

IN RE: PETITION FOR VARIANCE

N'side Gaywood Road, 287.7 feet E of
C/I of Bellona Avenue
9th Election District
5th Councilmanic District
(224 Gaywood Road)

Linda Jean Lang
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-378-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Linda Jean Lang. The Petitioner is requesting variance relief for property located at 224 Gaywood Road. The variance request is from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley c/l in lieu of the required 2.5 feet and 15 feet, respectively.

The matter was originally scheduled for a hearing on April 11, 2007; however, the site was not posted and the hearing was rescheduled to May 9, 2007 at 9:00 AM. The property was posted with Notice of Hearing on April 22, 2007 for 15 days prior to the hearing on May 9, 2007, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 24, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

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

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10-22-5
[Handwritten signatures and initials]

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."

Zoning Advisory Committee Comments

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

Interested Persons

Appearing at the hearing on behalf of the variance request were Linda Jean Lang, Petitioner. Appearing in opposition to the request was Edna Lobell. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 07-0172) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the location of a shed on the property.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the

Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

Testimony and Evidence

The subject property contains 0.05 acres zoned DR 10.5 and is improved by the Petitioner's existing two story brick townhouse. As shown in Petitioner's exhibit 1, the Plat to Accompany, the Petitioner's home is in between the Lobell and Cox properties, has a brick patio and sidewalk in the rear yard. The Petitioner erected a 4 x 8 ft. shed in the rear yard next to the fence with Ms. Lobell and 10 feet from the centerline of the alley. The regulations require the shed be 2.5 feet from the property line and 15 feet from the center line of the alley. After a complaint from Ms. Lobell, the County issued a correction notice for the shed.

Ms. Lang indicated that she needs to finish her basement to provide another bedroom for her family, and erected the shed to hold the basement contents during construction. She explained that the sidewalk is 4+ feet from the property line and so the shed just fits in between the sidewalk and the fence. She indicated that to locate it elsewhere in the rear yard and meet the setback requirements would result in the shed occupying the middle of her rear yard.

She presented photographs of sheds in the immediate neighborhood which were located on the fence line including a shed on Ms. Lobell's property. See Petitioner's exhibit 2A for the Petitioner's shed, 2B for the Lobell shed and 2C through 2H for the other sheds in the area.

Ms. Lobell indicated that she objected to the location of the Petitioner's shed and not the shed itself. She noted that the Petitioner's shed looms up above her fence, obstructs her view of the rear properties as shown in her sketch, Protestant's exhibit 1, and blocks sunlight on her tomato garden. She admitted that she has a shed against the fence on the other side of her yard but it was placed there after the neighbor agreed and planted trees to buffer the shed from

RECEIVED FOR PLANNING
5-22-07
P3

view. Ms. Lobell pointed out that her shed is close to the house where she believes the Petitioner's shed should be.

At this point in the hearing the Parties and the undersigned generally discussed whether or not some compromise could be found to settle the matter. The Parties agreed to hold the record of the case open for further discussion between the Parties.

On May 21, 2007 the Petitioner sent a letter indicating that she and Ms. Lobell had not been able to come to a settlement of this matter, but that Ms. Lobell no longer contests the location of the shed. She also indicated that although she offered to move the shed toward her house up to the cherry tree, the roots of the cherry tree will have to be removed to achieve a flat area on which the shed could be located. She expressed concern the tree might be damaged.

Findings of Fact and Conclusions of Law

I thank the Petitioner and her neighbor for trying to resolve their dispute even if that effort was not successful. Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. There is an existing sidewalk and cherry tree which restrict the location of the shed. Thus the regulations impact this property disproportionately compared to others in the district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There seems to be no reasonable alternative location for the shed.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Ms. Lobell has a similar shed not setback 2.5 feet from her fence on the

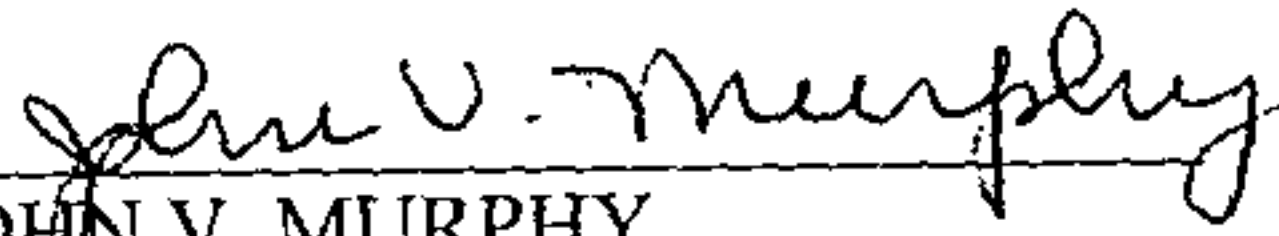
other side of her yard. The photographs presented by the Petitioner show there are many such sheds in the area and so one more will not change the character of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

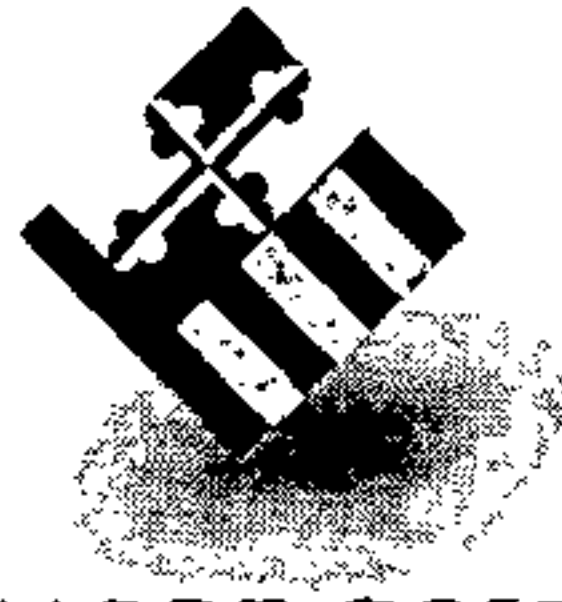
THEREFORE, IT IS ORDERED, this 22nd day of May, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley c/l in lieu of the required 2.5 feet and 15 feet, respectively is hereby GRANTED subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 22, 2007

LINDA JEAN LANG
224 GAYWOOD ROAD
BALTIMORE MD 21212

Re: Petition for Variance
Case No. 07-378-A
Property: 224 Gaywood Road

Dear Ms. Lang:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Edna Lobell, 226 Gaywood Road, Baltimore MD 21212



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 224 Gaywood Rd.
which is presently zoned Residential

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

400.1 + 400.2 TO PERMIT A DETACHED
ACCESSORY STRUCTURE WITH SETBACKS OF 0 FT. ON THE SIDE AND 10 FT. TO
AN ALLEY CENTERLINE IN LIEU OF THE REQUIRED 2 1/2 FT. AND 15 FT,
RESPECTIVELY

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

reasons attached on separate sheet

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):

Linda Jean Lang

Name - Type or Print

Linda Jean Lang

Signature

Name - Type or Print

Signature

224 Gaywood Rd 410-377-2905

Address

Telephone No.

