

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Lukewood and Ransome Drive
2nd Election District
4th Councilmanic District
(2218 Lukewood Drive)

John Hewlett III and Mary Wallace Harrietta
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY

* **Case No. 08-185-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 owners of the subject property, John Hewlett III and Mary Wallace Harrietta for property located at 2218 Lukewood Drive. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 19.5 foot rear setback for a sunroom in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners said the location for the proposed sunroom addition lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan. The addition will improve the appearance of the house. The sunroom will provide a place to enjoy the outdoors without being bothered by the weather or bugs. The sunroom addition will help to insulate the house and reduce the heating bills. The restrictive area of the lot does not lend itself to an addition of usable size without obtaining a variance.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 26, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

COPIES RECEIVED FOR FILING
11-15-07
PB

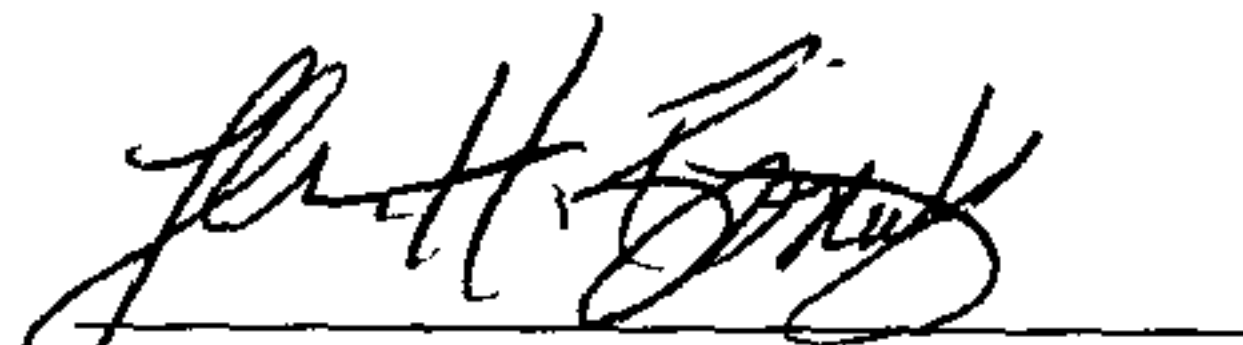
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 15th day of November, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 19.5 foot rear setback for a sunroom in lieu of the required 30 feet is hereby GRANTED, subject to the following:

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILED
11-15-07
B3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 15, 2007

JOHN HEWLETT III AND MARY WALLACE HARRIETTA
2218 LUKEWOOD DRIVE
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 08-185-A
Property: 2218 Lukewood Drive

Dear Mr. Hewlett and Ms. Harrietta:

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,

A handwritten signature in dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Greg Falter, Patio Enclosures, Inc., 224 8th Avenue NW, Glen Burnie MD 21061

**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: 08-185A

Petitioner: John Hewlett III & Mary Wallace Harrietta

Address or Location: 2218 Lukewood DR. Baltimore, MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (Attn: Greg Falter)

Address: 224 8th avw. NW

Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 30, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2007
Item Nos. 08-157, 184, 185, 186, 187,
188, 190, 191, 192, 193, 194, and 196

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-10302007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2007

RECEIVED
OCT 30 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-185A 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

R. Bruce Feilg

Division Chief:

Lynn Lanham / rbs

rbs

ZONING DESCRIPTION FOR 2218 Lukewood Dr.

***BEGINNING AT A POINT ON THE North SIDE OF Lukewood Dr..
WHICH IS 50' WIDE AT THE DISTANCE OF 0' WEST OF THE
NEAREST IMPROVED INTERSECTING STREET Ransome Dr. WHICH
IS 50'' WIDE. BEING LOT # 3 BLOCK J, SECTION ____ IN THE
SUBDIVISION OF Hilltop Estates AS RECORDED IN COUNTY PLAT
BOOK # 24, FOLIO # 29, CONTAINING 10,631 SQ'. ALSO KNOWN AS
2218 Lukewood Dr LOCATED IN THE 2nd ELECTION DISTRICT,
4th COUNCILMANIC DISTRICT.***



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2218 Lukewood Dr. Baltimore, MD 21207

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) 1802.3.C.1; BCZR, TO

PERMIT A 19.5 ft. REAR SET FOR A SUNROOM IN
LIEU OF THE REQUIRED 30 ft.

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

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

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

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

Contract Purchaser/Lessee.

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John Hewlett III

Name - Type or Print

Signature

Mary Wallace Harrietta

Name - Type or Print

Signature

2218 Lukewood Dr

Address

410-944-3860

Telephone No.

Baltimore, MD 21207

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Greg Falter)

Name

224 8th Ave NW

Address

410-760-1919

Telephone No.

