

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID (SEARCH ON THIS FIELD):		Case Type Prefix:			Case Year:	Case Number	Case Type Suffix:	Existing Use:	
20070526					2007	0526	A	Residential	
Legal Owners/Petitioner (SEARCH ON THIS FIELD):		Okechukwu Nwodin							
House/St. Number:	House/Street Number Range:	House/St. No.	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):		Suf. Type:	Suffix Dir.:	Suite/Apt./Unit Number:
7809					RESTON		LN		
Property Description (SEARCH ON THIS FIELD):									
Southeast corner of Reston Lane and Springhouse Circle.									
Existing Zoning Classification		Area:		Election District:		Councilmanic District			
DR - 5.5		5,900 square feet +/-		14th		6th			
Critical Area	Floodplain:	Historic Area:		Related (Prior and Future) Cases:					
No	No	No							
Violation Cases:		Concurrent Cases:							
Tax Account ID:		Deed Liber #:	Deed Folio #:	Miscellaneous Notes					
1.)		1.)	/	Administrative Variance petition not forwarded to Zoning Commissioner's Office. Case closed by Carl Richards, Zoning Review Supervisor.					
2.)		2.)	/						
3.)		3.)	/						
Contract Purchaser:									
Attorney:									
Petition Reviewer:		Petition Reviewer 2:		Petition Filing Date:					
JLL				05/17/2007					
Day of Week:	Hearing Date:	Hearing Time:		Hearing Location:					
Closing Date:		Commissioner Hearing Continued Fro		Commisioner Hearing Rescheduled From		Formal Request For Hearing			
06/11/2007									

Case Number
2007 0526 A

Petition Type # 1: VARIANCE

Petition Request # 1 To permit a proposed sunroom with a 13 foot rear setback and a proposed open deck with a 19 foot rear yard setback in lieu of the required 30 feet and 22.5 feet respectively and to amend the Final Development Plan of Springhouse Station for Lot #50.

Petition Type # 2:

Petition Request # 2:

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use: Residential

Proposed Use:

Existing Zoning Classification DR - 5.5

Requested Zoning Classification:

Existing District:

Requested District:

North/South Coordinate:

East/West Coordinate:

Census Tract:

1000 Foot
Scale Map
Reference:

Commissioner Case Number 2007 0526 A
Zon. Comm. or Dep. Zon. Comm Carl Richards, Zoning Review
Commissioner Order Date 11/25/2013
Commissioner Decision Closed
Commissioner Order Restrictions NO

Circuit Court Case Number
Circuit Court Filing Date:
Circuit Court Decision Date:
Circuit Court Decision:

MD Court of Special Appeals Filing Date
MD Court of Special Appeals Decision Date:
MD Court of Special Appeals Decision

Board of Appeals Case Number
Appeal to Board of Appeals?:
Appellant:
Board of App. Description
Board of Appeals Filing Date
Date Case Sent To Board:
Board of Appeals Hearing Date:
Board of Appeals Decision Date:
Board of Appeals Decision

MD Court of Appeals Filing Date
MD Court of Appeals Decision Date:
MD Court of Appeals Decision:

U.S. Supreme Court Filing Date
U.S. Supreme Court Decision Date:
U.S. Supreme Court Decision

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Hearings](#)

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Variances](#)

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Image](#)



ORIGINAL KEEP IN FILE

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7809 RESTON LA
which is presently zoned DR 5.5

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) 1801.2.C.1 b. AND 301.1 BCZR TO PERMIT A PROPOSED SWIMMING POOL WITH A 13 FT. REAR SETBACK AND A PROPOSED OPEN DECK WITH A 14 FT. REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FT AND 22 1/2 FT. RESPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PLAN OF SPRINGHOUSE STATION FOR LOT # 50

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:

Okechukwu Nwodin
Name - Type or Print

[Signature]
Signature

7809 Reston Lane, 410-686-2737
Address Telephone No.

Baltimore, Maryland, 21237
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Okechukwu Nwodin
Name - Type or Print

[Signature]
Signature

Name - Type or Print

7809 Reston Lane, 410-686-2737
Address Telephone No.

Baltimore, Maryland, 21237
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 day of 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. 07 526 A

REV 10/25/01

Reviewed By JL Date 5/17/07

Estimated Posting Date 5/27/07

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 7809 Roston Lane
Address Baltimore, Maryland, 21237
City State Zip Code

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

I need my sunroom and deck because the homes in my neighborhood all have sunrooms and decks/patio which significantly increase the value of their homes. This ultimately creates a financial disadvantage to me due to lack of these additions to my own home. The sunroom and deck/patio that is planned will not only remedy this but will add an aesthetically pleasing element to my home as well as provide a place for my family to enjoy. Also, these features and additions will create much needed living space for my growing family.