Baltimore, MD

City

State

21212

Zip Code

Representative to be Contacted:

SAME AS ABOVE

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

Case No. 07-378-A

REV 9/15/98

Reviewed By

UNAVAILABLE FOR HEARING

Date 2/23/07

ESTIMATED LENGTH OF HEARING

JLC

Attatchment for Petition for Variance for
Linda Lang
224 Gaywood Rd.
Baltimore, Md.
21212

There is a threefold reason for filing this variance:

1. The shed was built for the purpose of housing the contents of my basement so that I might have an additional place for my children to sleep. I do not have a garage, as some properties in the neighborhood do. This is my only option for an additional storage space.

2. Before having the shed built, I observed other sheds in the immediate area, some in the same block. Due to the fact that there are several other sheds positioned close to the property line, I assumed that there was no restriction. Even the neighbor directly to my right has a shed similar to mine built on the property line.

3. When placing the shed on the property, several locations were considered. Because of the small size and shape of my lot, my options were limited. On one side of my property, my neighbor has large overhanging trees which prevented me from placing the shed there. To put the shed 30 inches from the neighbors property would place it in the middle of the sidewalk on one side and in the middle of the yard on the other side. These setbacks are not realistic for my lot.

I regret that there was a complaint filed against me due to the shed. I certainty never intended to upset my neighbors. I'm not sure why there was a complaint against my shed when there are others in the neighborhood, some larger and taller than mine. I moved to this location 3 years ago and immediately began saving in order to build the shed and consequently have an additional living space for my children. I was particular about which shed I chose to have built, as I wanted it to be aesthetically pleasing to my neighbors.

February 13, 2007

Zoning Description for 224 Gaywood Road

Beginning at a point on the north side of Gaywood Road which is 50 ft. wide at the distance of 287.78 ft. east of the centerline of the nearest improved intersecting street Bellona Avenue which is 50 ft. wide, in Liber #12642 and Folio #389 in the subdivision of Gaywood as recorded in deed. Following N. $7^{\circ}39'16''$ E. 100 ft., S. $82^{\circ}20'44''$ E. 20 ft., S. $7^{\circ}39'16''$ W. 100 ft., N. $82^{\circ}20'44''$ W. 20 ft. to the place of beginning containing 2000 sq. ft. or 0.05 acres. Also known as 224 Gaywood Road and located in the 9th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24911

DATE 2/23/07 ACCOUNT R0010066150

AMOUNT \$ 65.00

RECEIVED
FROM:

LAAH

FOR:

07-378-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS: MICH. TIME: MM
2/26/2007 2/23/2007 15:16:13
REP: BUDZ MAIL JENA JEE
>> RECEIPT # 505150 2/23/2007 DFLH
PAGE 5 520 200703 VERIFICATION
CR NO. 024911

Receipt Tot \$65.00
\$65.00 US \$65.00 CA
Baltimore County, Maryland

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: #07-376-A
224 Gaywood Road
N/side of Gaywood Road,
287.7 feet east of centerline
of Bellona Avenue
9th Election District
5th Councilmanic District
Legal Owner(s): Linda Jean
Lang

Variance: to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet on an alley centerline in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Wednesday,
April 11, 2007 at 11:00
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/3/749 Mar. 27 129417

CERTIFICATE OF PUBLICATION

3/29/2007

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 3/27/2007.

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

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

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Case: # 07-378-A

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287.7 feet east of centerline
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9th Election District
5th Councilmanic District
Legal Owner(s): Linda Jean
Lang

Variance: to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley centerline in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Wednesday,
May 9, 2007 at 9:00 a.m.
in Room 106, County Office
Building, 111 West
Chesapeake 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 4/7/35 Apr. 24 132778

CERTIFICATE OF PUBLICATION

4/26/2007

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 4/24/2007.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 4-22-07

RE: Case Number: 07-378-A

Petitioner/Developer: Linda Long

Date of Hearing/Closing: May 9, 2007 9 AM

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 224 Gaywood Rd

The sign(s) were posted on 4-22-07
(Month, Day, Year)

