IN RE: PETITION FOR ADMIN. VARIANCE NW side of Snyder Lane, 61 feet SW of Sandra Park Road 11th Election District 5th Councilmanic District **(9126 Snyder Lane)** Lawrence J. Rego *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 08-092-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, Lawrence J. Rego for property located at 9126 Snyder Lane. The variance requests are as follows:

- From Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 4 foot front yard setback in lieu of the front yard averaging setback of 26 feet; and
- From Section 400.1 of the B.C.Z.R. to allow an existing accessory structure (garage) to remain partially in the side yard in lieu of the requirement to be only in the rear yard; and
- From Section 400.3 of the B.C.Z.R. to allow the existing 20 foot high accessory structure (garage) to remain, exceeding the 15 foot maximum height requirement.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner's house and garage have existed on the site since 1944. Due to the highway widening by Baltimore County the Petitioner does not meet the current regulations and policies.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated September 4, 2007, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom

PLEASE RECEIVED FOR FILING
Date 9-19-07
By PM

facilities, and not be used for commercial purposes. Comments were received from the Bureau of Development Plans Review dated September 11, 2007, which states that the property is in a riverine floodplain, the buildings are well away from it, and no building is proposed. Therefore they have no other comment or recommendation concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 17, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits 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 19th day of September, 2007 that the variance requests as follows:

- From Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 4 foot front yard setback in lieu of the front yard averaging setback of 26 feet; and
- From Section 400.1 of the B.C.Z.R. to allow an existing accessory structure (garage) to remain partially in the side yard in lieu of the requirement to be only in the rear yard; and

ORDER RECEIVED FOR FILING
Date 9-19-07
By RB

- From Section 400.3 of the B.C.Z.R. to allow the existing 20 foot high accessory structure (garage) to remain, exceeding the 15 foot maximum height requirement.

are hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date 9-19-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 19, 2007

DEBORAH DOPKIN
1000 MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 08-092-A
Property: 9126 Snyder Lane

Dear Ms. Dopkin:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Lawrence J. Rego, 9126 Snyder Lane, Perry Hall MD 21128

Flood

DEED REF 14840/547

TAX ACCOUNT # [redacted] 0 6 0 5 8 7 3 0

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #9126 Snyder Lane

which is presently zoned D.R. 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) 1 B 02. 3C ~~to allow a four (4) foot front yard setback for an existing dwelling in lieu of the required twenty five (25) foot minimum standard requirement, and to~~ and 303.1 to allow ~~the~~ a four (4) foot front yard setback in lieu of the front yard averaging setback ~~requirements~~ of 26 feet; 400.1 to allow an existing accessory structure (garage) to remain partially in the side yard in lieu of the requirement to be only in the rear yard and 400.3 to allow the existing twenty (20) foot high accessory structure (garage) to remain, exceeding the fifteen (15) foot maximum height requirement.

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.

Legal Owner ~~Contract Purchaser/Lessee:~~

Darlene E. Rego
Name - Type or Print

Darlene E. Rego
Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

LAWRENCE J. REGO
Name - Type or Print

Lawrence J. Rego
Signature

Name - Type or Print

Signature

9126 Snyder Lane (410)-529-3697
Address Telephone No.

Perry Hall Maryland 21128-9410
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, P.A.
Name - Type or Print

Signature

Deborah C. Dopkin Attorney at Law
Company
1000 Mercantile - Towson Building
409 Washington Avenue (410)-821-0200
Address Telephone No.

Towson Maryland 21204
City State Zip Code

Representative to be Contacted:

Gerhold, Cross & Etzel, Ltd
Michael Alexander
Name

320 E. Towsontown Blvd. Suite 100 (410)-823-4470
Address Telephone No.

Towson Maryland 21286
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. 08-092-A

REV 10/25/01

PLEASE RECEIVED FOR FILING
9-19-07
BY PB

Reviewed By JNP **Date** 8/17/07

Estimated Posting Date 8/17/07

boo.77

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 #9126 Snyder Lane
Address

Perry Hall — Maryland — 21128-9410
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):

Both the house and garage have existed since 1944 and due to the acquistion of a Highway Widening by Baltimore County, Maryland, we do not meet the current regulations, and policies

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

LAWRENCE J REGO — Darlene E. Rego
Name - Type or Print — Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Aug, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lawrence J Rego + Darlene E. Rego

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

REV 10/25/01

TEJ HEMANT SHAH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 25, 2007

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

August 15, 2007

ZONING DESCRIPTION
LEITNER & REGO PROPERTY
0.808 OF AN ACRE, MORE OR LESS
BALTIMORE COUNTY, MARYLAND

All that lot of ground situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northwest Right of Way line of Synder Lane as widened and shown and laid out on Baltimore County Highway Widening of Synder Lane Drawing RW 07-093 being 66 feet more or less southwest from the intersection with the centerline of Sandra Park Road and running thence along the northwest side of Snyder Lane the following course and distance, viz: , (1) South 45 degree 03 minutes 36 seconds West 156.82 feet, thence leaving said road and binding on the outlines of the property of Darlene Leitner & Lawrence Rego the three following courses and distances, (2) North 56 degrees 44 minutes 45 seconds West 154.64 feet, and (3) North 05 degrees 50 minutes 45 seconds West 193.07 feet, thence leaving said outline and running for a line of division, now made, (4) South 57 degrees 25 minutes 41 seconds East 308.52 feet to the place of beginning.

Containing 0.808 of an Acre of land, more or less.

