE

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
07-069-A

PHD RECEIPT

BUSINESS ACTUAL TIME EXR
8/22/2006 8/22/2006 10:22:19 2
FEB MES04 WALKIN BURL DND
RECEIPT # 375254 8/22/2006 OFLN
Dept 5 528 ZONING VERIFICATION
TR NO. 009631

Receipt Tot \$65.00
\$65.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 8/30/06

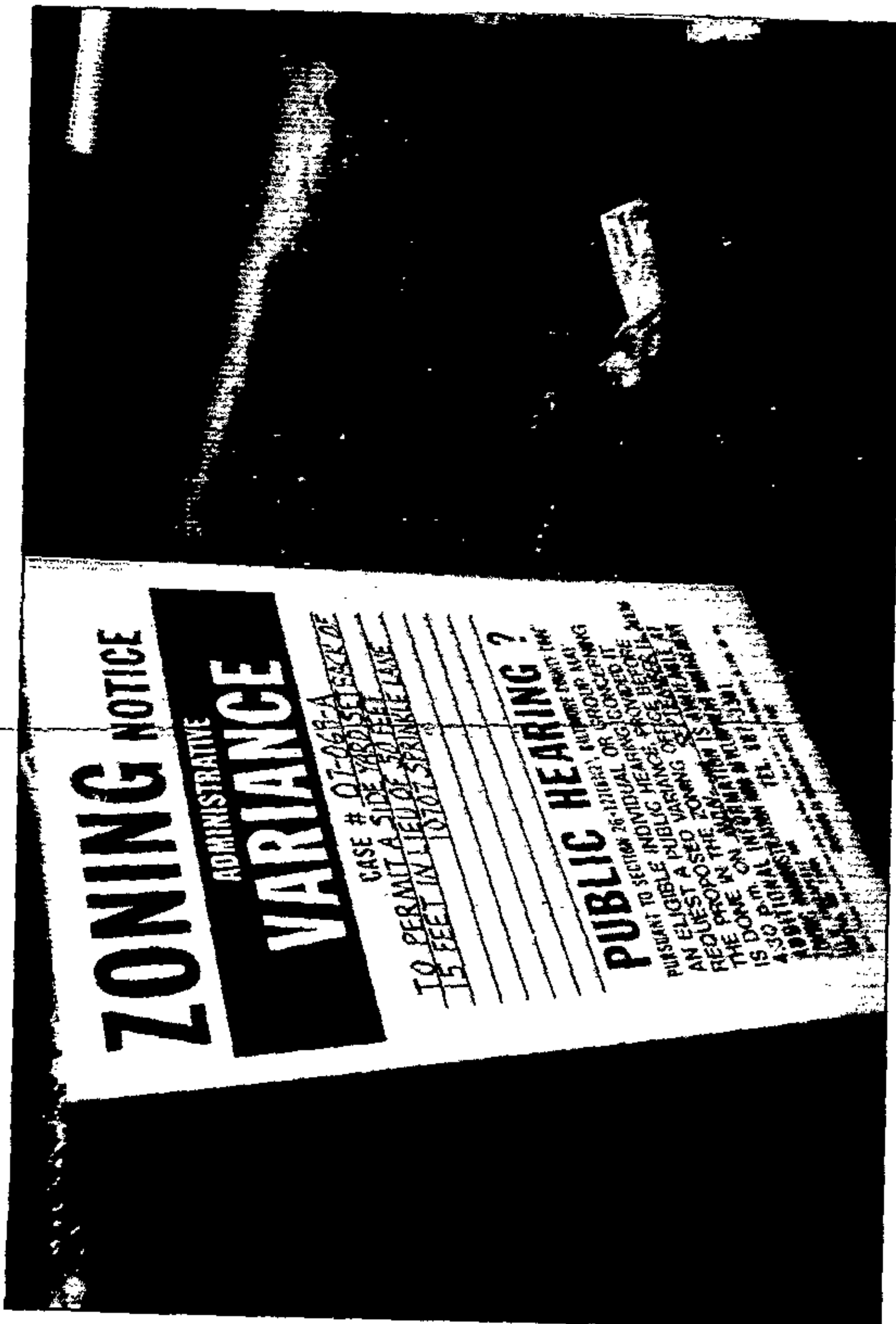
Case Number: 07-069-A

Petitioner/Developer: CAROLINE JILL COLEMAN

Date of Hearing (Closing): 09/11/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 10707 SPRINKLE LANE

The sign(s) were posted on: 08/26/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 069 -A

Address 10707 SPRUNKLE LANE

Contact Person: SONIA R. ALEXANDER

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 08-18-06

Posting Date: 08-27-06

Closing Date: 09-11-06

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 069 -A

Address 10707 SPRUNKLE LANE

Petitioner's Name CAROLINE SULLIVAN COLEMAN

Telephone 410-363-7748

Posting Date: 08-27-06

Closing Date: 09-11-06

Wording for Sign: To Permit A SIDE YARD SETBACK OF 15 FT

IN LIEU OF 50 FT

WCR - Revised 6/25/04

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 07-069-A

Petitioner CAROLINE JILL M. COLEMAN

Address or Location 10707 SPRINKLE LANE

OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO

Name: SAME

Address _____

Telephone Number 410-363-7748

07-069-A



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

September 12, 2006

Caroline Jill M. Coleman
10707 Sprinkle Lane
Owings Mills, MD 21117

Dear Ms. Coleman:

RE: Case Number: 07-069-A, 10707 Sprinkle Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 6, 2006

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

RECEIVED

SUBJECT: 10707 Sprinkle Lane

SEP - 7 2006

INFORMATION:

Item Number: 7-069

ZONING COMMISSIONER

Petitioner: Caroline Jill M. Coleman

Zoning: RC 5

Requested Action: Administrative Variance

The property in question is an undersized lot improved with an existing 2 story dwelling with an open front porch.

The petitioner requests a side yard variance of 15 feet in lieu of the required 50 feet to allow for a small addition to the existing dwelling in order to modernize it with a first floor powder room and safer stairs.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's requested variance.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM





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

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

Maryland Department of Transportation

Date: 8.25.06

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

RE: Baltimore County
Item No. 069 JRA

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is • _____

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 1, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2006
Item Nos. 07-067, 068, 069, 079, 080,
081, 082, 083 and 084

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-09042006.doc



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

August 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 28, 2006

Item Number(s): 067,068,069,079,080,081,083,084

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

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: September 13, 2006

SUBJECT: Zoning Item # 07-069-A
Address 10707 Sprinkle Road
(Coleman Property)

Zoning Advisory Committee Meeting of August 28, 2006

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

 Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

 Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

 Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Michael S. Kulis

Date: September 11, 2006

JILL COLEMAN
10707 Sprinkle Lane
Owings Mills, MD 21117
Phone/Fax 410-363-7748

August 6, 2006

Dear Neighbors,

Worsening hip problems require me to put in a powder room on the first floor, and to revise the stairway to the second floor of my house. The only ways to do this are to enclose the north part of the front porch and to put a small "bump-out" into the driveway toward the shed.

Baltimore County zoning regulations require that I get a variance for this construction. I have an appointment for an "Administrative Hearing" on August 18th in order to get this variance.

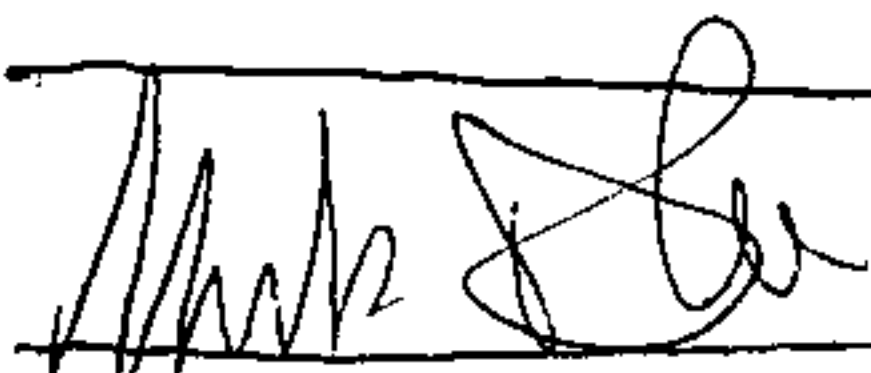
At that hearing I would like to be able to say that my neighbors do not oppose the variance. Therefore, I hope you will add a note on this letter stating that you will not object to my planned construction and return it to me.

Please call me if you have any questions.

I Thank you all. - I want so much to be able to stay here!

