

IN RE: PETITION FOR ADMIN. VARIANCE

E side Lancewood Road, 396 feet S c/l
Lakespring Way
8th Election District
3rd Councilmanic District
(10725 Lancewood Road)

Joseph I. Pedrazzani
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-488-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, Joseph I. Pedrazzani for property located at 10725 Lancewood Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet for a proposed garage addition and a side yard setback combination of 15 feet in lieu of the required 15 feet and 25 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner desires to construct a single car garage measuring 11 feet x 36 feet in size on the south side of his home.

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 April 27, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented in the file.

This administrative variance request generated a significant amount of negative comment from the community. A comment letter pointed out that the subject property at one time had a

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JEP
5-21-08
PB

garage on the left side of the house that the owners converted to additional living area. An additional driveway and new garage will be imposing structures. Another letter suggests that the addition would detract from the positive, peaceful atmosphere they currently enjoy. The proposed garage would take away the adjacent neighbor's option to build onto his home. Petitioner has already built an addition to one end of the home and now wants to build another addition to the other end of the dwelling. Comments also suggest that the addition will not enhance the neighborhood and most likely will detract. There is not enough room between the two dwellings to construct a garage.

In considering a request for variance, I must do so in accordance with the mandate of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and Section 307 of the B.C.Z.R. The Court of Special Appeals of Maryland interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there was no evidence of unusual conditions or characteristics that are unique to this lot. In short, there is no evidence to suggest that this property meets the uniqueness requirement. On the contrary, in viewing submitted photographs and the zoning map of the area, the subject property is rather unremarkable and is very similar to other properties in the area in size, shape, and improvements. As such, having determined that no uniqueness exists as to the Petitioner's property, I must therefore deny the variance request.

In addition, in my judgment, the scope of the variance request appears to be excessive and the size of the garage addition will be out of character with the neighborhood. The proposed

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5-21-08

13

garage addition will be particularly detrimental to the dwelling at 10723 Lancewood Road. In my view, the adjacent properties will ultimately be negatively impacted by the constant appearance of the garage addition. While I am certainly empathetic to Petitioner's desire to have a garage, I do not believe the subject property lends itself to the proposed placement of such a substantial and permanent structure on the side of the dwelling. Hence, the request is not within the spirit and intent of the zoning regulations and, thus, I am persuaded in this case to deny the variance.

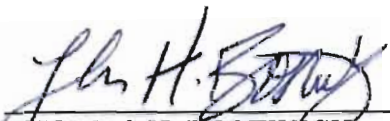
Finally, based on the information contained in the file and comments from the neighbors, I find that granting this variance will be detrimental to the public health, safety and general welfare of the locale. Any undue hardship appears to be self-inflicted in terms of the original garage being converted to living space. I find that constructing a garage addition would result in a significant alteration to the subject property, to the detriment of the other homes in the subdivision.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 21st day of May, 2008 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet for a proposed garage addition and a side yard setback combination of 15 feet in lieu of the required 15 feet and 25 feet, respectively is hereby DENIED.

ORDER RECEIVED FOR PLANNING
JEP 5.21.08
BY PM

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

STAMP RECEIVED FOR FILED

JP 5-21-08

RP 13

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.

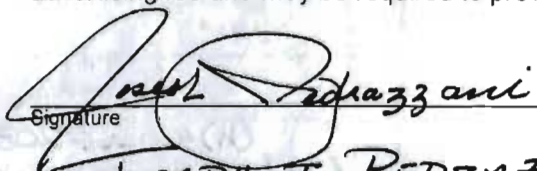
That the Affiant(s) does/do presently reside at

10725 LAWCGWOOD ROAD
Address
Cockeysville md 21030
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):

The addition of the proposed single car garage on the South side of the property does not meet the minimum side yard setback requirements.