STATE OF MARYLAND
SCOTT ALAN LINDGREN
No. 21081
PROFESSIONAL LAND SURVEYOR

8/16/07

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

X:\raab\ZoneDescription.doc

08-092-A

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

State Highway Administration
Maryland Department of Transportation

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

Date: SEPT. 2, 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. 8-92-A
9126 SNYDER LANE
REGO PROPERTY
ADMINISTRATIVE 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. 8-92-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,

Michael P. Bailey

For: 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: September 4, 2007

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

SUBJECT: 8-092– Administrative Variance

The Office of Planning does not oppose the petitioner's requests including an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Donnell Zeigler at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

AFK/LL: CM

W:\DEVREV\ZAC\8-092.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item Nos. 08-087, 089, 091, 092, 093,
094, 095, 096, 097, 098, 100, 101, and 104

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-08302007.doc

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 08-092-A
PETITIONER/DEVELOPER:
Lawrence & Darlene Rego
DATE OF HEARING: N/A

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:
9126 Snyder Lane

(see page 2 for full size photo)

POSTED ON: August 17, 2007

SIGNATURE OF SIGN POSTER

John J. Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

To Kristen Matthews
DMK
please file

DATE: Aug. 27, 2007

TO: Baltimore County,
ZONING

RE : Case No. : 08-033-SPH
13218A Falls Road
MAI :Job No. : 07-092

ATTENTION: Mrs. Kristen Matthews / Mr. Timothy Kotroco

(X) We are submitting ( ) We are returning ( ) We are forwarding

( ) Herewith ( ) Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

(X) For processing ( ) For your use ( ) For your review

( ) Please call when ready ( ) Please return to this office ( ) In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc: File

RECEIVED
AUG 30 2007
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: Aug. 27 , 2007
MAI Job No : 07-092

Attention: Mrs. Kristen Matthews / Mr.Timothy Kotroco
RE:Case Number : 07-109-M
Petitioner/Developer: W. McCarl & Betty J. Roberts
Date of Hearing/Closing: Wednesday, Sept. 12, 2007 @ 11:00 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 # 13218A Falls Road

The sign(s) were posted on Aug. 27, 2007
(Month, Day, Year)

(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

SEE
ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY

Revised 3/1/01 - SCJ

ZONING NOTICE

CASE # 08-033-SPH

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

PLACE: COUNTY OFFICE BUILDING ROOM 106
111 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

DATE AND TIME: WEDNESDAY SEPT. 12, 2007 @ 11:00 AM

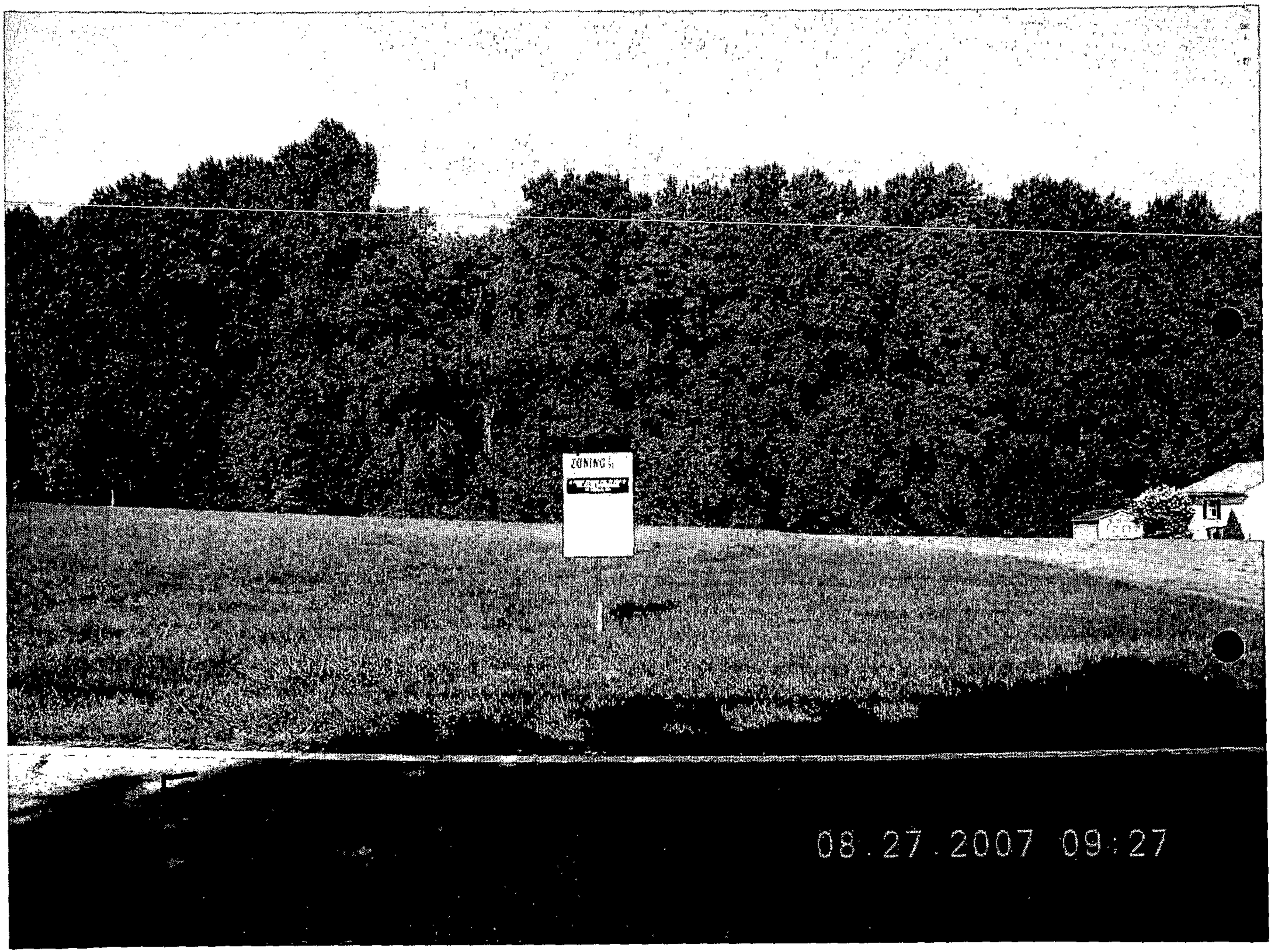
REQUEST: SPECIAL HEARING
TO APPROVE AN ALTERATION TO THE RC-5 ZONE MINIMUM LOT SIZE REQUIREMENT OF 1.5 ACRES FOR A SINGLE LOT OF RECORD THAT IS NOT A SUBDIVISION AND HAS BEEN IN EXISTENCE SINCE PRIOR TO SEPTEMBER 2, 2003 AND HAS AN AREA OF 1.456 ACRES, MORE OR LESS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