Jill Coleman

We agree to the above mentioned construction.


signature

date


signature

date

07-069-A

REV. CASE # 90-204-A

PETITION FOR ZONING VARIANCE

(Continued)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section _____

_____ of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

There is practical difficulty in putting a shed in any other location on the side of the property or in the back of the back line of the house because

1. The back yard is a hillside; and
2. The southerly side yard is aligned with the neighbors' front yards so that the shed would be an eye-sore to all.

This property is very small, not typical of the adjoining neighborhoods, and also predates any zoning regulations by half a century

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:

Legal Owner(s):

(Type or Print Name)

Jill Coleman

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

Pro se

(Type or Print Name)

Address

Phone No.

Signature

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Jill Coleman

Name

10707 Sprinkle Lane, Owings Mills, MD, 21117

Attorney's Telephone No.: _____

Address

Phone No.

363-7748

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/15/2006

OWNER INFORMATION

DISTRICT: 03 ACCT NO: 0319064075

USE: RESIDENTIAL

OWNER NAME: DHRUV MARK
DHRUV KRISTA
MAILING ADDRESS: 10705 SPRINKLE LN
OWINGS MILLS MD 21117-4004

PRINCIPAL
RESIDENCE
YES

TRANSFERRED
FROM: HENDRY JOSEPH J

DATE: 06/16/2003 PRICE: \$160,000

DEED REFERENCE: 1) /18204/ 128
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/15/2006

LOCATION INFORMATION

DISTRICT: 03 ACCT NO: 0319064075
NAME: DHRUV MARK

USE: RESIDENTIAL

PREMISES ADDRESS
10705 SPRINKLE LN

LEGAL DESCRIPTION
.50 AC
ES SPRINKLE LA
700FT S OF CAVES RD

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	ASSESSMENT	AREA
58	23	754					2	

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA	
YEAR BUILT	ENCLOSED AREA
1915	1,184 SF

PROPERTY LAND AREA
21,780.00 SF

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/15/2006

VALUE INFORMATION

DISTRICT: 03 ACCT NO: 0319064075

NAME: DHRUV MARK

USE: RESIDENTIAL

	BASE VALUE	VALUE AS OF 01/01/2005	PHASE-IN ASSESSMENTS AS OF 07/01/2005	AS OF 07/01/2006
LAND :	47,440	84,440		
IMPTS :	41,910	92,280		
TOTAL :	89,350	176,720	118,473	147,596
PREF LAND:	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2005	07/01/2006
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

JILL COLEMAN
10707 Sprinkle Lane
Owings Mills, MD 21117
Phone/Fax 410-363-7748

August 6, 2006

Dear Neighbor, Budded Maggie

Worsening hip problems require me to put in a powder room on the first floor, and to revise the stairway to the second floor of my house. The only ways to do this are to enclose the north part of the front porch and to put a small "bump-out" into the driveway toward the shed.

Baltimore County zoning regulations require that I get a variance for this construction. I have an appointment for an "Administrative Hearing" on August 18th in order to get this variance.

At that hearing I would like to be able to say that my neighbors do not oppose the variance. Therefore, I hope you will add a note on this letter stating that you will not object to my planned construction and return it to me.

Please call me if you have any questions.

I Thank you all. - I want so much to be able to stay here!

Jill Coleman

We have no problem and hope it works out for you

Raymond Williams
signature

8-8-2006
date

Marquitta E. Williams
signature

8/8/2006
date

07-009.7

JILL COLEMAN
10707 Sprinkle Lane
Owings Mills, MD 21117
Phone/Fax 410-363-7748

August 6, 2006

Dear Neighbor, Mr & Mrs Gasser,

Worsening hip problems require me to put in a powder room on the first floor, and to revise the stairway to the second floor of my house. The only ways to do this are to enclose the north part of the front porch and to put a small "bump-out" into the driveway toward the shed.

Baltimore County zoning regulations require that I get a variance for this construction. I have an appointment for an "Administrative Hearing" on August 18th in order to get this variance.

At that hearing I would like to be able to say that my neighbors do not oppose the variance. Therefore, I hope you will add a note on this letter stating that you will not object to my planned construction and return it to me.

Please call me if you have any questions.

I Thank you all. - I want so much to be able to stay here!

Jill Coleman

I have no objection to any planned
construction by Jill Coleman.


signature

8.9.06
date


signature

8.9.06
date

07-069-A

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/15/2006

OWNER INFORMATION

DISTRICT: 03 ACCT NO: 0306082490

USE: RESIDENTIAL

OWNER NAME: GASSER KEITH
GASSER LOIS
MAILING ADDRESS: 3225 PATMOR RD
OWINGS MILLS

PRINCIPAL
RESIDENCE
YES

MD 21117-4003

TRANSFERRED
FROM: FULLER RENEE

DATE: 03/07/1975 PRICE: \$50,500

DEED REFERENCE: 1) / 5512/ 881
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/15/2006

LOCATION INFORMATION

DISTRICT: 03 ACCT NO: 0306082490
NAME: GASSER KEITH

USE: RESIDENTIAL

PREMISES ADDRESS
3225 PATMOR RD

LEGAL DESCRIPTION
.521 AC ES SPRINKLE

100 S COVE RD
MAP GRID PARCEL SUBDIV SECT BLOCK LOT ASSESSMENT AREA
58 23 639 2 PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1932 1,816 SF

PROPERTY LAND AREA
22,694.00 SF

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/15/2006

VALUE INFORMATION

DISTRICT: 03 ACCT NO: 0306082490

NAME: GASSER KEITH

USE: RESIDENTIAL

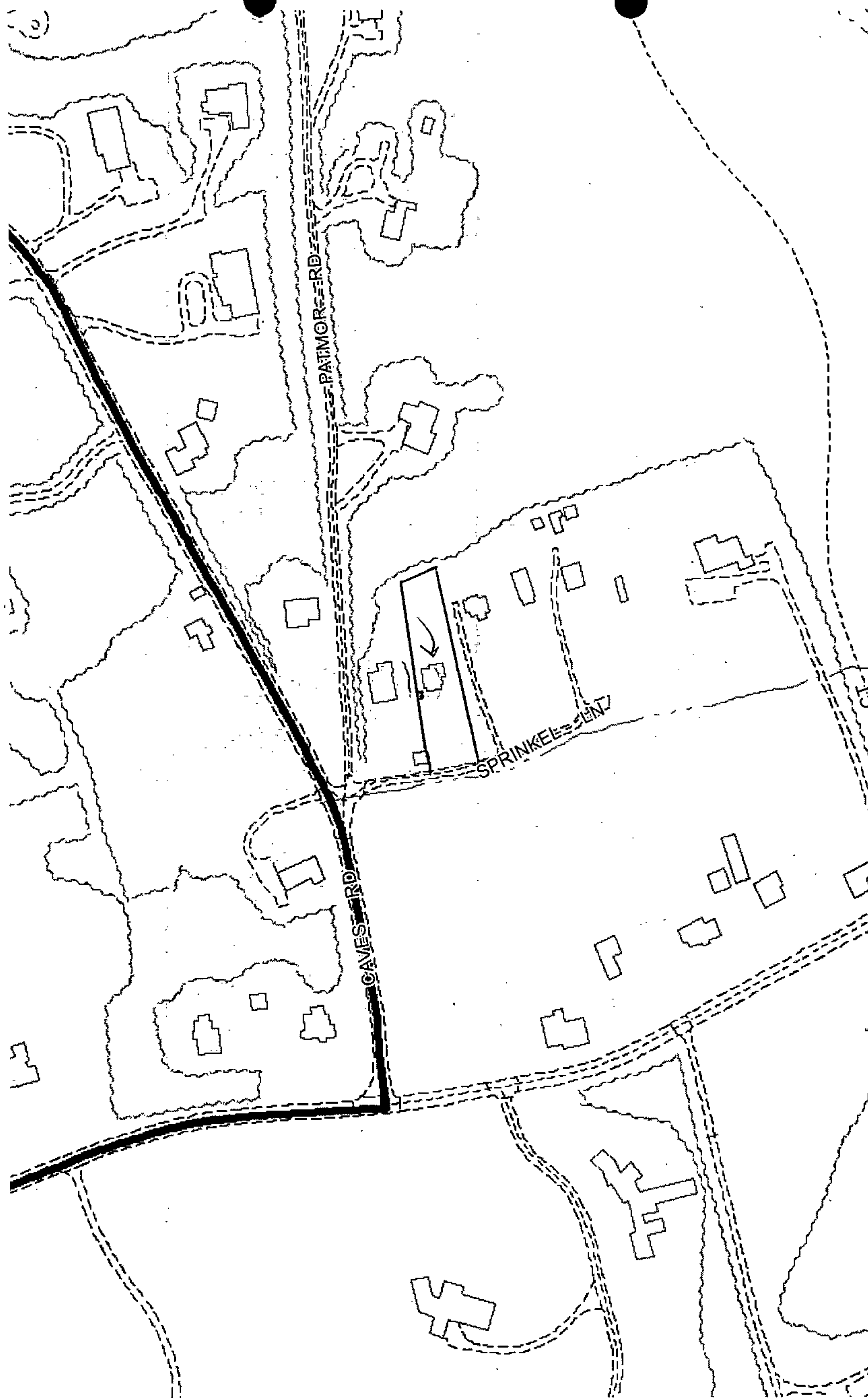
	BASE VALUE	VALUE AS OF 01/01/2005	PHASE-IN ASSESSMENTS AS OF 07/01/2005	AS OF 07/01/2006
LAND :	47,670	84,670		
IMPTS :	115,950	161,110		
TOTAL :	163,620	245,780	191,006	218,392
PREF LAND:	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