Glen Burnie, MD 21061

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 11-15-07 day of November, 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. 08-185-A

Reviewed By [Signature]

Date 10/19/07

REV 9/15/98

Estimated Posting Date 10/28

11-15-07

[Signature]

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 - 2218 Lukewood Dr.
Address
- Baltimore, MD 21207
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):

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floorplan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and ambient noise.
4. A place to sit out and enjoy the outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...
5. Improve overall appearance of the house.
6. The restrictiveness of the lot does not lend itself to any addition of adequate size without a variance.

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.

John Hewlett III
Signature

John Hewlett III
Name - Type or Print

Harrietta Wallace
Signature

Wallace Harrietta, Mary
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Hewlett III and Harrietta Wallace
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

September 27, 2007
Date

Barbara A. Ingino
Notary Public

My Commission Expires BARBARA A. INGINO

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2010

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Signature

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Name - Type or Print

Harrietta Wallace
Signature

Wallace Harrietta, Mary
Name - Type or Print

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Date

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Notary Public

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NOTARY PUBLIC STATE OF MARYLAND
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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2218 Lukewood Dr. Baltimore, MD 21207
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)

*1 B02.3.C.1; BCZR, TO
PERMIT A 19.5 FT REAR SETBACK FOR A SUNROOM
IN LIEU OF THE REQUIRED 30'*

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

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

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

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

Contract Purchaser/Lessee.

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John Hewlett III

Name - Type or Print

Signature

Mary Wallace Harrietta

Name / Type or Print

Signature

2218 Lukewood Dr
Address

410-944-3860
Telephone No.

Baltimore, MD 21207

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Zip Code

Representative to be Contacted:

Patio Enclosures Inc (attn: Greg Falter)
Name

224 8th Ave NW
Address

410-760-1919
Telephone No.

Glen Burnie, MD 21061

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. 08-185-A

Reviewed By [Signature]

Date 10-19-07

REV 9/15/98

FILED RECEIVED FOR FILE

Estimated Posting Date 10/28

11-5-07

P3

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Harrietta Wallace
Signature

John Hewlett III,
Name - Type or Print

Wallace Harrietta, Mary
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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John Hewlett III and Harrietta Wallace

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

September 27, 2007

Date

Barbara A. Ingino
Notary Public

My Commission Expires

BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2218 Lukewood Dr. Baltimore, MD 21207
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PERMIT A 19.5' FT REAR SET BACK FOR A SUN ROOM IN
LIEU OF THE REQUIRED 30'

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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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John Hewlett III

Name - Type or Print

Signature

Mary Wallace Harrietta

Name - Type or Print

Signature

2218 Lukewood Dr
Address

410-944-3860
Telephone No.

Baltimore, MD 21207

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc (attn: Greg Falter)
Name

224 8th Ave NW
Address

410-760-1919
Telephone No.

Glen Burnie, MD 21061
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 08 day of 11-15-07 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. 08-185-A

Reviewed By [Signature]

Date 10-19-07

REV 9/15/98

Estimated Posting Date 10-28-07

No. 0007

Date: 10.19.07

100

THE
WALL
101-552901

REPORT # 67-10000-10179-2007
 & 589 2-14-68 REPRODUCTION
 COMBUSTION
 RECEIVED 10/1/68 4:55 PM
 4-55 PM / 10/1/68 C.M.P. CH.
 Baltimore County, Maryland

Total:

60

Rec
From:

From:

7. Healy

For

24C

05-17-44

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-185-A

PATIO ENCLOSURES, INC.
Petitioner/Developer: JONNI HEWLETT

Date of Hearing/Closing: NOV. 12, 2007

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

Attention: Christen 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

2218 LUKEWOOD DRIVE

The sign(s) were posted on

OCT. 26, 2007

(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-185-A

A VARIANCE TO PERMIT A REAR YARD
SETBACK OF 19.5 FEET IN LIEU OF THE
REQUIRED 30 FEET FOR A SUNROOM
ADDITION

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 NOVEMBER 12, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 WEST CHESAPEAKE AVE.
TOWSON, MD 21204

TEL: 887-3391

MEETING IS HANDICAP ACCESSIBLE



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-185-A
A VARIANCE TO PERMIT A REAR YARD
SETBACK OF 19.5 FEET IN LIEU OF THE
REQUIRED 30 FEET FOR A SUNROOM
ADDITION

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 185 -A Address 2218 LUKEWOOD DR.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/19/07 Posting Date: 10/28 Closing Date: 11/12

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- 185 -A Address 2218 LUKEWOOD DR.
Petitioner's Name John Hewlett Telephone 410-760-1919
Posting Date: 10/28 Closing Date: 11/12
Wording for Sign: A VARIANCE
To Permit A REARYARD SETBACK of 19.5ft.
IN LIEU of The REQUIRED 30ft. for a
SUNROOM ADDITION.