08/27/2007 09:27


ZONING
08.27.2007 09:27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 23, 2007

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

SUBJECT: 13218A Falls Road

INFORMATION:

Item Number: 8-033

Petitioner: Mr. and Mrs. McCarl and Betty Roberts

Zoning: RC 5

Requested Action: **Special Hearing**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. The lot has been platted and in existence prior to September 2nd, 2003. According to the deed provided by McKee and associates, the property has been intact since 1974. The owner does not own contiguous property and so cannot obtain the necessary acreage from adjacent lots to meet the RC-5 standards.
Since this lot is within the RC- 5 zone, the petitioner must adhere to the RC- 5 performance standards. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

5. Provide landscaping along the public road. The Office of Planning would also like to see a detailed landscape plan for the subject proposal.

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

Reviewed by: Curtis Murray

Division Chief: Lynn Tucker
AFK/LL: CM

W:\DEVREV\ZAC\8-033.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2007

RECEIVED
SEP 0 5 2007
BY:.....

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

SUBJECT: 8-092– Administrative Variance

The Office of Planning does not oppose the petitioner's requests including an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Donnell Zeigler at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

AFK/LL: CM

W:\DEVREV\ZAC\8-092.doc

Patricia Zook - Case No. 08-092-A, located at 9126 Synder Lane (administrative variance)

From: Patricia Zook
To: Kennedy, Dennis
Date: 9/11/2007 10:32 AM
Subject: Case No. 08-092-A, located at 9126 Synder Lane (administrative variance)

Good morning Dennis -

The case file that came to me from PDM does not contain any comments from the Bureau of Development Plans Review. The file is marked as 'flood' which indicates that the property is in a flood zone.

Thanks for your help.

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

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 5, 2007

Deborah C. Dopkin, P.A.
1000 Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Case Number: 08-092-A, 9126 Snyder Lane

Dear Ms. Dopkin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 17, 2007.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: amf

C: People's Counsel
Lawrence J. Rego Darlene E. Rego 9126 Snyder Lane Perry Hall 21128-9410
Gerhold, Cross & Etzel, Ltd Michael Alexander 320 E. Towsontowne Blvd, Ste 100 Towson 21286

Patricia Zook - Re: Case No. 08-092-A, located at 9126 Synder Lane (administrative variance)

From: Dennis Kennedy
To: Zook, Patricia
Date: 9/11/2007 11:53 AM
Subject: Re: Case No. 08-092-A, located at 9126 Synder Lane (administrative variance)

Patti:
The site is in a riverine flood plain and the buildings are well away from it and there is no building proposed, so we have no comment about flood plains.
Dennis

>>> Patricia Zook 9/11/2007 10:32 AM >>>
Good morning Dennis -

The case file that came to me from PDM does not contain any comments from the Bureau of Development Plans Review. The file is marked as 'flood' which indicates that the property is in a flood zone.

Thanks for your help.

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 092 -A Address 9126 Snyder Lane

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 8/17/07 **Posting Date:** 8/17/07 **Closing Date:** 9/3/07

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 08- 092 -A Address 9126 Snyder Lane

Petitioner's Name Lawrence & Darlene Rego Telephone 410-529-3697

Posting Date: 8/17/07 **Closing Date:** 9/3/07

Wording for Sign: To Permit a 4 feet front yard setback in lieu of the front yard average setback of 26 feet; to permit an existing accessory structure (garage) to remain partially in the side yard in lieu of the required rear yard only; and to permit the existing accessory structure (garage) to remain with a height of 20 feet in lieu of the maximum permitted 15 feet.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 003823

Date: 10/17/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: 65.00

Rec From: Gerhold, Cross & Etzel, LTD

For: Adm Variance - 9126 Snyder Lane
08-092-A (REGO)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
10/17/2007	10/17/2007	14:33:26	1

REG 001 WALKIN JRIC JHR
>>RECEIPT # 343292 10/17/2007 OFLN
Rept 5 520 ZONING VERIFICATION
CR # 003823
Recpt Tot 465.00
$65.00 CK $ .00 CA
Baltimore County, Maryland

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # : 08-092-A

To permit: a 4 feet front yard setback in lieu of the front yard average setback of 26 feet; to permit an existing accessory structure (garage) to remain partially in the side yard in lieu of the required rear yard only; and to permit the existing accessory structure (garage) to remain with a height of 20 feet in lieu of the maximum permitted 15 feet.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE

AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON September 03, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