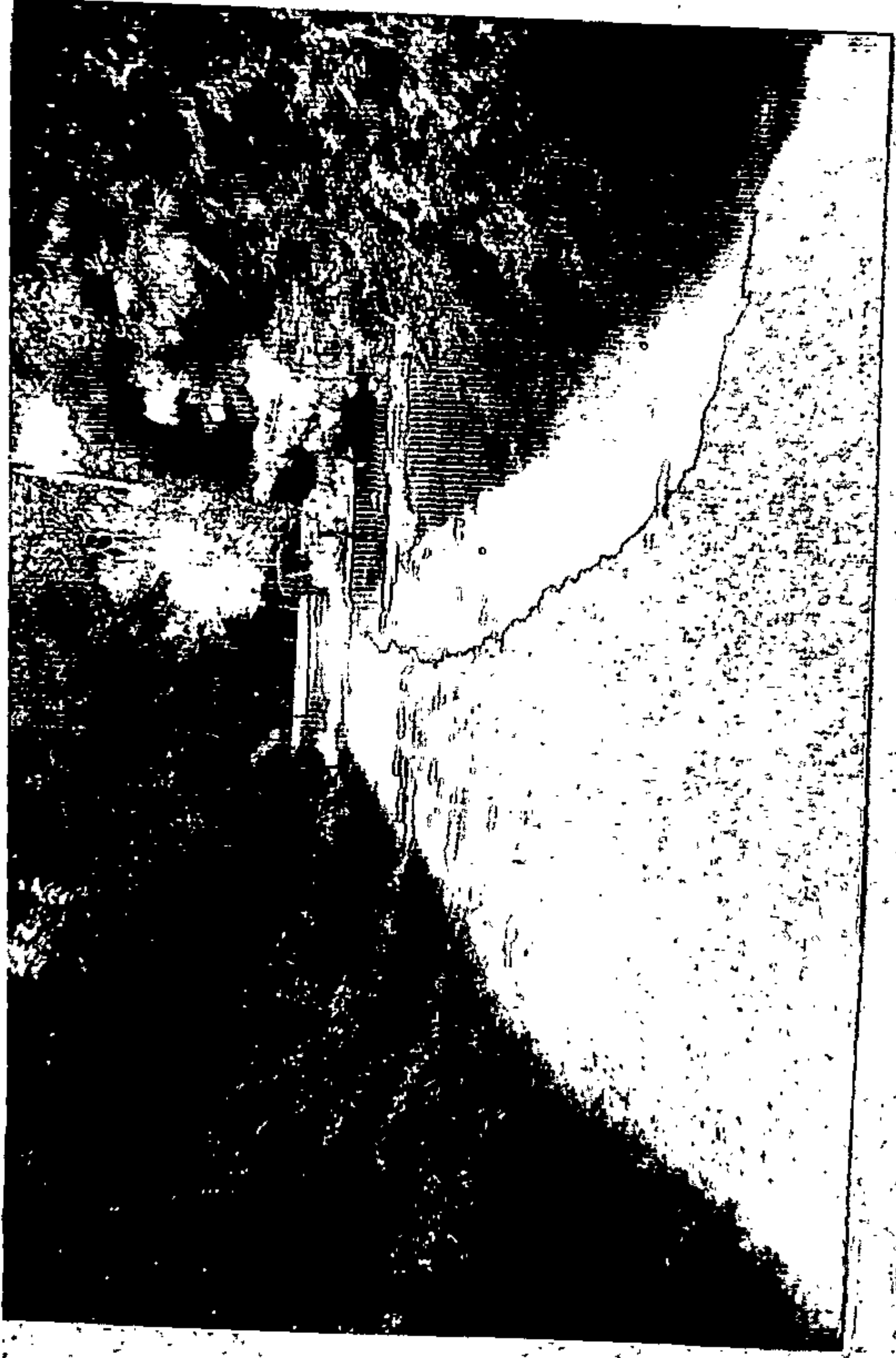
	CLASS	07/01/2005	07/01/2006
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