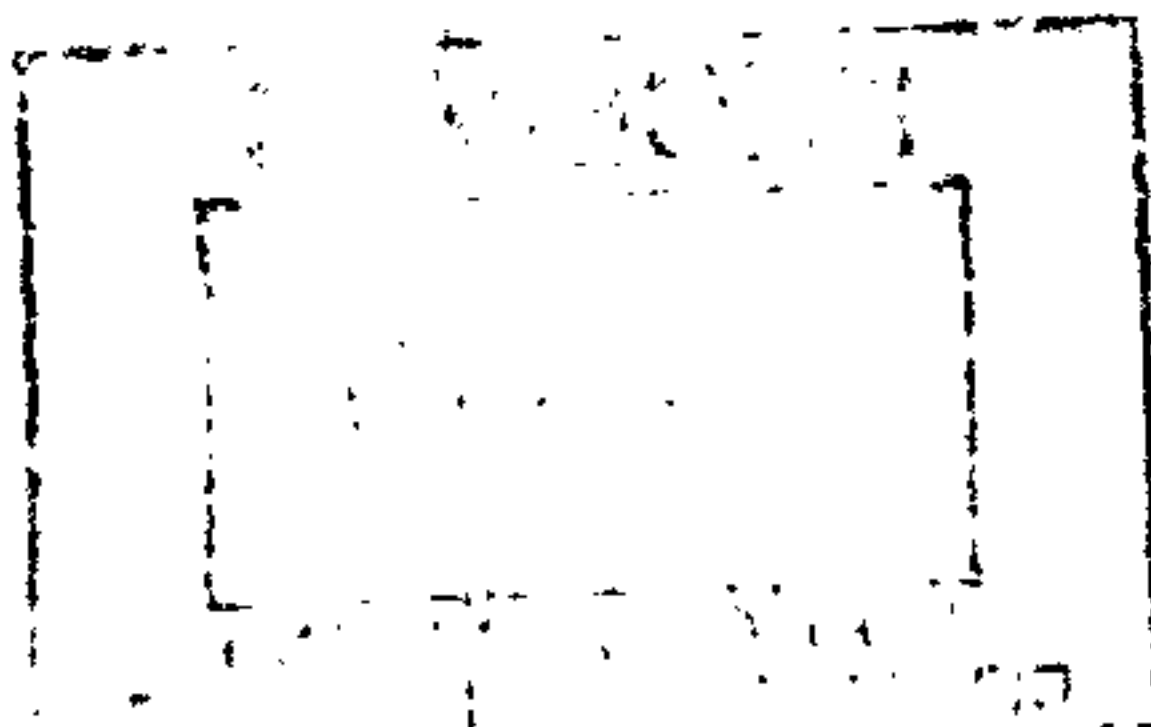
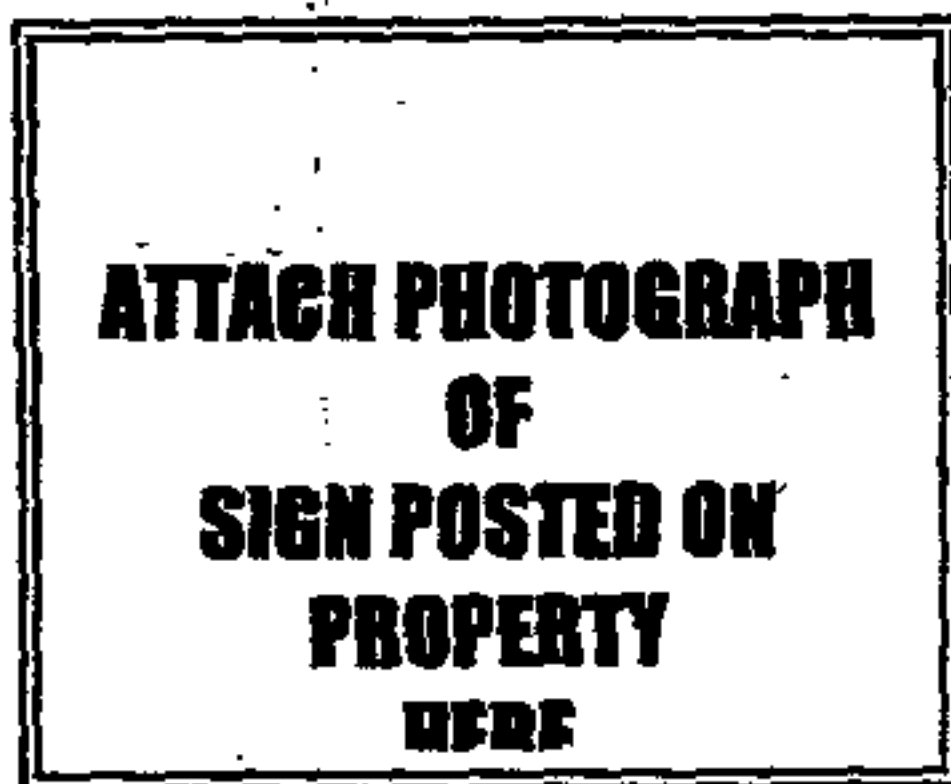
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ZONING NOTICE

CASE # 07-378-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

COUNTY OFFICE BLDG., RM 116
PLACE: TOWSON, MD 111 W CHESAPEAKE AVE
DATE AND TIME: WED, MAY 9, 2007 9AM
REQUEST: VARIANCE TO PERMIT A
DETACHED ACCESSORY STRUCTURE WITH
SETBACKS OF 0 FEET ON THE SIDE AND
FEET TO AN ALLEY CENTERLINE IN
REAR 25 FEET AND

RECEIVED

APR 24 2007
07-663

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

RE: PETITION FOR VARIANCE
224 Gaywood Road; N/S Gaywood Rd,
287.7' E c/line Bellona Avenue
9th Election & 5th Councilmanic Districts
Legal Owner(s): Linda Lang
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-378-A

* * * * *

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 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 9th day of March, 2007, a copy of the foregoing Entry of Appearance was mailed Linda Lang, 224 Gaywood Road. Baltimore, MD 21212, Petitioner(s).

RECEIVED

MAR 09 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 27, 2007 Issue - Jeffersonian

Please forward billing to:
Linda Jean Lang
224 Graywood Road
Baltimore, MD 21212

410-377-2905

NOTICE OF ZONING HEARING

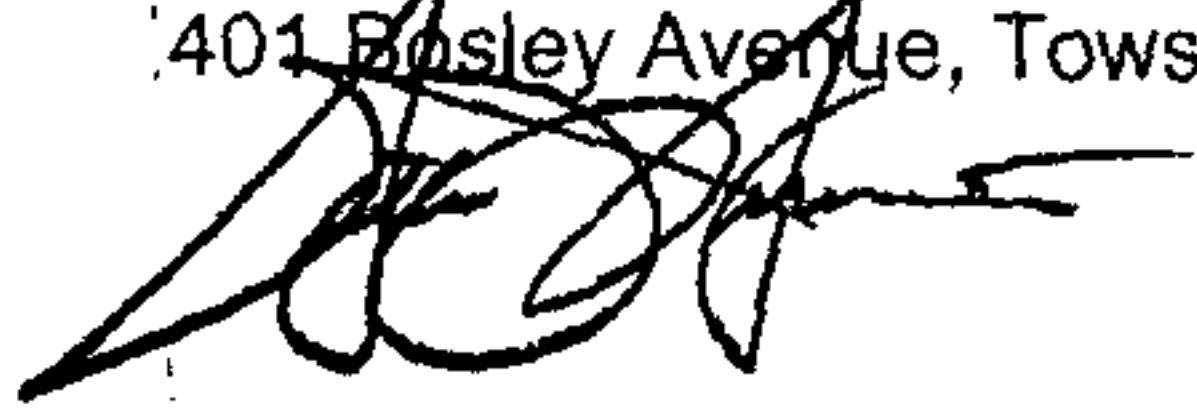
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-378-A