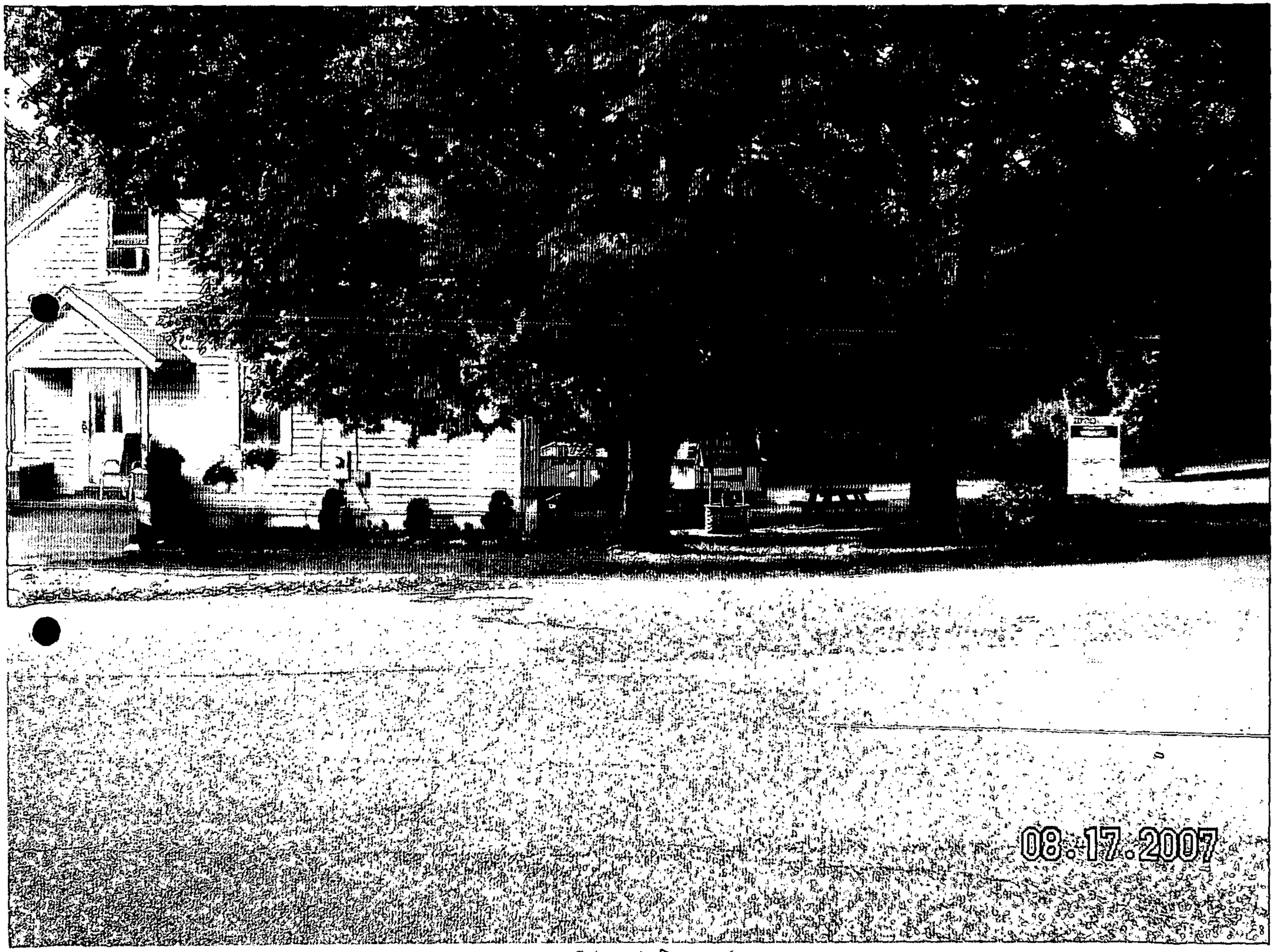
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