058 C-3
1" = 100 FT



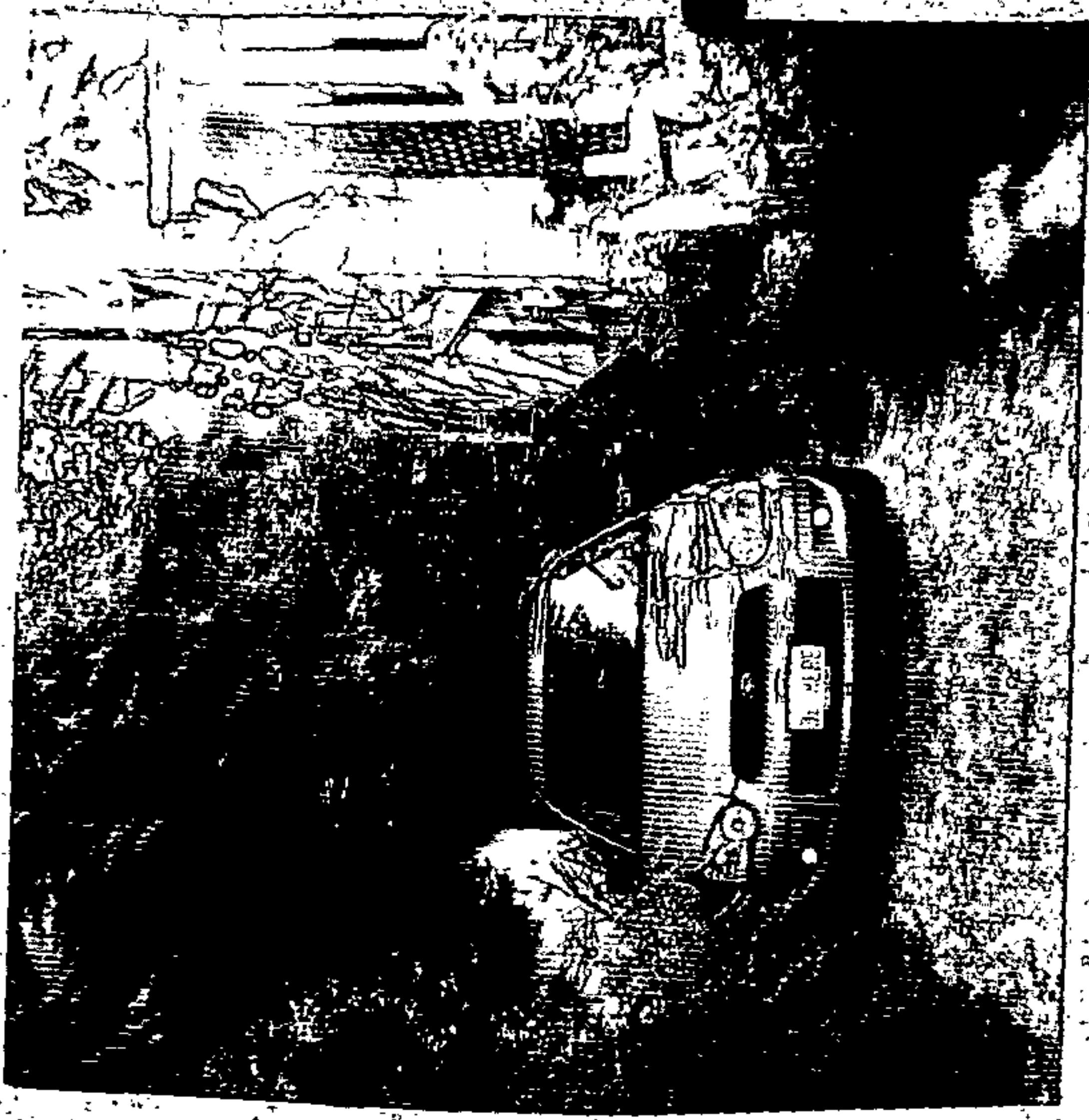
02-069-A



1. SPRINKLE LANE N. to CAVES
2. " " S. to dead end
3. 10707 W. to SPRINKLE LANE

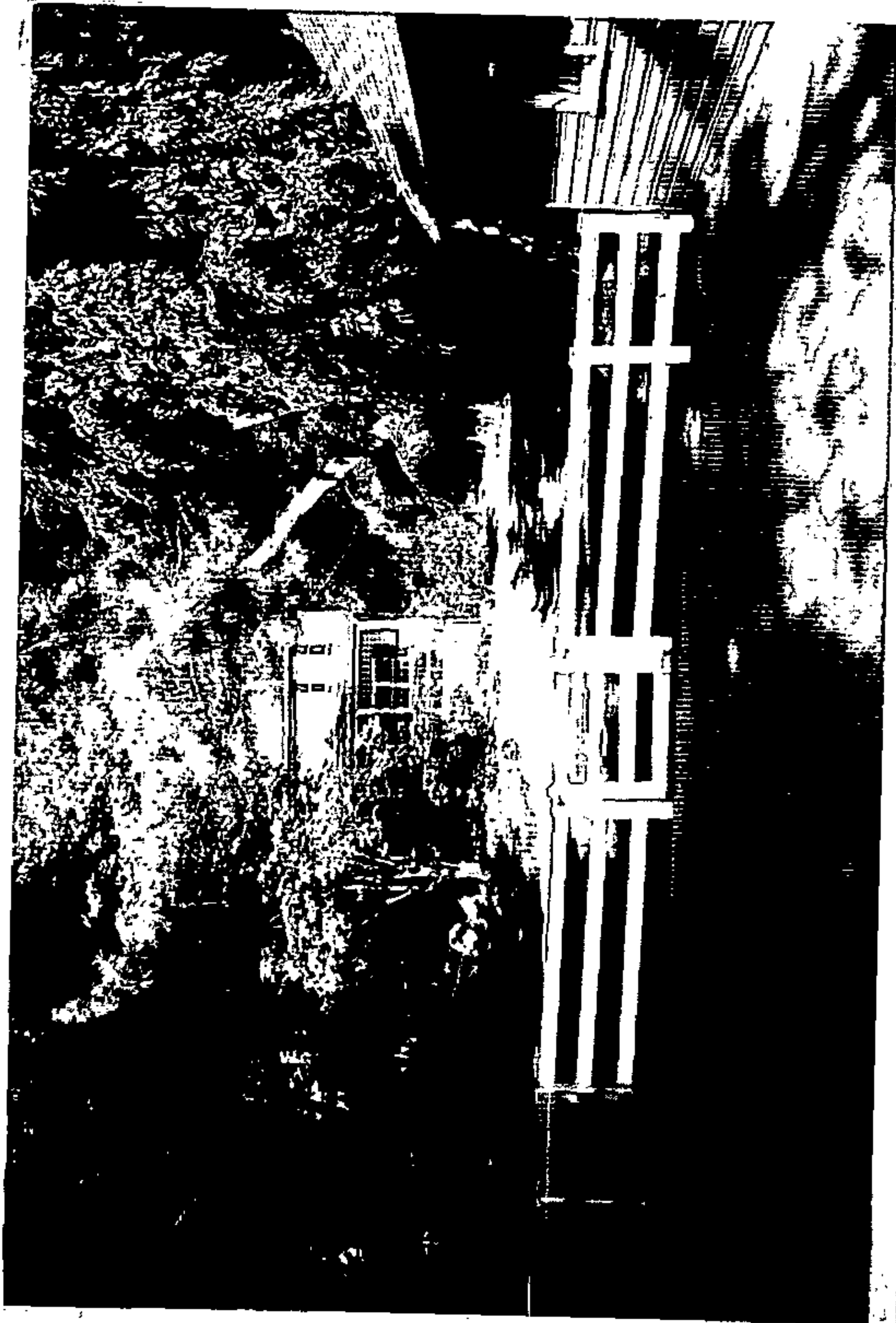
Caroline M. Coleman
10707 Sprinkle Ln.
Owings Mills, MD 21117

07-069 A



4. 10707 E. FROM SPRINKLE
5. 10707 NE. TO GASSER GARAGE
AND HOUSE FROM SPRINKLE
DRIVEWAY
6. 10707 DRIVEWAY BETWEEN
SHED AND HOUSE