224 Gaywood Road
N/side of Gaywood Road, 287.7 feet east of centerline of Bellona Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Linda Jean Lang

Variance: to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley centerline in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Wednesday, April 11, 2007 at 11:00 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, April 24, 2007 Issue - Jeffersonian

Please forward billing to:
Linda Jean Lang
224 Gaywood Road
Baltimore, MD 21212

410-377-2905

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: 07-378-A

224 Gaywood Road

N/side of Gaywood Road, 287.7 feet east of centerline of Bellona Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Linda Jean Lang

Variance to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley centerline in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Wednesday, May 9, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


WILLIAM J. WISEMAN
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.
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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 15, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-378-A

224 Gaywood Road

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9th Election District – 5th Councilmanic District

Legal Owners: Linda Jean Lang

Variance to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley centerline in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Wednesday, April 11, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Linda Jean Lang, 224 Gaywood Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 27, 2007.**
- (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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

~~MARCH 28, 2007~~
TIMOTHY KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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224 Gaywood Road

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9th Election District – 5th Councilmanic District

Legal Owners: Linda Jean Lang

Variance to permit a detached accessory structure with setbacks of 0 feet on the side and 10 feet to an alley centerline in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Wednesday, May 9, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in cursive.

Timothy Kotroco
Director

TK:klm

C: Linda Jean Lang, 224 Gaywood Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 24, 2007.**
- (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
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: 07-378-A

Petitioner: LINDA JEAN LONG

Address or Location: 224 GRAYWOOD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Linda Jean Long

Address: 224 Graywood Rd.

Baltimore MD 21212

Telephone Number: 410-377-2905



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

April 5, 2007

Linda Jean Lang
224 Gaywood Road
Baltimore, MD 21212

Dear Ms. Lang:

RE: Case Number: 07-378-A, 224 Gaywood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 23, 2007.

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

March 9, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 5, 2007

Item Number: ³⁷⁸ 374 through 388

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: March 6, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2007
Item Nos. 07-374, 377, 378, 379, 380, 381,
382, 383, 384, 385, 386, 387, and 388

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-03062007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

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

SUBJECT: 224 Gaywood Road

INFORMATION:

Item Number: 7-378

Petitioner: Linda Lang

Zoning: DR 10.5

Requested Action: Variance

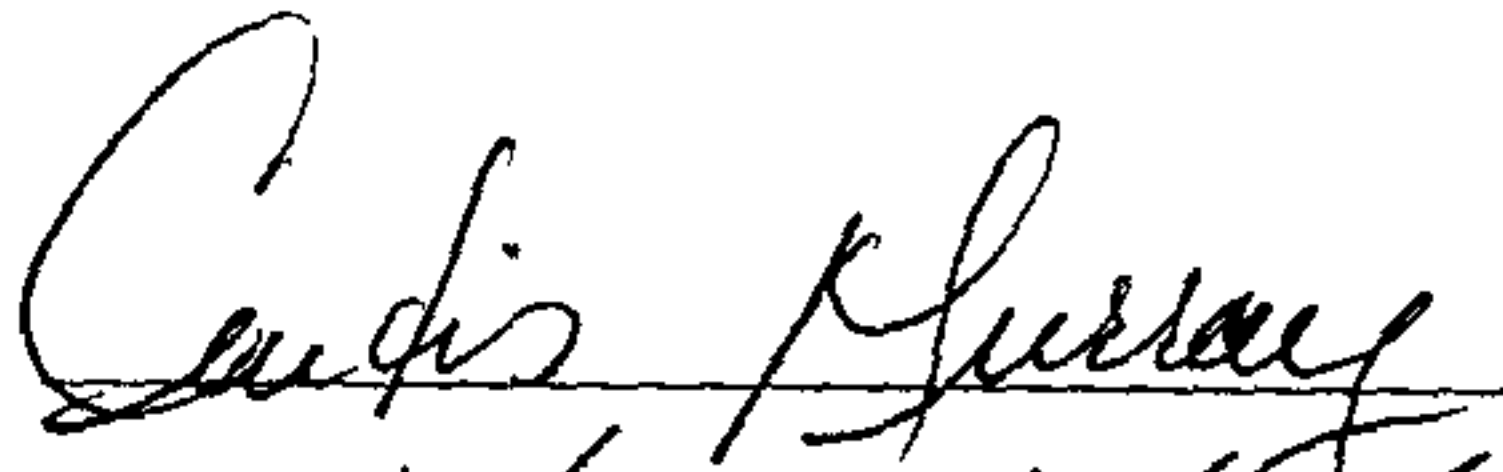
SUMMARY OF RECOMMENDATIONS:

Upon field inspection, the property is in violation of section 400.1 and 400.2 of the Baltimore County Zoning Regulations in that an accessory structure (storage shed) has been erected 0 feet from the side property line (between the subject property and # 226 Gaywood Road) and 10 feet from an alley centerline. After reviewing the site plan submitted, it would appear as though the petitioner could place the storage shed on the opposite side of the property and set it back an additional 5 feet to the rear. This placement would allow for unobstructed use of the existing sidewalk path leading between the rear portion of the dwelling to the alley as well as meet all zoning setback guidelines.