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
JOSEPH I PEDRAZZANI
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ HANFORD, to wit:

I HEREBY CERTIFY, this 14th day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph I Pedrazzani
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 10-1-10



TAX. ACCOUNT # 819067037

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10725 LANCEWOOD ROAD, Cockeysville
which is presently zoned DR 3.5

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.B to permit a
side yard setback of 5 ft. for a proposed garage addition and a side
yard setback combination of 15 ft. in lieu of the required 15 ft. and
25 ft., respectively.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOSEPH I PEDRAZZANI

Name - Type or Print

Signature

Name - Type or Print

Signature

(h) 410 666 2039

Address

10725 Lancewood Rd (W)

Telephone No.

City

Cockeysville MD

State

Zip Code

21030

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. 2008-0488-A

Reviewed By BH Date 4/17/08

REV 10/25/01

Estimated Posting Date 4/27/08

5-21-08

BH



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10725 LANCEWOOD ROAD, Cockeysville
which is presently zoned DR3.5

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

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Zoning Commissioner of Baltimore County

CASE NO. 2008-0488-A

Reviewed By AK Date 4/17/08

REV 10/25/01

Estimated Posting Date 4/07/08

5-21-08

P3

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.

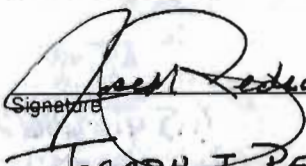
That the Affiant(s) does/do presently reside at

10725 LANGGWOOD ROAD
Address
Cockeysville Md 21030
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):

The addition of the proposed single car garage on the South side of the property does not meet the minimum side yard setback requirements.

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
JOSEPH J. PEDRAZZANI
Name - Type or Print

Signature

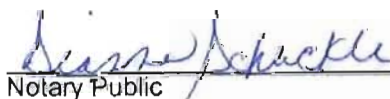
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph J. Pedrazzani
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 10-1-10

Zoning Description

ZONING DESCRIPTION FOR 10725 Lancewood Road, Cockeysville, MD 21030

Beginning at a point on the East side of Lancewood Road which is 50 feet wide at the distance of 396.24 South of the centerline of the nearest improved intersecting street Lakespring Way which is 66.91 feet wide. Being Lot #13, Block N, Section #4 in the subdivision of Springdale as recorded in the Baltimore County Plat Book # 33, Folio #82 containing 10,500 square feet. Also known as 10725 Lancewood Road and located in the 8th Election District, 3rd Councilmatic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12079**

Date: 4/17/08

PAID RECEIPT

BUSINESS ACTUAL TIME IPN
 4/16/2008 4/17/2008 07:27:29 4
 504 MALKIN JOHN YSH
 RECEIPT # 422819 4/17/2008 OFLN
 Dept 5 528 ZONING VERIFICATION
 012079
 Recpt Tot 145.00
 145.00 0 0.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
12079	CAL			65.00				65.00

Total: 65.00

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Item # 488

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 0488 -A Address 10725 Lancewood Rd.Contact Person: Bruno Redaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 4/17/08 Posting Date: 4/27/08 Closing Date: 5/12/08

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 FORMATCase Number 08- 0488 -A Address 10725 Lancewood Rd.Petitioner's Name Joseph Pedrazzani Telephone 410-552-2267 wkPosting Date: 4/27/08 Closing Date: 5/12/08Wording for Sign: To Permit a side yard setback of 5 ft. for a proposed garage addition and a side yard setback combination of 15 ft. in lieu of the required 15 ft. and 25 ft., respectively.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2008-0488-A

Petitioner: Joseph I PEDIRAZZANI

Address or Location: 10725 LAWCEWOOD ROAD Cockeysville Md 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph I PEDIRAZZANI

Address: 10725 LAWCEWOOD ROAD

Cockeysville

MD 21030

Telephone Number: 410-428-6259

Revised 2/20/98 - SCJ

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 04/29/08

Case Number: 08-0488-A

Petitioner / Developer: JOSEPH PEDRAZZANI

Date of Hearing (Closing): MAY 12, 2008

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:
10725 LANCEWOOD ROAD

The sign(s) were posted on: 04/27/08



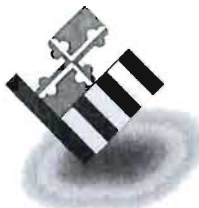
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



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

May 12, 2008

Joseph I. Pedrazzani
10725 Lancewood Rd.
Cockeysville, MD 21030

Dear Joseph I. Pedrazzani:

RE: Case Number: 2008-0488-A, Address 10725 Lancewood Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 2008. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481,
482, 483, 484, 485, 486 and 488

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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: April 21, 2008

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

RE: Baltimore County
Item No. 8-488-A
10725 LANCEWOOD ROAD
PEDRAZZANI 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. 8-488A.