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 12, 2007

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

John Hewlitt III
Harrietta Wallace
2218 Lukewood Drive
Baltimore, MD. 21207

Dear Mr. Hewlitt and Ms. Wallace :

RE: Case Number: 08-185-A 2218 Lukewood Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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 dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures
c: Peoples Council
Patio Enclosures, Inc. Attn Greg Falter 224 8th Ave NW Glen Burnie, MD 21061



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

State Highway
Administration

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

Maryland Department of Transportation

Date: November 1, 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. 8-185-A
2218 LUKEWOOD DRIVE
HARRIETTA 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. 8-185A.

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-185A 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

R. Bruce Seely

Division Chief:

Lynn Lanham / rbs

rbs

Baltimore County - My Neighborhood



2218 LUKEWOOD DR.
BALTIMORE, MD 21207

CASE #

Variance Photo's for:
2218 Lukewood Dr.
Baltimore, MD 21207



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

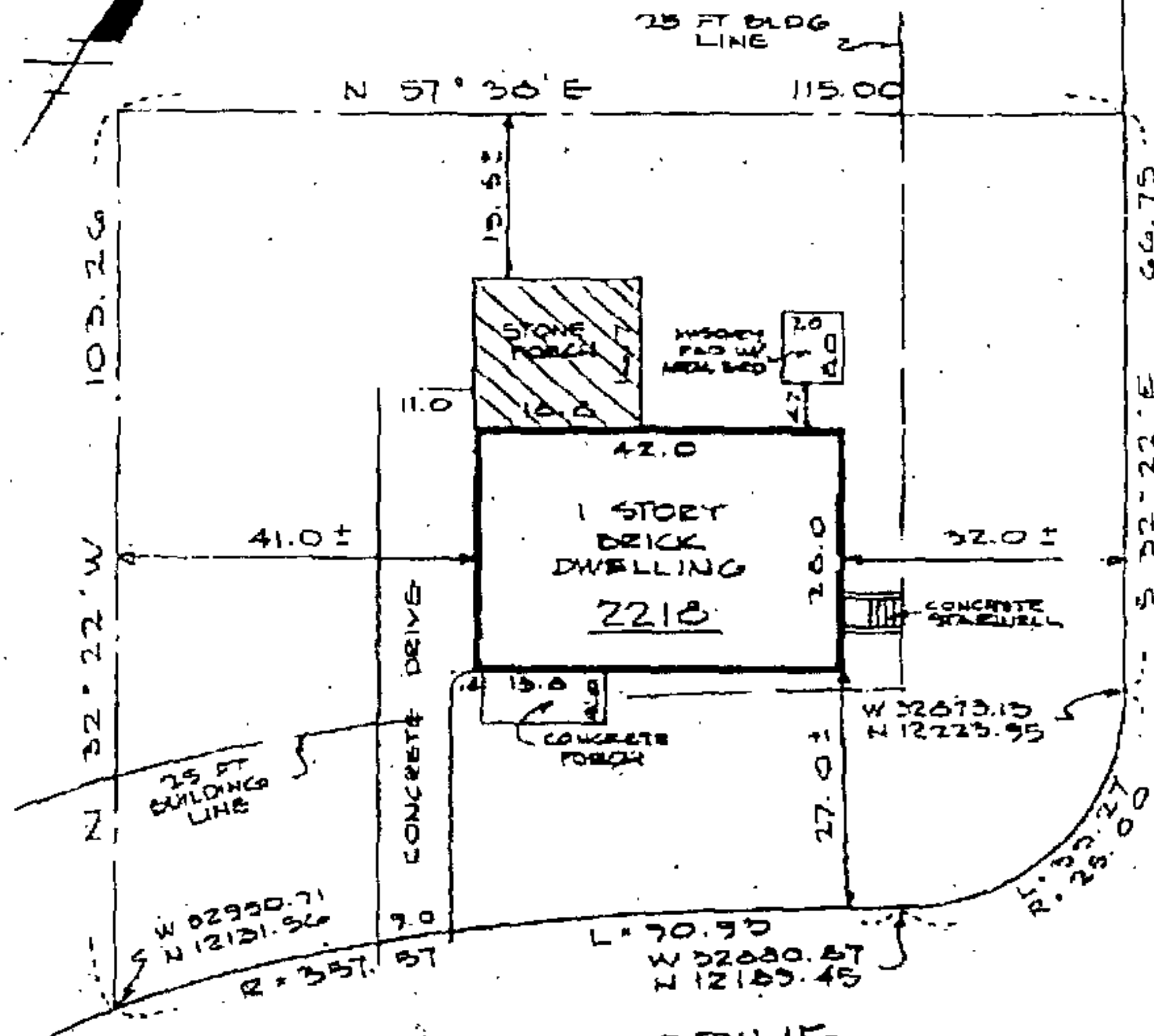
PROPERTY ADDRESS 2218 LUKEWOOD DR SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HILLTOP ESTATES BALTIMORE MD 21207