08-17-2007

DO NOT REMOVE THIS SIGN AND POST UNTIL REMOVE DATE, UNDER PENALTY OF LAW

HEARINGS ARE HANDICAPPED ACCESSIBLE



Subject Property

Subject Property

Subject property

neighbor to North east

Subject property

Neighbor to Northeast

Neighbor to Southwest

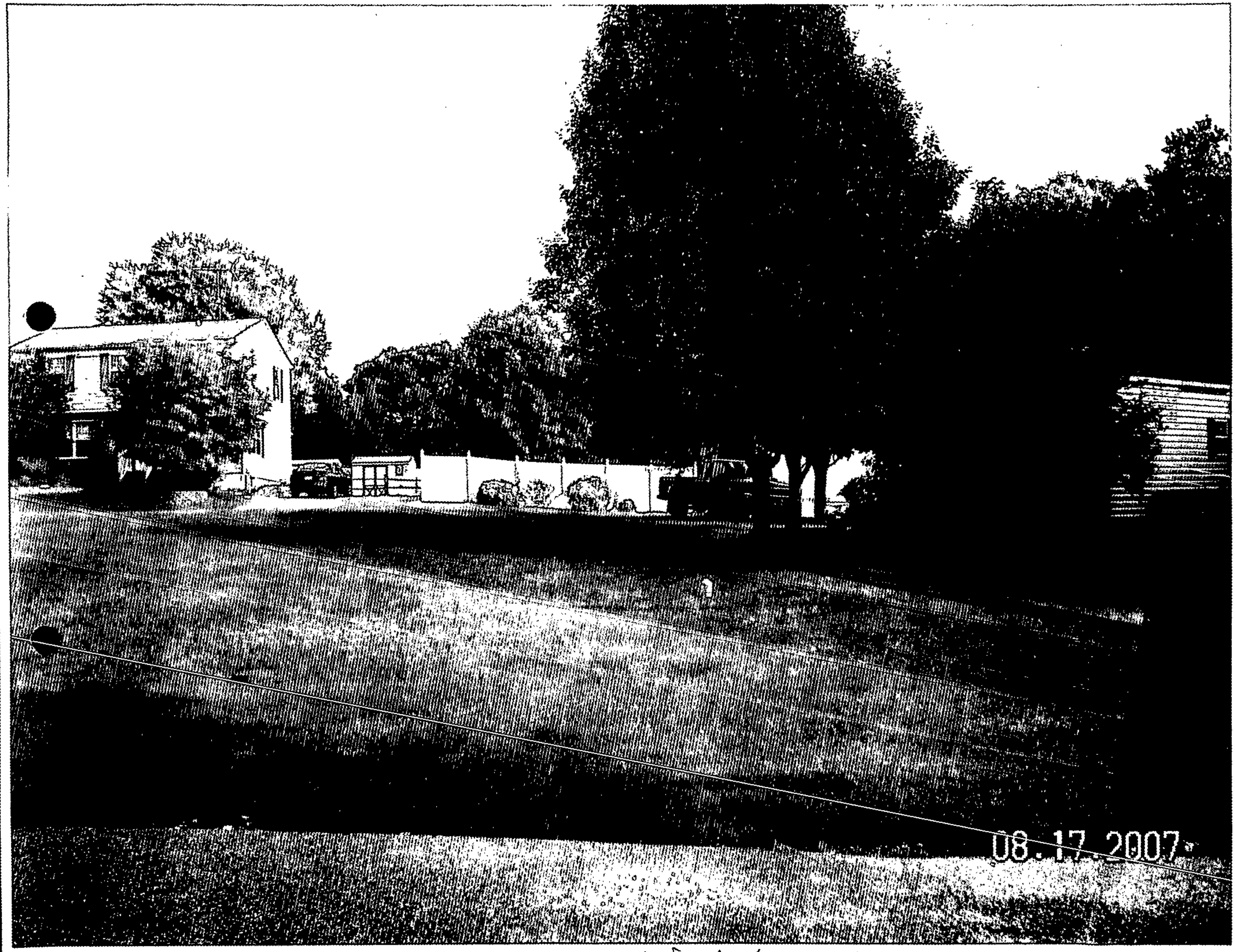
subject property

Neighbor to Southwest

Neighbor to Southwest

Opposite side of street to South

Opposite side of street to South



Directly opposite side of street to Southeast

Directly opposite side of street to southeast

opposite side of street to Northeast

opposite side of street to Northeast Sandra Park Road is cross street

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

TRANSMITTAL SHEET

TO: Kristin Matthews or Jeff Perlow

FROM: Mike Alexander

COMPANY: PDM - Zoning

DATE: Monday, August 20, 2007

RE: Rego Property Case No. 08-092-A

TOTAL NO. OF PAGES INCLUDING COVER: 15

FAX NUMBER:

PHONE NUMBER:

WE ARE TRANSMITTING:

- ☒ ATTACHED
- ☐ VIA MAIL
- ☒ VIA MESSENGER
- ☐ FOR REVIEW
- ☐ F.Y.I.
- ☐ PRINTS
- ☐ PLANS
- ☐ PROPOSAL
- ☐ DESCRIPTIONS
- ☐ LOCATION DRAWING
- ☐ PLEASE COMMENT
- ☐ PLEASE REPLY
- ☐ UNDER SEPARATE COVER

QTY	DATE	ITEM	DESCRIPTION
14	08-17-2007	photos	Photographs to Accompany Petition for Administrative Variance

NOTES/COMMENTS:

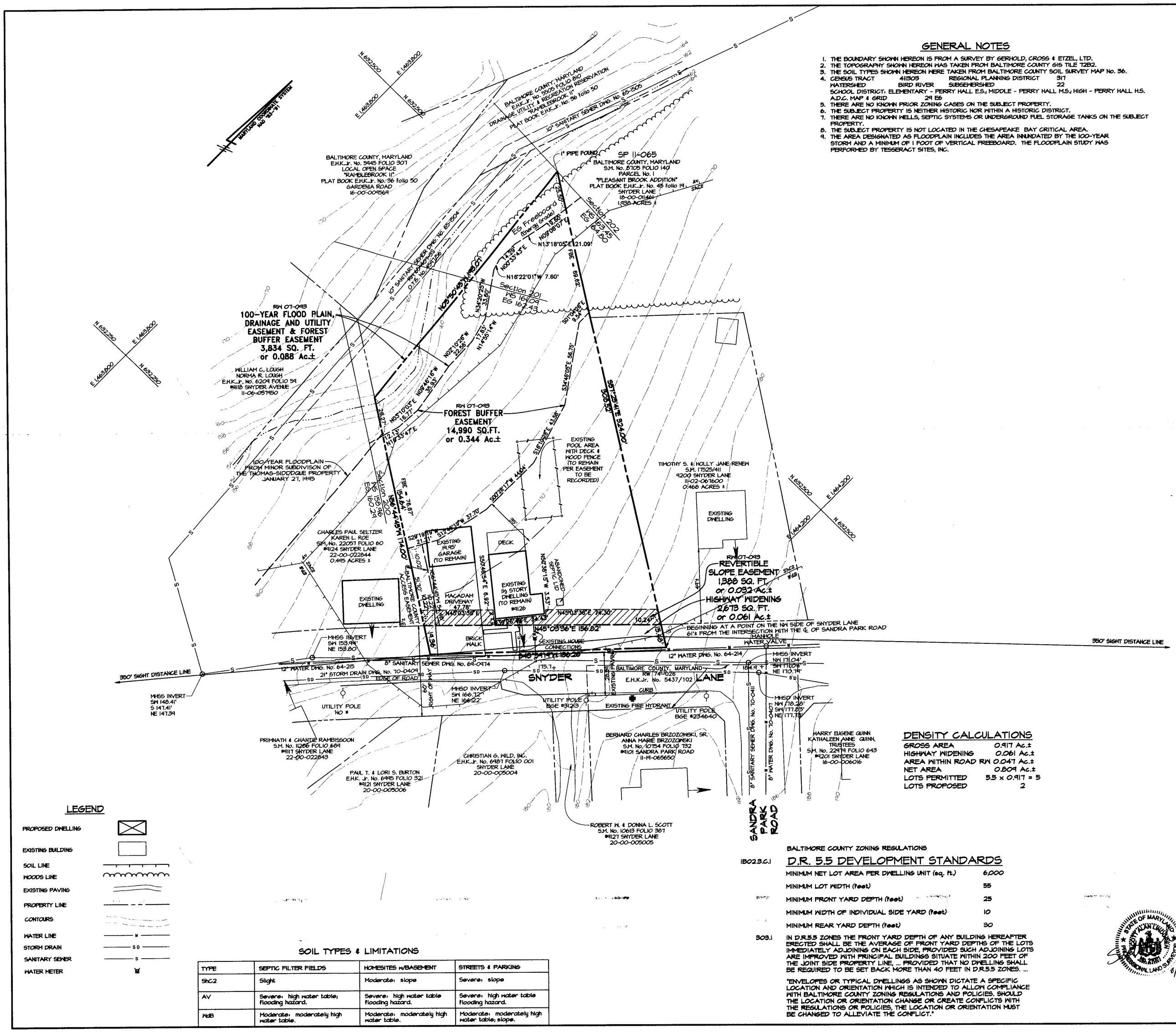
Please add these photographs to the case file. The subject property address is 9126 Snyder Lane.