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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

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

DAK:CEN:lrk
cc: File

ZAC-04282008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2008

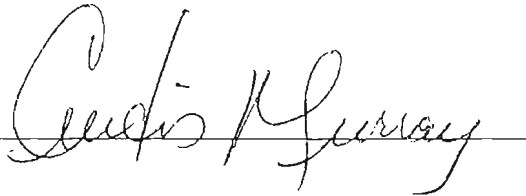
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) ⁴⁸⁸08-~~354~~- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

Thomas Bostwick - Zoning Change - Feedback/Concerns regarding 10725 Lancewood Rd Cockeysville, MD 21030

From: "bsaavlk" <bsaavlk@verizon.net>
To: <wwiseman@baltimorecountymd.gov>, <tbostwick@baltimorecountymd.gov>
Date: 05/06/08 9:47 PM
Subject: Zoning Change - Feedback/Concerns regarding 10725 Lancewood Rd Cockeysville, MD 21030
CC: <bsaavlk@verizon.net>

Baltimore County Zoning Commissioner(s),

May 6, 2008

I have been made aware that my next-door neighbor, Joe Pedrazzani (10725 Lancewood Road), has requested permission to add an attached garage to his house. The purpose of this letter is to inform you of my **opposition** to this addition.

There are several reasons for which I am opposed to the addition. First, I believe the amount of space between the houses for which the proposed structure would be built would not support such a building. It would greatly distract from the aesthetic beauty of the neighboring properties as well as the neighborhood as a whole – a primary reason my family and I moved here nearly 10 years ago!

We enjoy the scenic view and tranquil atmosphere that is experienced when viewing the wooded area and wildlife right in our own back yards. Many of us enjoy walking the neighborhood and viewing the beauty of the outdoors from the sidewalks & street, our front porches, our decks, patios, and our back yards. The proposed garage would diminish that feeling of peaceful serenity; In particular, my neighbor on the other side of Joe, Pat Hundley (10723 Lancewood Road) would lose a majority of the open space between the houses. The view he currently enjoys from his front yard, deck, patio and back yard would be greatly restricted. In my opinion, the true value of Pat's house is greatly reduced should Joe be allowed to build so close to the property line.

Another reason for which I oppose the addition is this – If Joe is allowed to build a structure so close to Pat's house, it would take away the option for Pat to build any type of structure onto his house (if he chose to later). If it could happen to Pat, it could happen to anybody else in the neighborhood. That would be a real shame and I sure would not want that to happen to me! Joe has already built an addition on one end of his house and adding another to the other end of the house would make it appear non-proportional, out of place, and crowded when compared to the other houses on the street and in the neighborhood.

I truly believe that allowing such an addition at the proposed address would detract from the positive, peaceful atmosphere we currently enjoy. For the reasons outlined above, I ask that you deny the zoning change requested for 10725 Lancewood Road.

Thank you for your consideration in this matter. Please contact us if you have any questions or need clarification. We would be happy to discuss the matter with you.