7. GASSER PARKING AND HOUSE
8. COLEMAN BACK YARD N. TO GASSER HOUSE, BACK YARD
9. COLEMAN SHED TO GASSER HOUSE

Caroline M. Coleman
10707 Sprinkle Ln.
Owings Mills, MD 21117

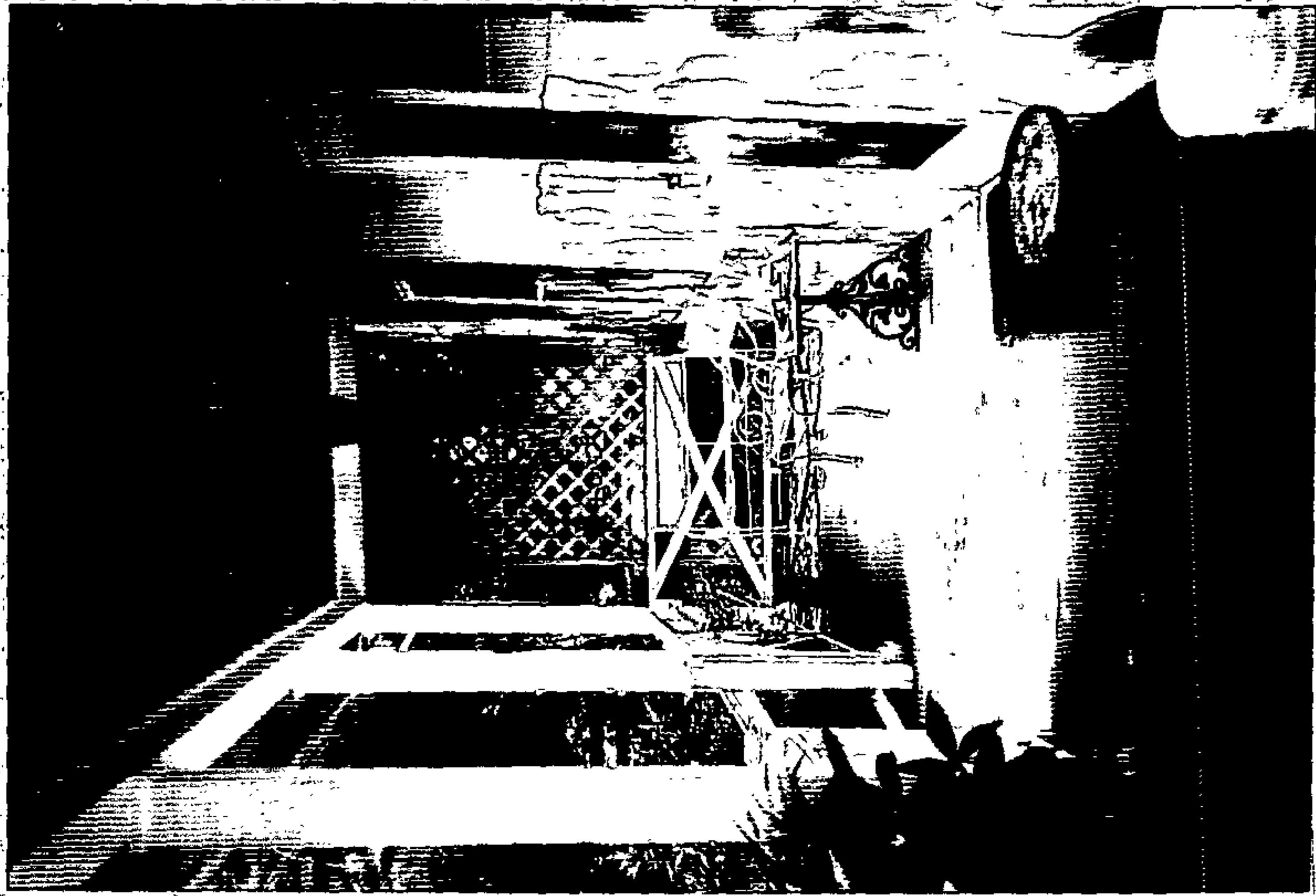
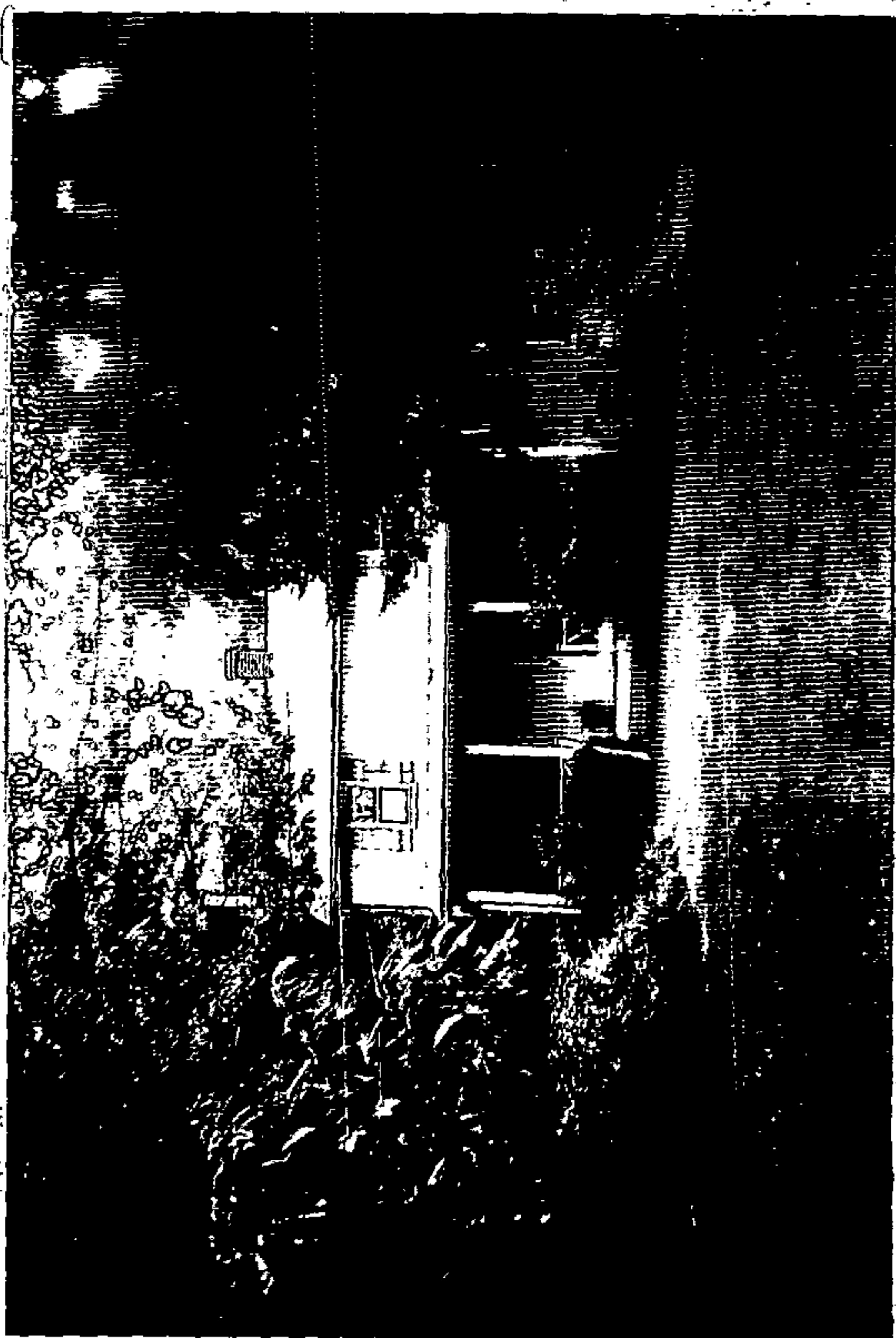
07-069-A