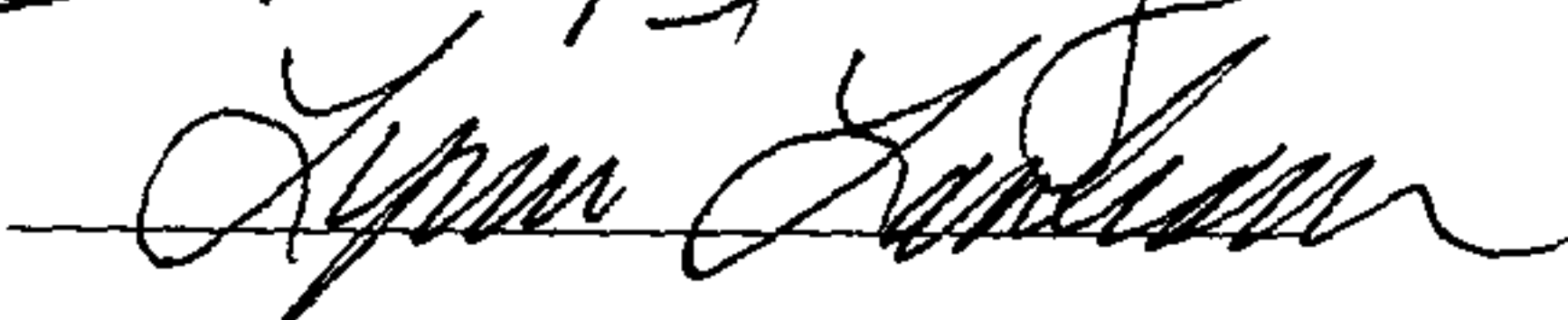
The Office of Planning finds that the subject property is neither unique nor peculiar with respect to the zoning relief requested. As such, this Office recommends the petitioner's request be denied as the property can support the accessory structure without the need for variance relief.

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

Reviewed by:



Division Chief:
AFK/LL: CM



Martin O'Malley, Governor
Anthony Brown, Lt. Governor



John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 6, 2007

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

RE: Baltimore County
Item No. 7-378-A
224 GAYWOOD ROAD
LANG PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-378-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For ^ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Baltimore County
Office of Zoning
Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

July 10, 2007

To Whom it May Concern:

I hereby withdraw my request for an appeal of the Zoning Commissioner in case # 07-378-A.

Please return the \$400 check to:
Dawn Lobell
2409 Westchester Ave
Oella, MD 21043

I have enclosed a self-addressed envelope for your convenience.

Sincerely,

Edna Lobell
Edna Lobell

*Rec'd July 13, 2007
JLR*

Edna Lobell
226 Gaywood Road
Baltimore, MD 21212
410-377-6383

Zoning Review Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

June 19, 2007

To Whom It May Concern:

I hereby request an appeal in the Petition for Variance Case # 07-378-A (Property: 224 Gaywood Road) I have enclosed a check for \$400.00 payable to Baltimore County as requested. Please date stamp the enclosed copy of this letter and return it in the enclosed self-addressed envelope.

Thank You,

A handwritten signature in cursive script that reads "Edna Lobell".

Edna Lobell

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

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

SUBJECT: 224 Gaywood Road
INFORMATION:

Item Number: 7-378

Petitioner: Linda Lang

Zoning: DR 10.5

Requested Action: Variance

RECEIVED
MAY 25 2007
BY:

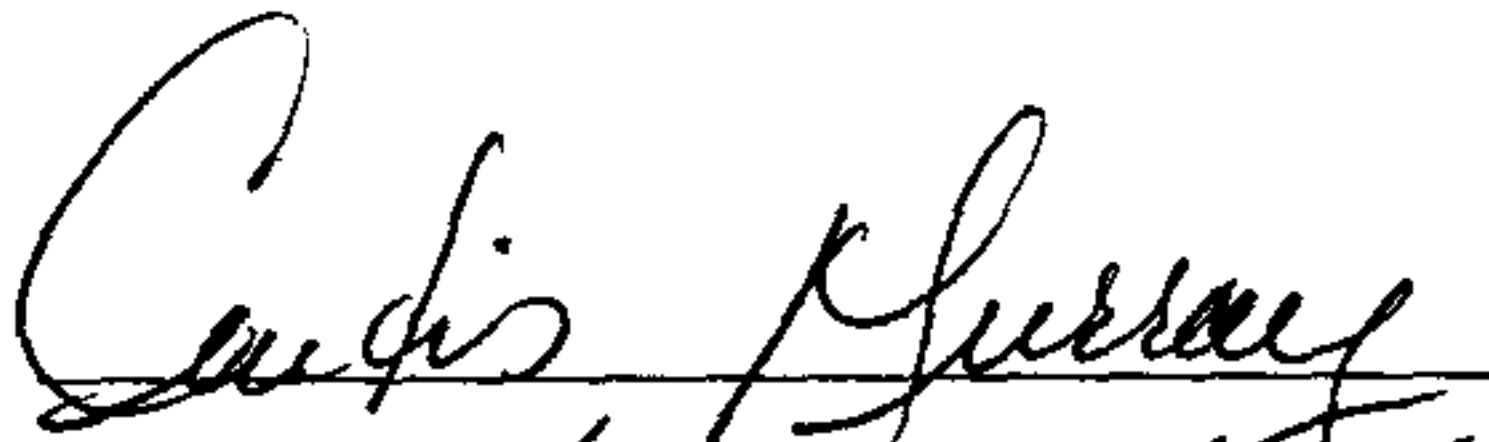
SUMMARY OF RECOMMENDATIONS:

Upon field inspection, the property is in violation of section 400.1 and 400.2 of the Baltimore County Zoning Regulations in that an accessory structure (storage shed) has been erected 0 feet from the side property line (between the subject property and # 226 Gaywood Road) and 10 feet from an alley centerline. After reviewing the site plan submitted, it would appear as though the petitioner could place the storage shed on the opposite side of the property and set it back an additional 5 feet to the rear. This placement would allow for unobstructed use of the existing sidewalk path leading between the rear portion of the dwelling to the alley as well as meet all zoning setback guidelines.