Thank you,

~Mike

Cc:

\GCE Transmittal.doc



GENERAL NOTES

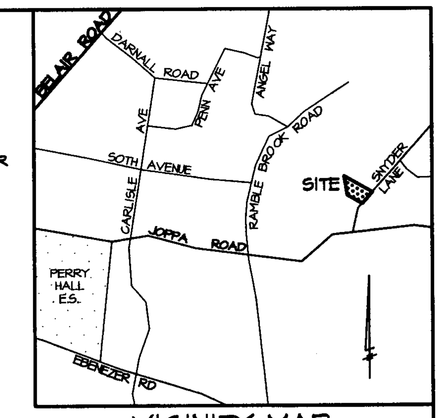
1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 72B2.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 36.
4. CENSUS TRACT 411309 REGIONAL PLANNING DISTRICT 317
   WATERSHED BIRD RIVER SUBSEWERSHED 22
   SCHOOL DISTRICT: ELEMENTARY - PERRY HALL E.S.; MIDDLE - PERRY HALL M.S.; HIGH - PERRY HALL H.S.
   A.D.C. MAP & GRID 29 E6
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE AREA DESIGNATED AS FLOODPLAIN INCLUDES THE AREA INNUNDATED BY THE 100-YEAR STORM AND A MINIMUM OF 1 FOOT OF VERTICAL FREEBOARD. THE FLOODPLAIN STUDY WAS PERFORMED BY TESSERACT SITES, INC.

OWNERS

LAWRENCE REGO & DARLENE LEITNER
9126 SNYDER LANE
PERRY HALL, MD 21128
(410)-529-3697

DEVELOPER

WILLIAM R. RAAB
512 HAZY WAY COURT
BALTIMORE, MD 21220
(410)-460-7128



VICINITY MAP
1" = 1000'

VARIANCE REQUEST

VARIANCE FROM SECTION 1B02.3C ~~OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A FOUR (4) FOOT FRONT YARD SETBACK FOR AN EXISTING DWELLING IN LIEU OF THE REQUIRED TWENTY-FIVE (25) FOOT MINIMUM STANDARD REQUIREMENT.~~

A/W VARIANCE FROM SECTION 303.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A FOUR (4) FOOT FRONT YARD SETBACK FOR AN EXISTING DWELLING IN LIEU OF THE FRONT YARD AVERAGING SETBACK REQUIREMENT.

VARIANCE FROM SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE) TO REMAIN IN THESIDEYARD IN LIEU OF THE REQUIREMENT TO BE ONLY IN THE REAR YARD.

VARIANCE FROM SECTION 400.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A TWENTY (20) FOOT HIGH GARAGE TO REMAIN, EXCEEDING THE FIFTEEN (15) FOOT MAXIMUM HEIGHT REQUIREMENT.

LEGEND

- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPERTY LINE
- CONTOURS
- WATER LINE — W
- STORM DRAIN — SD
- SANITARY SEWER — S
- WATER METER

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
ShC2	Slight	Moderate: slope	Severe: slope
AV	Severe: high water table; flooding hazard.	Severe: high water table flooding hazard.	Severe: high water table flooding hazard.
WdB	Moderate: moderately high water table.	Moderate: moderately high water table.	Moderate: moderately high water table; slope.

DENSITY CALCULATIONS

GROSS AREA	0.917 Ac.±
HIGHWAY WIDENING	0.061 Ac.±
AREA WITHIN ROAD RW	0.047 Ac.±
NET AREA	0.809 Ac.±
LOTS PERMITTED	5.5 x 0.917 = 5
LOTS PROPOSED	2

BALTIMORE COUNTY ZONING REGULATIONS

D.R. 5.5 DEVELOPMENT STANDARDS

1B02.3.C.1	MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	6,000
	MINIMUM LOT WIDTH (feet)	55
	MINIMUM FRONT YARD DEPTH (feet)	25
	MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
	MINIMUM REAR YARD DEPTH (feet)	30

303.1 IN D.R.5.5 ZONES THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE, PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PRINCIPAL BUILDINGS SITUATE WITHIN 200 FEET OF THE JOINT SIDE PROPERTY LINE, ... PROVIDED THAT NO DWELLING SHALL BE REQUIRED TO BE SET BACK MORE THAN 40 FEET IN D.R.5.5 ZONES. ...

"ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE LOCATION OR ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE LOCATION OR ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT."