PLAT BOOK # 24 FOLIO # 29 LOT # 3 SECTION #

OWNER JOHN HEWLETT III & MARY WANCE HARRIETTA

SHANNON DUFFIE
6737
RANSOME
LOT 4 ACRES 0.215640050



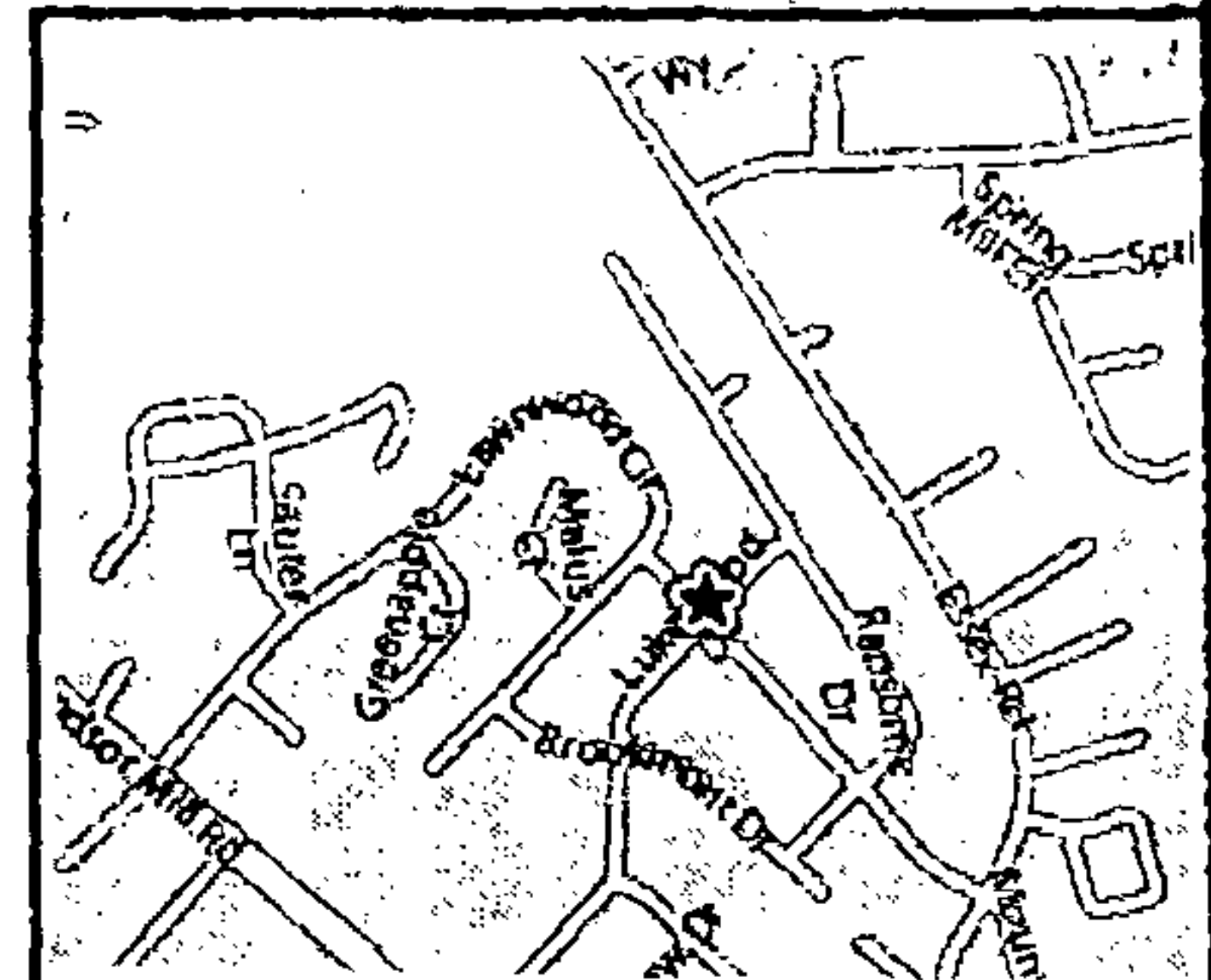
PAUL KINZER
2216
LUKEWOOD
NET 0.24 350720



NORTH

PREPARED BY GREG FALTER

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 02

COUNCILMANIC DISTRICT 04

1" = 200' SCALE GRID # 088A2

ZONING DR5.5

LOT SIZE .24 ACREAGE 10,631 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☐

ZONING OFFICE USE ONLY
REVIEWED BY JCM ITEM # 185 CASE #