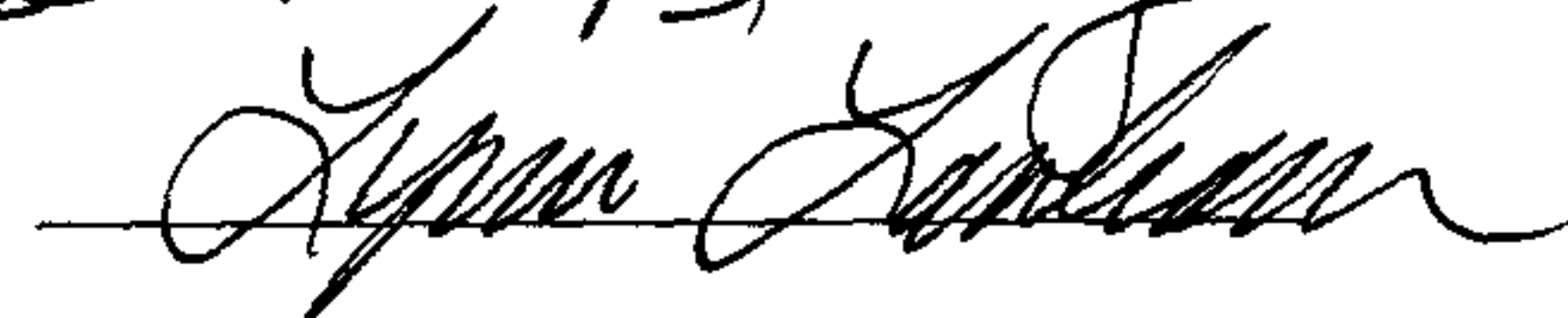
The Office of Planning finds that the subject property is neither unique nor peculiar with respect to the zoning relief requested. As such, this Office recommends the petitioner's request be denied as the property can support the accessory structure without the need for variance relief.

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

Reviewed by:



Division Chief:
AFK/LL: CM



5/21/07

To: John V. Murphy
Deputy Zoning Commissioner

From: Linda T. Lang

Have to remove roots for
cherry tree

5/21/07

Linda J. Lang
224 Gaywood Rd.
Baltimore, Maryland
21212
410-377-2905

Dear Mr. Murphy,

I am writing in regards to my hearing on May 9th. This hearing was in response to a variance request on my property at 224 Gaywood Rd. You had asked that Ms. Lobell and I discuss the matter and come up with a solution on our own. Ms. Lobell has informed me that she is not interested in discussing the matter with me. She wrote me a letter that stated that she will no longer be pursuing the matter of my shed. I feel that the only outcome that would be acceptable for her is if the shed was removed from my yard completely. I would be happy to fax you a copy of the letter that was sent to me by Ms. Lobell.

I look forward to hearing what your ruling is on this matter. I would very much like to put this behind me and move on.

Sincerely,

Linda Lang

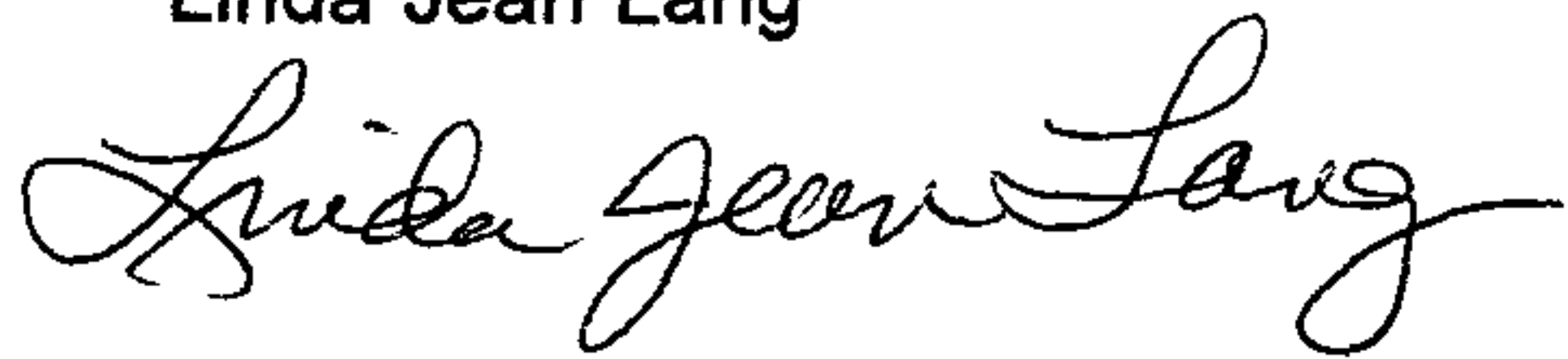
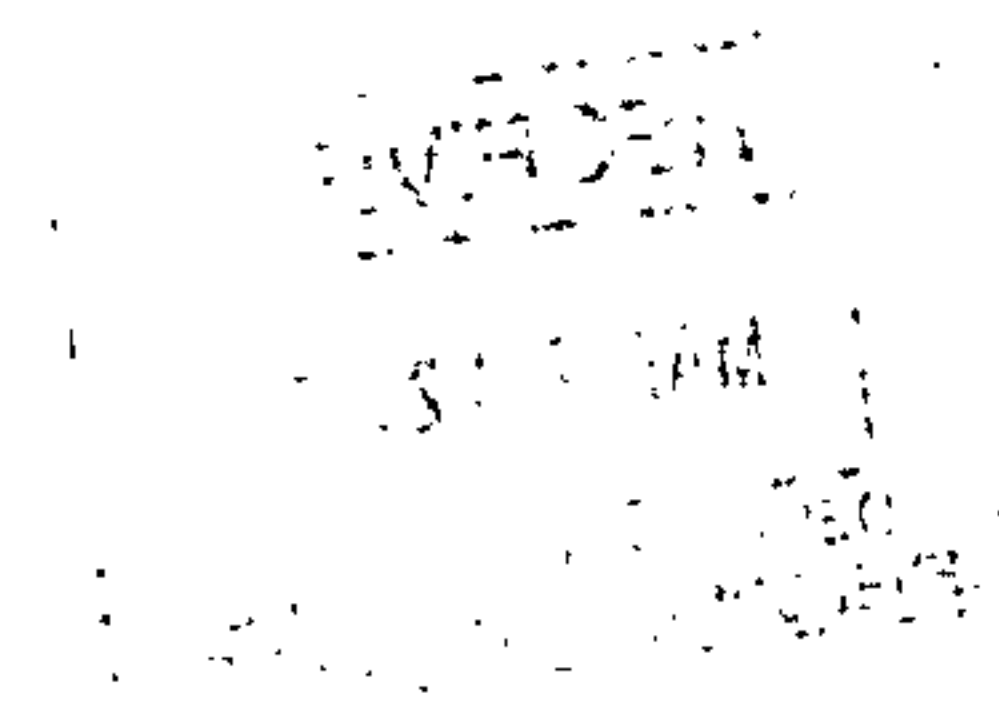
Linda Jean Lang
224 Gaywood Rd.
Baltimore, Maryland 21212
443-722-7443