10. E. FROM SPRINKLE TO 10705
11. W. FROM SPRINKLE TOWARD
GARRISON FOREST ROAD
12. NE FROM 10707 TOWARD
PATMOK.

Caroline M. Coleman
10707 Sprinkle Ln.
Owings Mills, MD 21117

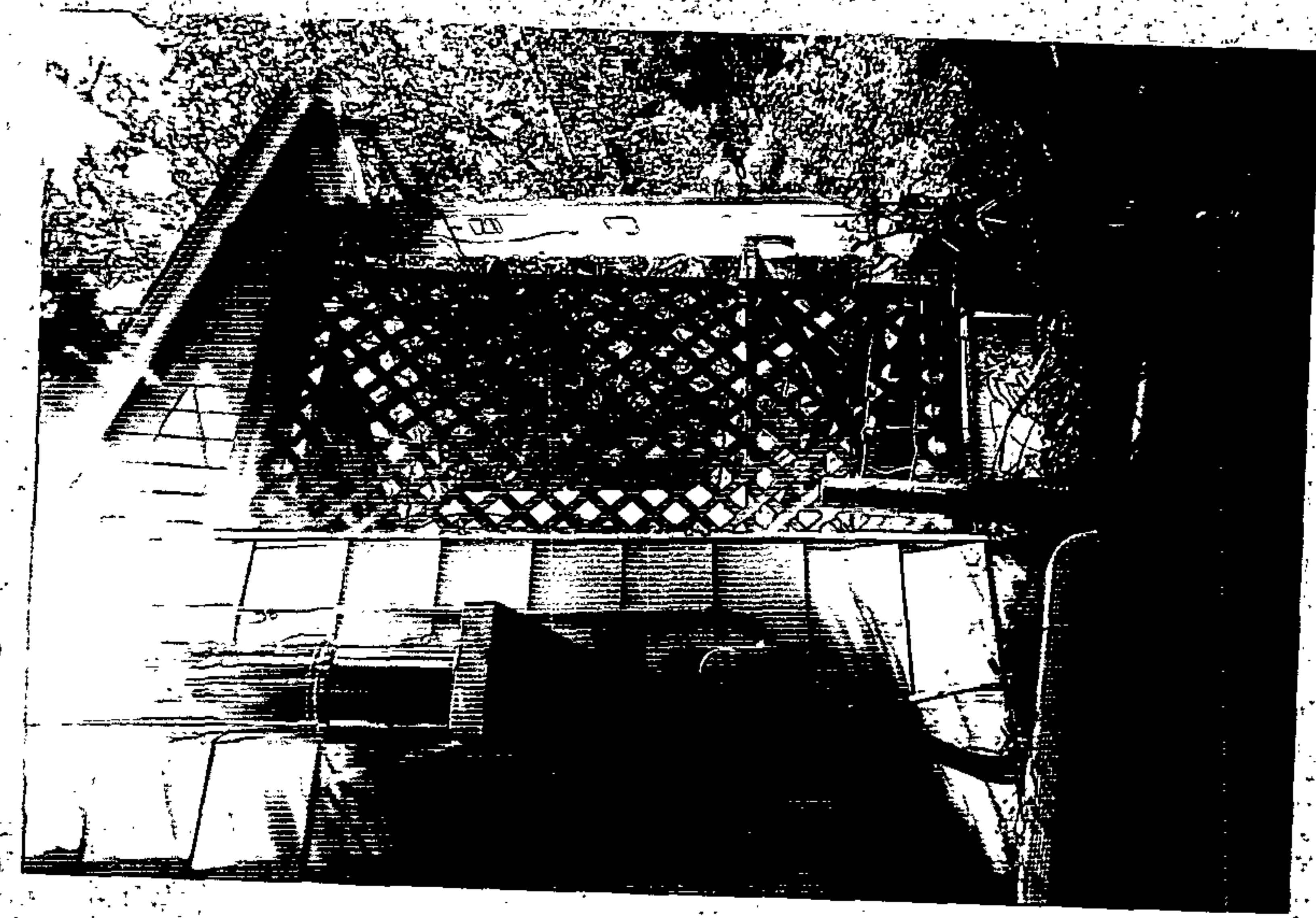
07-069. A



13. SW FACADES OF 10707

14. W FACADE OF 10707

15. FRONT PORCH TO NORTH



16. E. FACADE OF 10707

17. DRIVEWAY OF 10707 FROM
BACK YARD

18. N. FACADE OF 10707

FROM DRIVEWAY

Caroline M. Coleman
10707 Sprinkle Ln.
Owings Mills, MD 21117

07-069-0



19. S. FACADE OF 10707
SHOWING FULL DOVE TAIL
CORNERS.



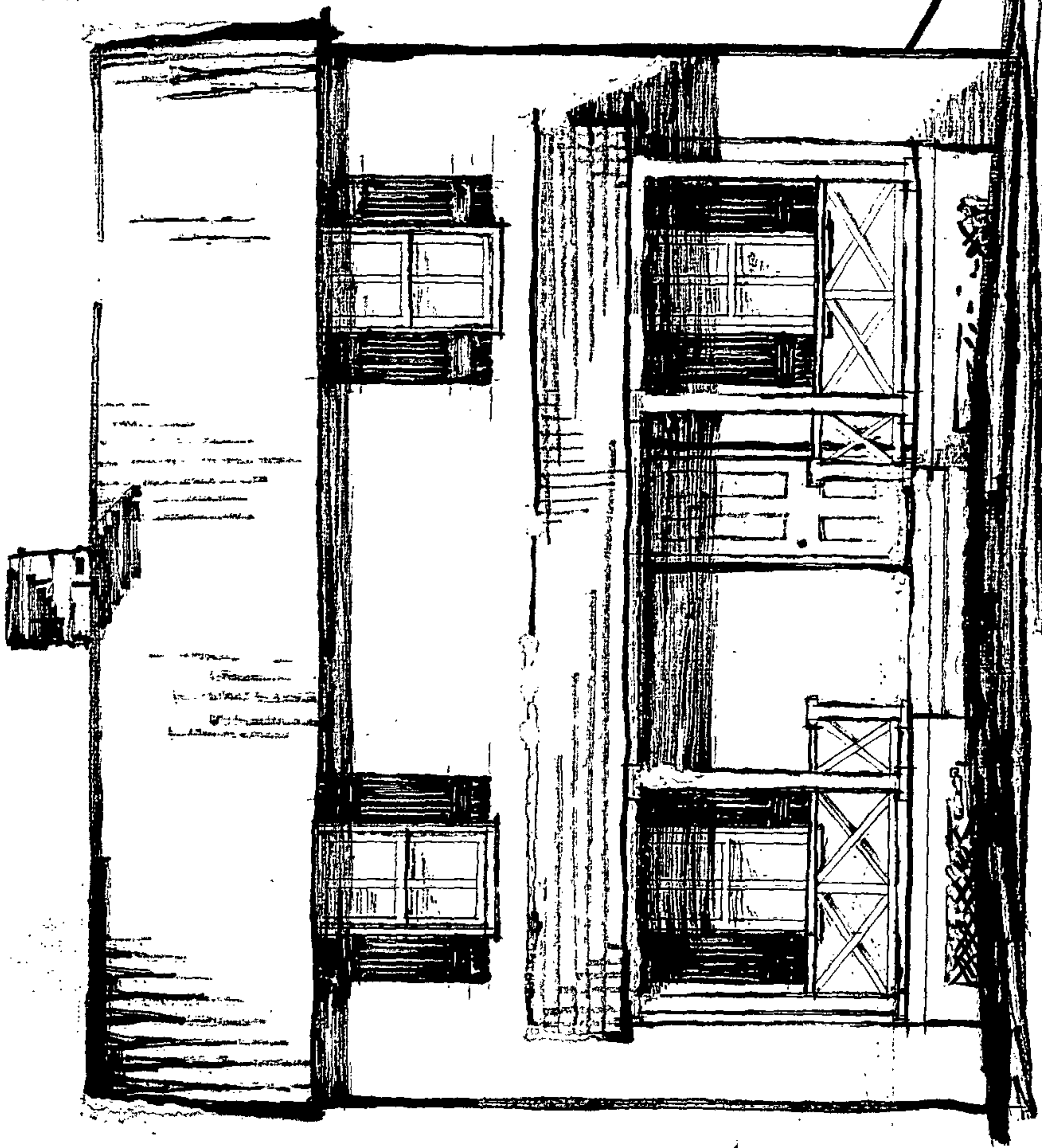
20. STAIRS AT 10707
NOTE $7\frac{1}{2}$ " RISER

JILL COLEMAN
10707 SPRINKLE LANE
OWINGS MILLS, MD 21117
(301) 363-7748
SEPTEMBER 14, 1988

SCALE 1/4" = 1'

WEST ELEVATION

Jill Coleman '88



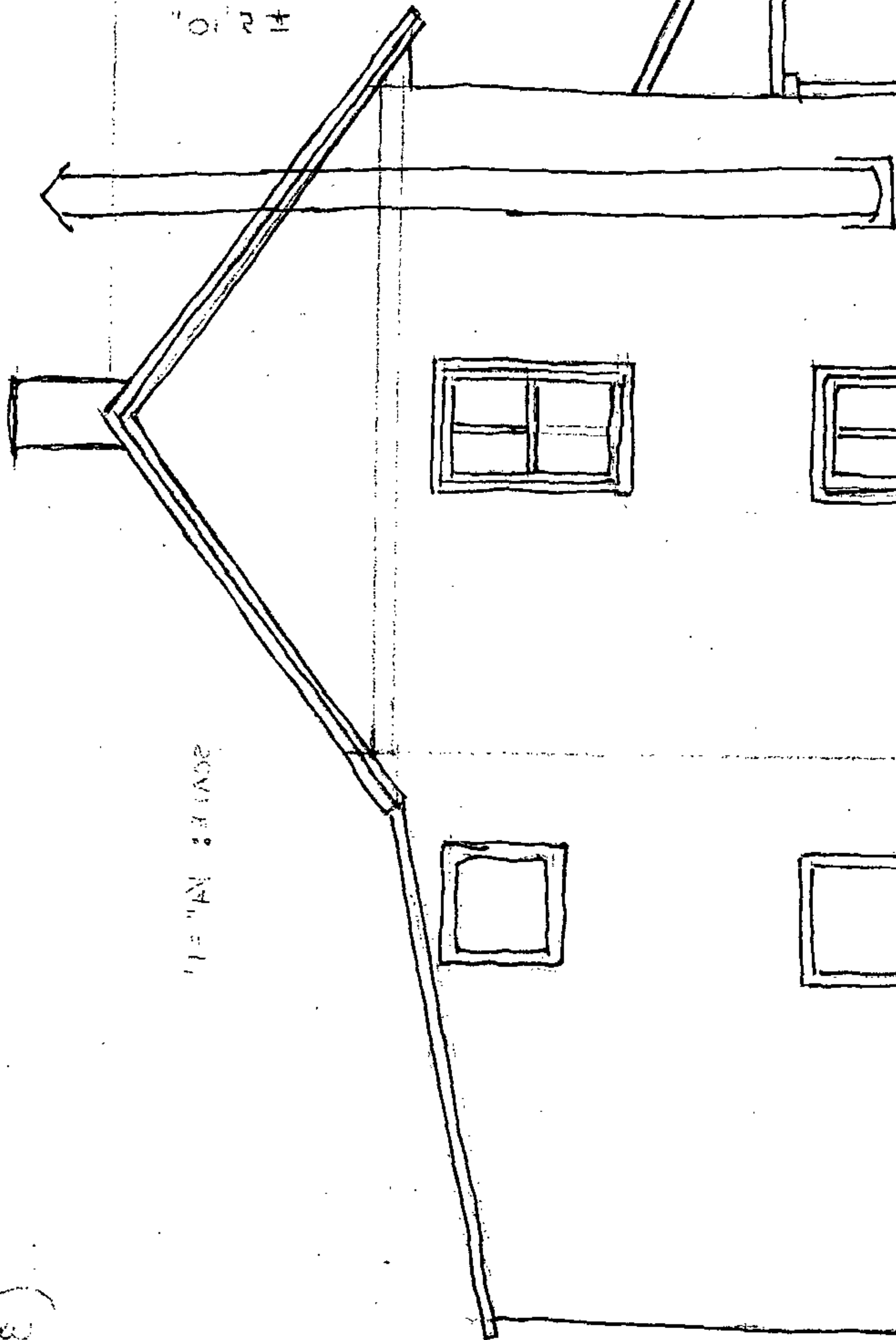
WALKER COLLEGE

NORTH

ELEVATION

SCALE 1/4" = 1'

10' 2"



COVER: 1/4" = 1'

14' 3"