STATE OF MARYLAND · JOHN ALAN TWARDZIK · No. 21087 · PROFESSIONAL LAND SURVEYOR
8/16/07

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE FOR THE

LEITNER & REGO PROPERTY

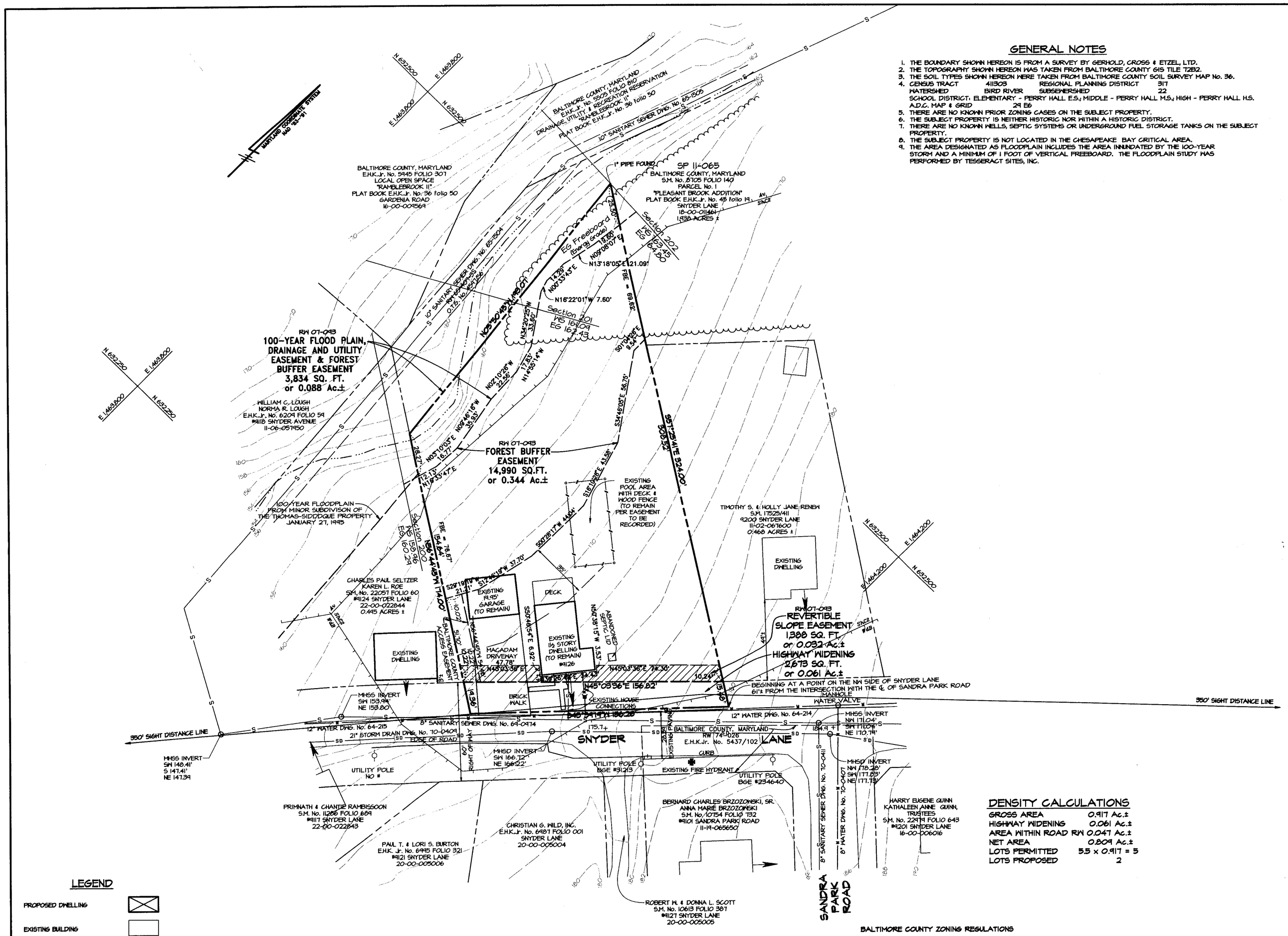
#9126 SNYDER LANE
Deed Ref: S.M. No. 14840 folio 547
Tax Account No.: 11-06-058730
Zoned D.R. 5.5; GIS Tile 72B2
Tax Map 72; Grid 9; Parcel 93
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30' Date: August 15, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: M.A.	DRAWN: M.A.	CHECKED: S.L.	FILE:X:\rcad\ZONING.pro

08-092-A



GENERAL NOTES

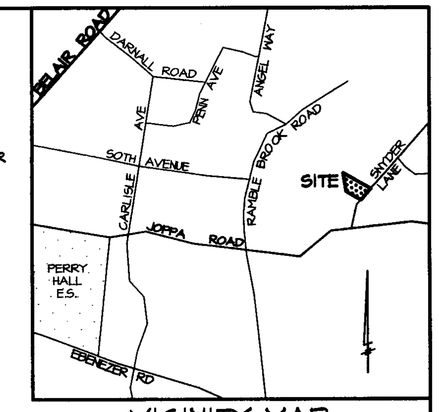
1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 72B2.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 36.
4. CENSUS TRACT 411.03 REGIONAL PLANNING DISTRICT 317
   WATERSHED BIRD RIVER SUBSENERSHED 22
   SCHOOL DISTRICT: ELEMENTARY - PERRY HALL E.S.; MIDDLE - PERRY HALL M.S., HIGH - PERRY HALL H.S.
   A.D.C. MAP & GRID 24 E6
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE AREA DESIGNATED AS FLOODPLAIN INCLUDES THE AREA INNUNDATED BY THE 100-YEAR STORM AND A MINIMUM OF 1 FOOT OF VERTICAL FREEBOARD. THE FLOODPLAIN STUDY WAS PERFORMED BY TESSERACT SITES, INC.

OWNERS

LAWRENCE REGO & DARLENE LEITNER
9126 SNYDER LANE
PERRY HALL, MD 21128
(410)-529-3697

DEVELOPER

WILLIAM R. RAAB
512 HAZY WAY COURT
BALTIMORE, MD 21220
(410)-960-7128



VICINITY MAP
1" = 1000'

VARIANCE REQUEST

VARIANCE FROM SECTION 1B02.3C ~~OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A FOUR (4) FOOT FRONT YARD SETBACK FOR AN EXISTING DWELLING IN LIEU OF THE REQUIRED TWENTY-FIVE (25) FOOT MINIMUM STANDARD REQUIREMENT.~~

VARIANCE FROM SECTION 303.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A FOUR (4) FOOT FRONT YARD SETBACK FOR AN EXISTING DWELLING IN LIEU OF THE FRONT YARD AVERAGING SETBACK REQUIREMENT.

VARIANCE FROM SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW AN EXISTING ACCESSORY STRUCTURE (GARAGE) TO REMAIN IN THESIDEYARD IN LIEU OF THE REQUIREMENT TO BE ONLY IN THE REAR YARD.

VARIANCE FROM SECTION 400.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A TWENTY (20) FOOT HIGH GARAGE TO REMAIN, EXCEEDING THE FIFTEEN (15) FOOT MAXIMUM HEIGHT REQUIREMENT.