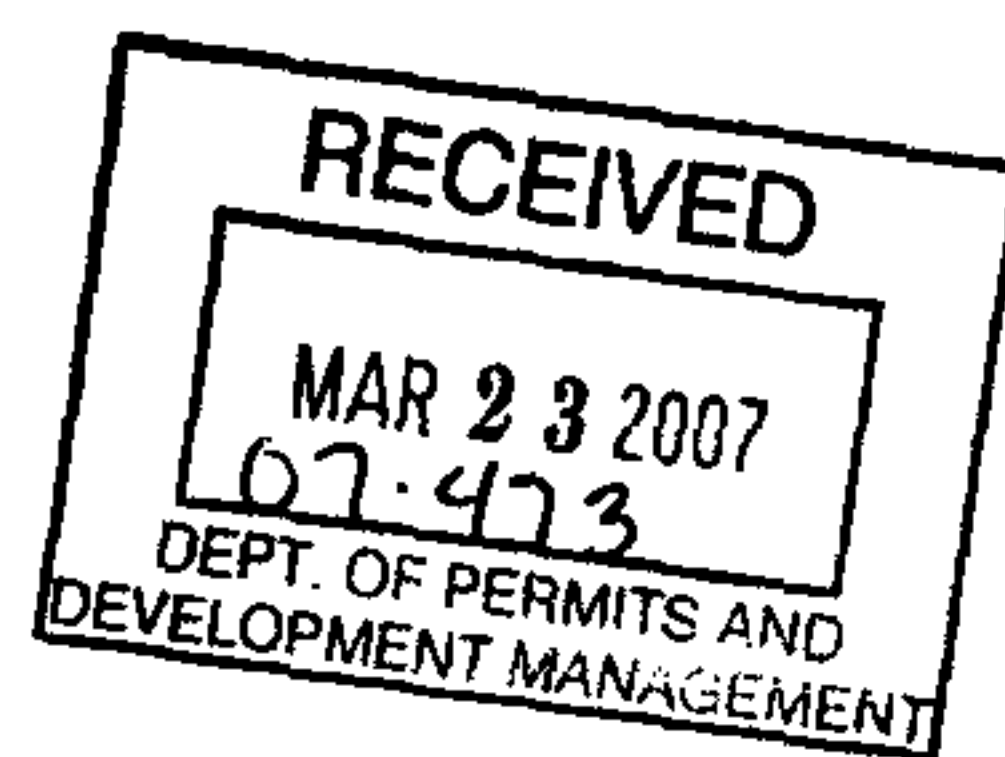
Case # 07-378-A

Dear Mr. Kotroco,

I recently applied for a zoning variance and was assigned a hearing date of April 11, 2007. This is the week of my daughters spring break and we are planning on being out of town on that day. Is it possible to change my hearing to another date? Any day after April 15, 2007 will be fine. I will be away on business on May 7 & 8. Thank you for your consideration.

Linda Jean Lang

A handwritten signature in cursive script that reads "Linda Jean Lang". The signature is written in dark ink and is positioned below the printed name.A faint, circular official stamp is located at the bottom center of the page. The text within the stamp is mostly illegible due to fading, but it appears to contain the words "RECEIVED" and "APR 11 2007".



Patricia Zook - Hearings on April 11 - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 4/5/2007 10:26:43 AM
Subject: Hearings on April 11 - Planning comments needed

Hi Curtis -

The following cases are scheduled for hearings on Wednesday, April 11, 2007 and we need comments from the Office of Planning:

07-375-A, located at 931-933 Bowleys Quarters Road, Lots 75 and 76

07-378-A, located at 224 Gaywood Road

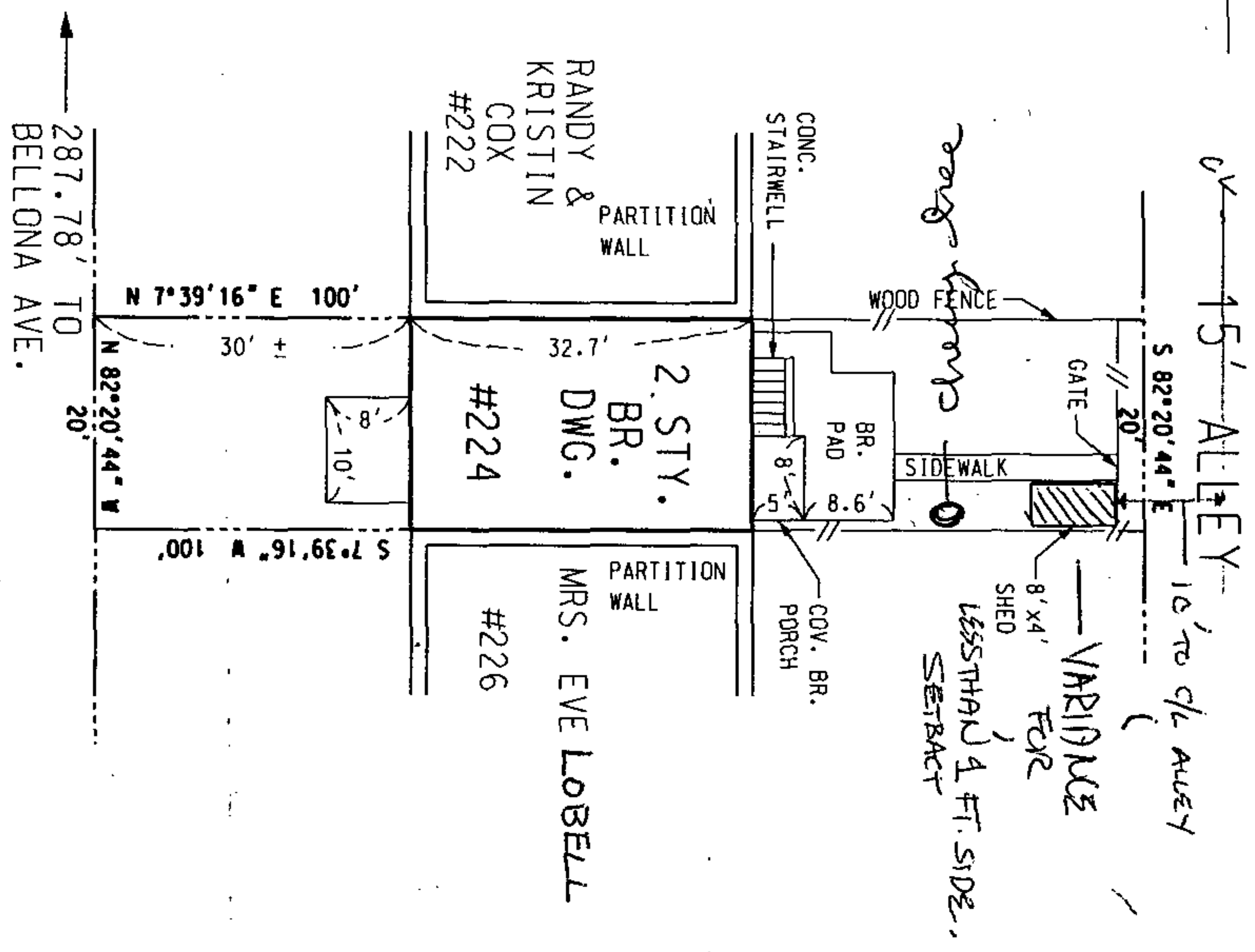
Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