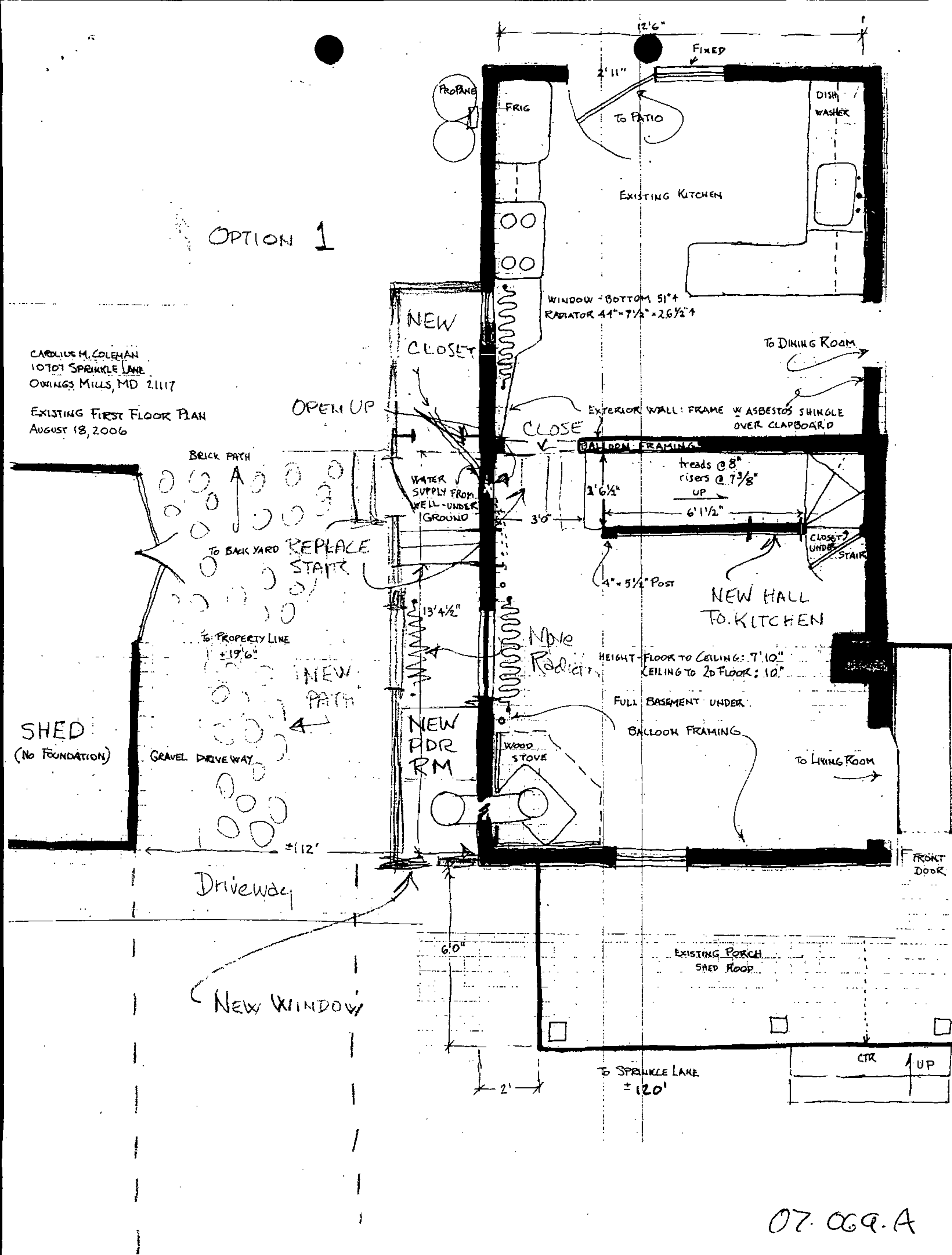
18' 2"