LEGEND

- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPERTY LINE
- CONTOURS
- WATER LINE — W —
- STORM DRAIN — SD —
- SANITARY SEWER — S —
- WATER METER

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
ShC2	Slight	Moderate: slope	Severe: slope
AV	Severe: high water table; flooding hazard.	Severe: high water table flooding hazard.	Severe: high water table flooding hazard.
MdB	Moderate: moderately high water table.	Moderate: moderately high water table.	Moderate: moderately high water table, slope.

DENSITY CALCULATIONS

GROSS AREA	0.917 Ac.±
HIGHWAY WIDENING	0.061 Ac.±
AREA WITHIN ROAD RW	0.047 Ac.±
NET AREA	0.809 Ac.±
LOTS PERMITTED	5.5 x 0.917 = 5
LOTS PROPOSED	2

BALTIMORE COUNTY ZONING REGULATIONS

1B02.3.C.1 **D.R. 5.5 DEVELOPMENT STANDARDS**

MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	6,000
MINIMUM LOT WIDTH (feet)	55
MINIMUM FRONT YARD DEPTH (feet)	25
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
MINIMUM REAR YARD DEPTH (feet)	30

303.1 IN D.R.5.5 ZONES THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE, PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PRINCIPAL BUILDINGS SITUATE WITHIN 200 FEET OF THE JOINT SIDE PROPERTY LINE, ... PROVIDED THAT NO DWELLING SHALL BE REQUIRED TO BE SET BACK MORE THAN 40 FEET IN D.R.5.5 ZONES. ...

"ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE LOCATION OR ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE LOCATION OR ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT."

STATE OF MARYLAND — SCOTT A. LUNTZ — No. 21081 — PROFESSIONAL LAND SURVEYOR
8/16/07

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

FOR THE

LEITNER & REGO PROPERTY

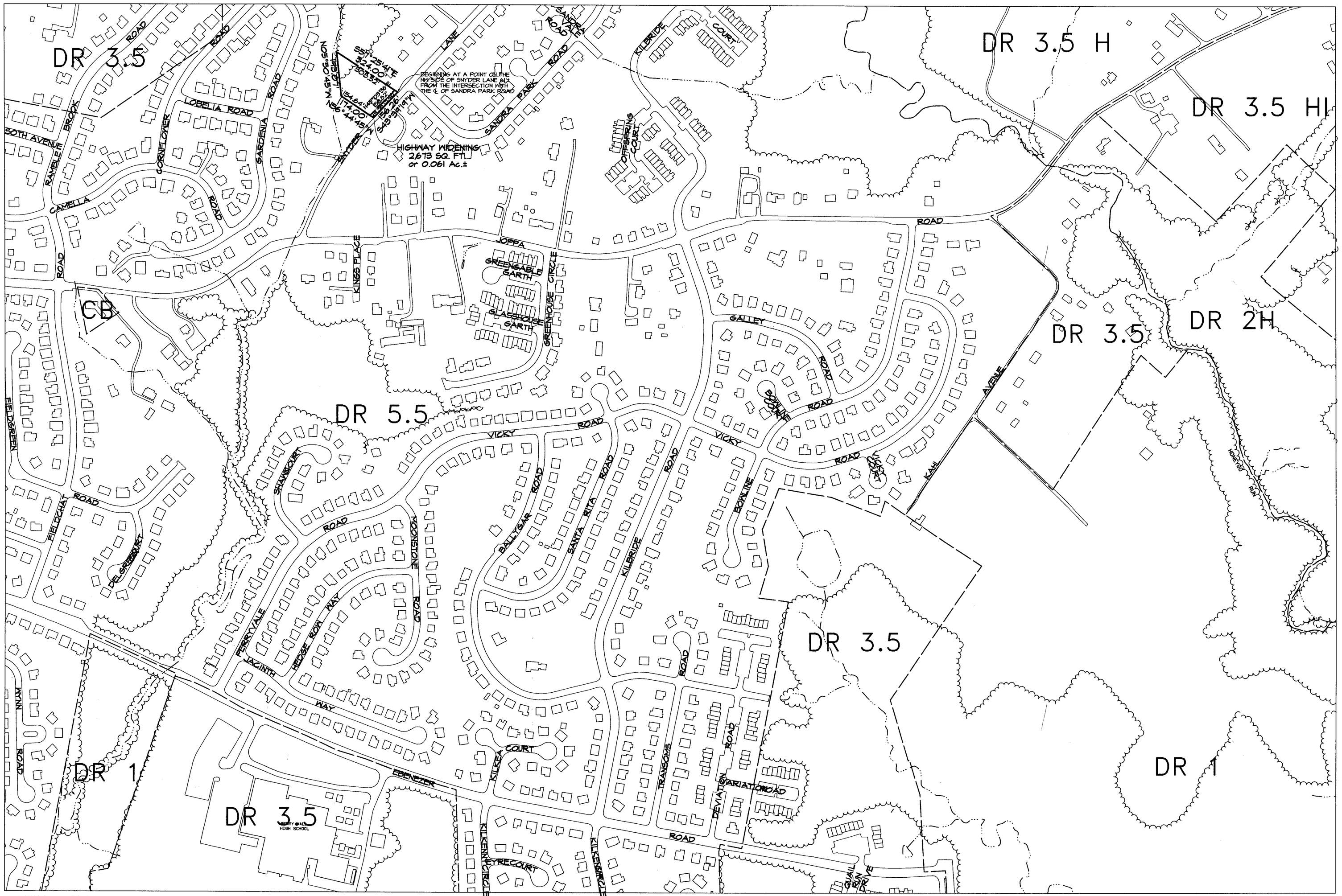
#9126 SNYDER LANE
Deed Ref: S.M. No. 14840 folio 547
Tax Account No.: 11-06-058730
Zoned D.R. 5.5; GIS Tile 72B2
Tax Map 72; Grid 9; Parcel 93
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30' Date: August 15, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: M.A.	DRAWN: M.A.	CHECKED: S.L.	FILE:X:\rcad\ZONING.pro

08-092-A



ZONING MAP

GIS Tiles: 072B2

Scale: 1" = 200'

08-092-A