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 10 day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared _____

10 front of me
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 30/01/08

526

ZONING DESCRIPTION

7809 RESTON LA.

BEGINNING ON THE SOUTH EAST SIDE OF THE
INTERSECTION OF RESTON LANE AND SPRINGHOUSE CIR.
BEING LOT # 50 IN THE SUBDIVISION OF SPRINGHOUSE STATION,
RECORDED IN PLAT BOOK 68 FOLIO 62, LOT # 50 LOT SIZE
5,900 SQ FT. IN THE 14TH ED, 6TH CD.

REV 5/17/07 

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

526 No. 24072

DATE 5/17/07 ACCOUNT 001 006 6150

AMOUNT \$ 115.00

RECEIVED FROM: NUDDIM

FOR: RV + AMEND 7809 RESTON LA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DES
5/21/2007 5/17/07 15:00:00 2
REG MISC MAIL FROM JEL
> RECEIPT # 57307 5/17/2007 OFFER
Dept 5.000 BRING VERIFICATION
CR NO. 120074
Receipt Tot \$115.00
\$115.00 CR \$115.00
Baltimore County, MD 21204

CASHIER'S VALIDATION

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: OT-526-A

Petitioner: X Nwodin

Address or Location: * 7809 Reston Ln, Baltimore MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: Okey Nwodin

Address: 7809 Reston Ln

Baltimore, MD

21237

Telephone Number: 410-686-2737

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07 526 -A

Address 7809 RESTON LA

Contact Person: LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/17/07

Posting Date: 5/27/07

Closing Date: 6/11/07

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 07 526 -A

Address 7809 RESTON LA

Petitioner's Name CKECHUKWU NWODIM

Telephone 410 686 2737

Posting Date: 5/27/07

Closing Date: 6/11/07

Wording for Sign: To Permit A PROPOSED SUNROOM AND DECK IN REAR YARD
WITH SETBACKS OF ~~13 FT. AND 19 FT.~~ 13 FT. AND 19 FT. IN LIEU OF REQUIRED
30 FT. AND 22 1/2 FT. RESPECTIVELY AND TO AMEND THE FDP OF
SPRINGHOUSE STATION FOR LOT #50

WCR - Revised 6/25/04

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

June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

Item Number: 526 Through 541

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2007
Item Nos. 07-526, 527, 528, 529, 530, 532,
533, 535, 536, 537, 538, and 540

DATE: June 7, 2007

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-06072007.doc

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



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

Maryland Department of Transportation

Date: JUNE 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. 7-526A
7809 RESTON LANE
NWODIM 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. 7-526A.

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,

A handwritten signature in black ink, appearing to read "Michael Bailey" or similar, written over a printed name.

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2007

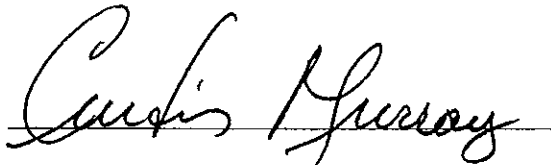
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-526- Administrative Variance

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

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

Prepared By:



Division Chief:



CM/LL

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

May 24, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 21, 2007

5

526

Item Number: 512 through 529 and 522 and 523

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

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



ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 07-526-A

to be Completed/initials

5-18-07

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

526

CIRCLE

SPRINGHOUSE

RESTON

RESTON

LANE

SITE

7809
P.B.068062
082A2
6 CD

14 ED

North of Ridge
Road (Subject to
75' lot width)

DR 5.5
NE 7-G

7807

7807

5031

5033

5031

5022

5020

5013

7808

7808

7806

7803

_____ is subject to the jurisdiction of the state of _____

STATION VICINITY

VARIANCE PLAN
SHEET 1 OF 2
SEE 2 FOR DETAILS
OF DECK & SWIRCON.