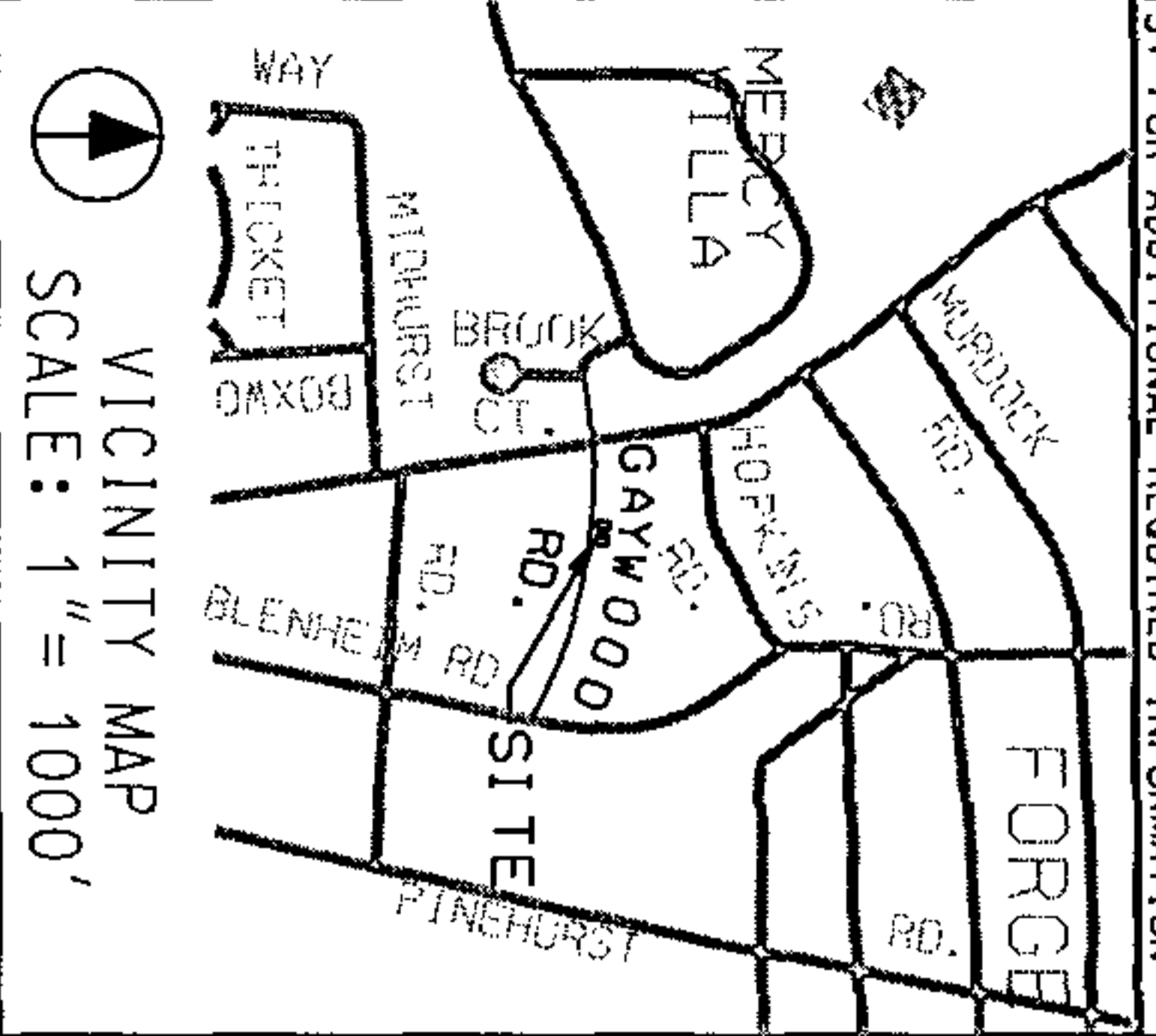
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS: 224 GAYWOOD ROAD
 SUBDIVISION NAME: GAYWOOD
 LIBER # 12642 FOLIO # 389
 OWNER: LINDA LANG



SCALE OF DRAWING: 1" = 20'
 PREPARED BY: K. BLACKBURN

GAYWOOD ROAD (50' WIDE)
 287.78' TO BELLENA AVE.



LOCATION OF INFORMATION

ELECTION DISTRICT: 9
 COUNCILMANIC DISTRICT: 5
 1" = 200' SCALE MAP # 079C1
 ZONING # DR10,5
 LOT SIZE 0.05 ACREAGE 2000 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE ☐
 WATER ☒ YES ☐ NO
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY SLC/ctm ITEM # 378 CASE # 12041

Driveway

Fence

Cherry
Tree

SEED

20
#1



Thought for Today

Call

A Mother's Touch

The Personal Cleaning Service

- Free Estimate
- No Obligation
- References Given
Upon Request

BARBARA ANDERSON

(410) 329-6453



ZONING
MAP
#079C1

SITE



BALTIMORE COUNTY
MARYLAND

Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204

Photos
07-378-A

Return Service Requested

C

C