07-069-A

OPTION 1

CARDIUS M. COLEMAN
10701 SPRINKLE LANE
OWINGS MILLS, MD 21117

EXISTING FIRST FLOOR PLAN
AUGUST 18, 2006

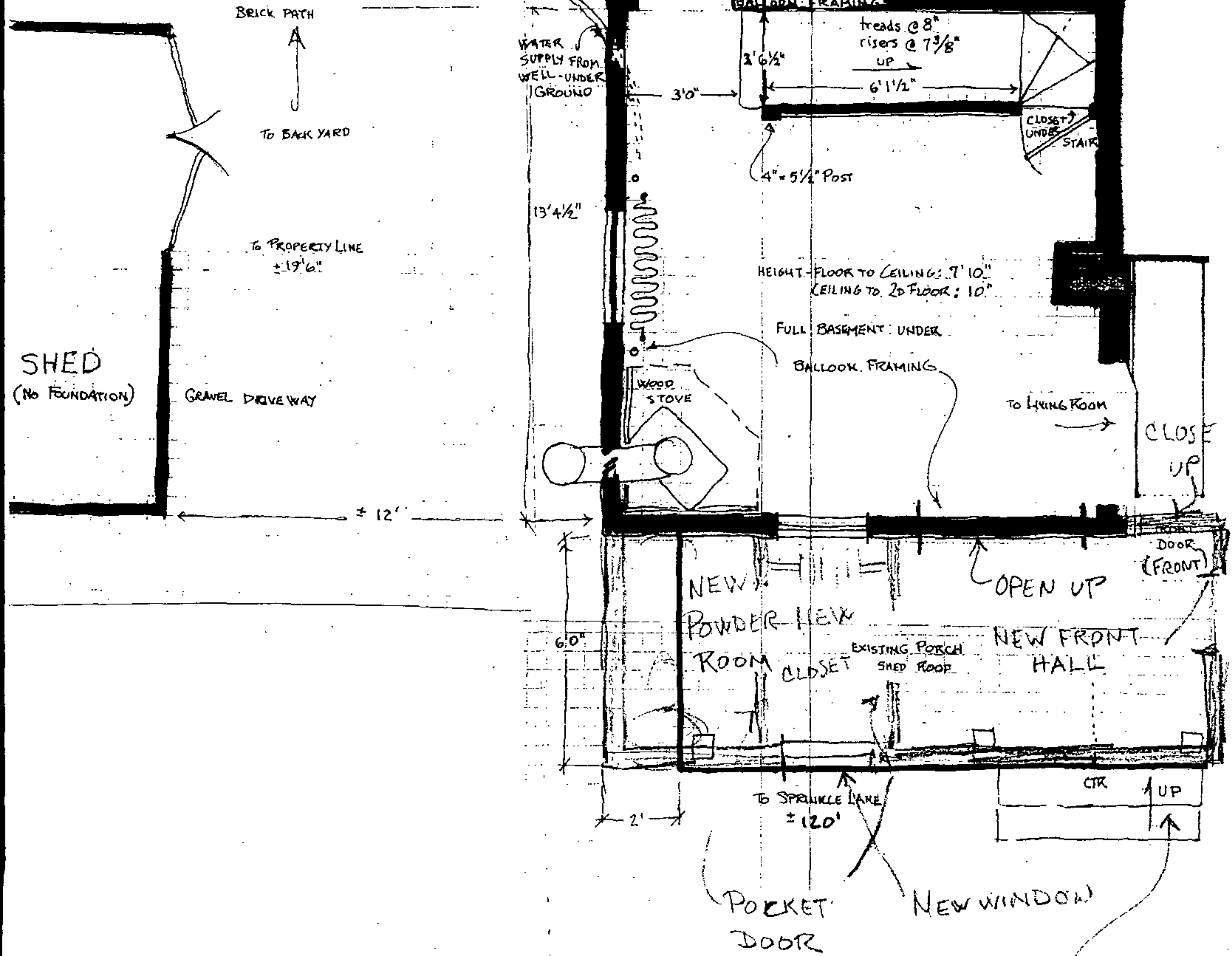


07.069.A

OPTION 2

CAROL M. COLEMAN
10707 SPRINKLE LANE
OWINGS MILLS, MD 21117

EXISTING FIRST FLOOR PLAN
AUGUST 18, 2006



000-L79-EL6

REBUILD
STEPS
07-069-A

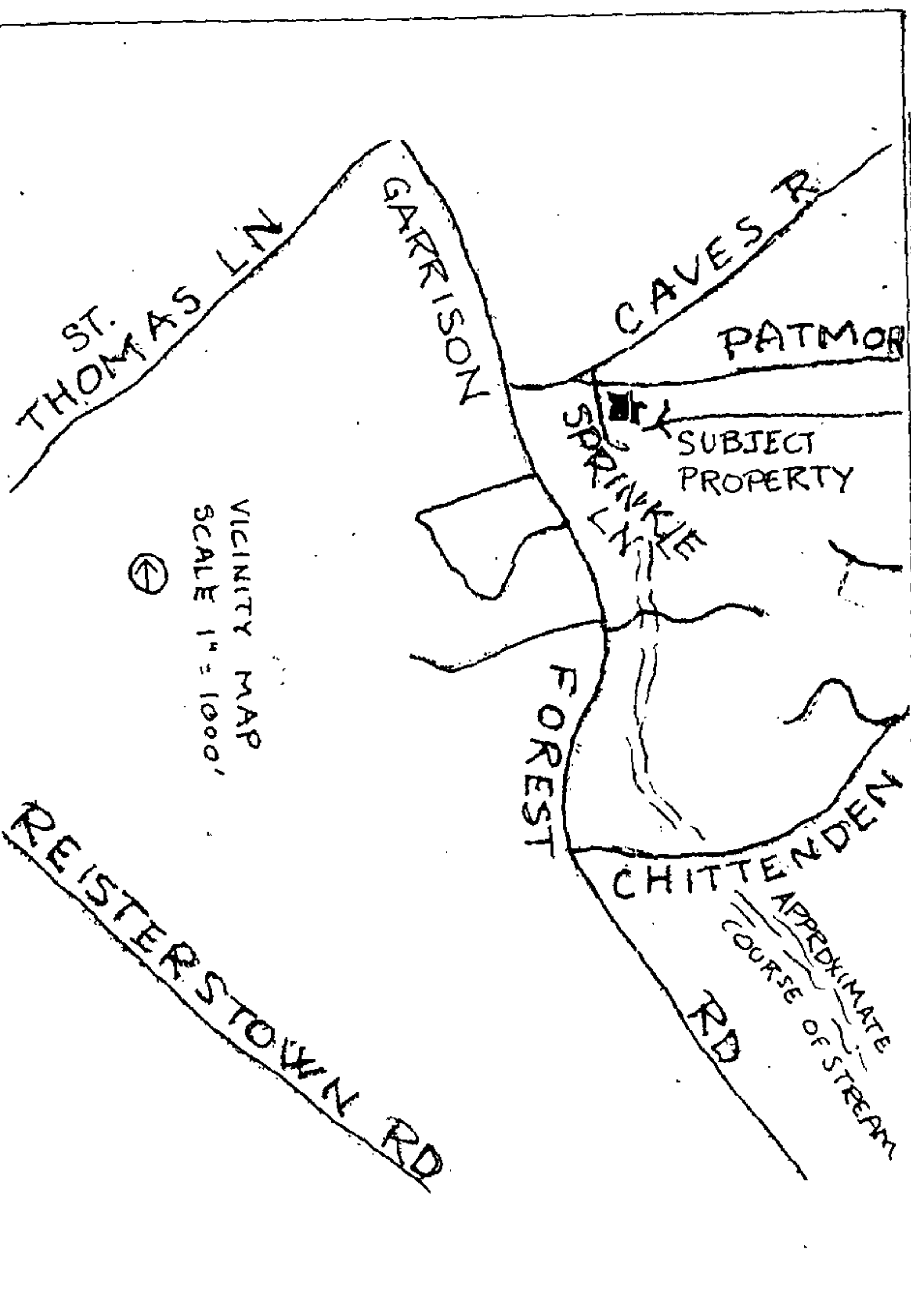
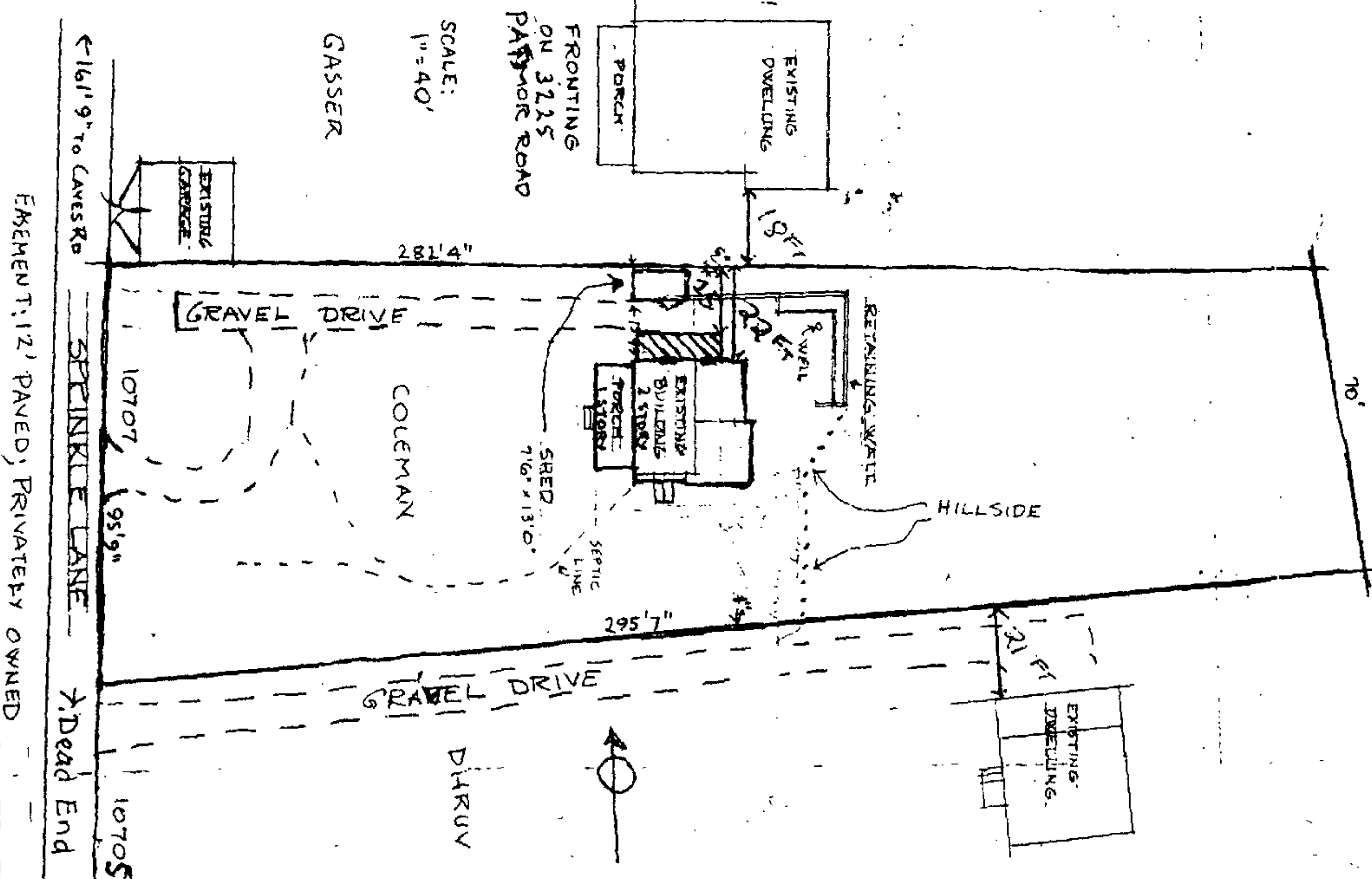
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS: 10707 Sprinkle Lane
SUBDIVISION NAME: Garrison, MD
Plat Book # Folio # Lot # Section #
OWNER: Caroline Jill M. Coleman

DEED REFERENCE 7687/447
MAP 58, GRID 23, PARCEL 755

ADJACENT OWNERS:
MR/MRS KEITH GASSER
3225 PATMOR ROAD
DEED REF: 15512/881
MAP 58, GRID 23, PARCEL 639
MARK/KRISTA DHRUV
10705 SPRINKLE LANE
DEED REF: /18204/128
MAP 58, GRID 23, PARCEL 754

PREPARED BY C.M. COLEMAN
DATE: August 18, 2006



LOCATION INFORMATION
ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 3
1"=1,000' SCALE MAP # 058-C-3
ZONING: R.C.5
LOT SIZE 0.547 ACRES
PUBLIC PRIVATE
SEWER: PRIVATE
WATER: PRIVATE
CHESAPEAKE BAY YES NO
CRITICAL AREA
100-YEAR FLOOD PLAIN
HISTORIC PROPERTY/BLDG
PRIOR ZONING HEARING
CASE No. 90-204-A GRANTED

ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE#

8002

07.069.A