#526



Rev 5/17/07

NO PROP. CONTROL NOTED

LOT #50, DE

68
the land records of Baltimore County,
68 folio 62

#7809 RESTON LANE

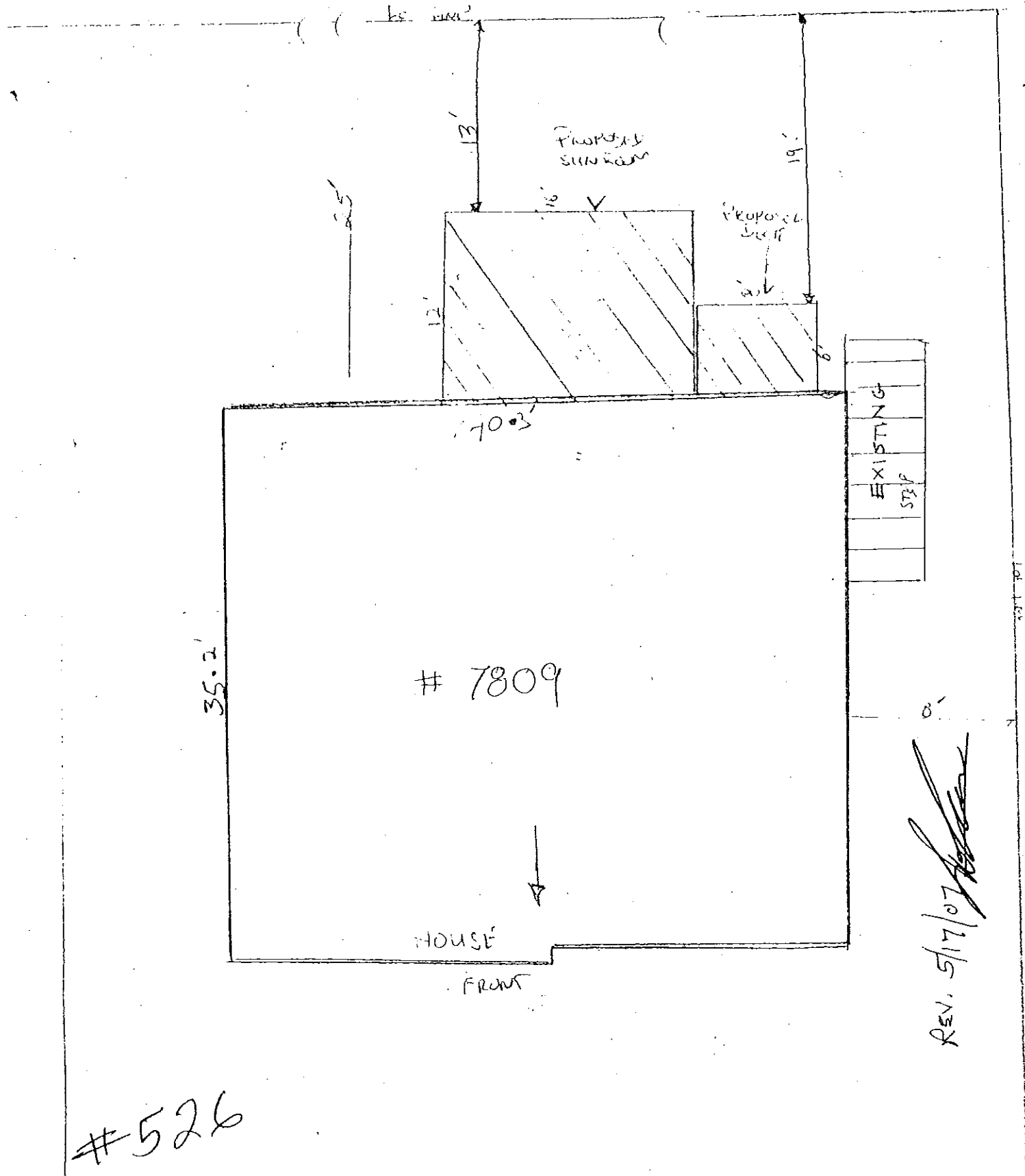
BALTIMORE COUNTY, MARYLAND

AV
ITS

14TH ELECTION DISTRICT

Scale: 1" = 30'

plat is of benefit to the consumer only insofar as it is required lender or a title insurance company or its agent in connection contemplated transfer, financing or refinancing purposes. plat is not to be relied upon for the establishment of location fences, garages, buildings, or other existing or future structures. plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or for securing financing or refinancing.



REV. 5/17/07 *[Signature]*

#526

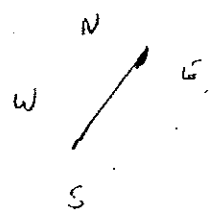
RESTON LANE

~~UNIMPROVED LANE~~

SH1 2 OF 2

ADDRESS: #7809 RESTON LANE
 OWNER: OKECHUKWU NWODIM
 OKECHUKWU
 LOT # 50
 SCALE - $\frac{1}{8}'' = 1'$

PUBLIC WATER & SEWER
 NOT IN FLOOD PLAIN
 NOT IN CBA
 NOT HISTORIC
 ZONED DR 5.5
 LOT SIZE: 5900 sq ft



526

I understand that
photographs are required.
For this administration

Variance for 7809 RESTON LA.

I WILL BRING THEM IN FOR FILE
WELL IN ADVANCE OF THE

POSTING DATE. I AM FILING

AT MY REQUEST AND AT MY OWN RISK

5/17/07 