Sincerely,
The Vlk's (Bob, Stefanie, Aileen, and Alexandra)

10727 Lancewood Road

mailed order 5-22-08

Cockeysville, MD 21030
410-628-4865

Patricia Zook - Fwd: zoning variance at 10725 Lancewood Rd

From: Bill Wiseman
To: Zook, Patricia
Date: 5/7/2008 4:02:08 PM
Subject: Fwd: zoning variance at 10725 Lancewood Rd

>>> "Debbie Higgins" <debbiehiggins@verizon.net> 05/07/08 3:57 PM >>>

Dear Mr. Wiseman,

It has come to my attention by way of a sign that my neighbor at 10725 Lancewood Rd would like to add a garage to his existing house. It is of my opinion that it would not enhance our neighborhood and would most likely detract. There is not enough room between the 2 houses involved to make the addition look incorporated into either property. It certainly will be very close to the next door neighbor making their house seemed blocked in as well as make the enlarged house seem very long and unbalanced. The houses in this neighborhood are very nicely spaced thus making it very comfortable to have space yet remain neighborly. The house at 10725 did at one time have a garage that the owners closed in to make additional interior rooms. The owners that closed in that garage now wants to add the additional garage. It is because of the above that I oppose the addition of the garage and would hope that you can look into this matter from all directions and arrive at a solution that is beneficial to our neighborhood.

Sincerely:

Deborah Higgins
10720 Lancewood Rd. (across the street)
Cockeysville, Md 21030
410-683-4379

mailed Order 5-22-08

Patricia Zook - Case No. 08-488-A - 10725 Lancewood Road

From: Patricia Zook
To: patandbeverly@comcast.net
Date: 5/6/2008 11:05 AM
Subject: Case No. 08-488-A - 10725 Lancewood Road
CC: Wiseman, Bill

Good morning -

Mr. Wiseman asked that I respond to your recent e-mail concerning the above case file. This is an administrative variance case that closes on May 12, 2008. The case file is then forwarded to your office a few days after May 12. A hearing will not be held on the matter unless a formal demand is requested.

We will keep your comments in mind and place the comments in the case file.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



Springdale Community Association
P.O. Box 194
Cockeysville, Maryland 21030

April 14, 2008

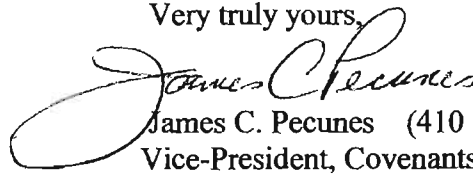
Mr. Joseph I. Pedrazzani
10725 Lancewood Road
Cockeysville, Md. 21030

Dear Mr. Pedrazzani,

Reference is made to your recent request to construct an attached single car garage on the South side of your property. In meeting with you and your next door neighbor over the weekend, the following items were agreed to by the three of us after we measured and staked off the area in question. We agreed that it would best to set the garage back at least five (5) feet at the front of the house. The width would be 10 ½ to 12 feet with a depth of 36 feet. The closest it would be to your neighbor would be 5 feet at the front and would increase towards the rear. I have via e-mail advised the Board of Directors of our meeting and did in fact recommend that we approve your request. I am in receipt of a majority of the members who are in favor of this request subject to you submitting the final drawings to the board after you have obtained a variance from Baltimore County.

Should you have any questions in regard to this matter, please do not hesitate to contact me.

Very truly yours,


James C. Pecunes (410 916 3655)
Vice-President, Covenants & Restrictions

Cc: Springdale file
Mike Ryan, President

Patricia Zook - Fwd: Zoning Commission Question case No. 080488 A

From: Bill Wiseman
To: Patricia Zook
Date: 5/4/2008 6:43:55 AM
Subject: Fwd: Zoning Commission Question case No. 080488 A

Dear Mr. Wiseman,

I am writing concerning the Case No. 080488 A, request for variance at 10725 Lancewood Road, Cockeysville, MD 21030, to be heard May 12, 2008.

Our neighbor has requested a variance to add a garage addition to his house on the opposite side from where the existing driveway is located. This includes a curb cut and a new driveway. Our houses are 30 feet apart, but because of a curve in the road, are not exactly in line but angle slightly toward each other. He had an addition built years ago where the garage should have been placed according to where the driveway now lays. We feel that the proposed driveway and garage are imposing and would prohibit us from ever adding a garage, should we ever want one, because the structures would then be just a few feet apart, ruining the curb appeal and lowering the property value of our house. It would also make the distance between our houses inconsistent with the rest of the neighborhood.

Originally, I asked him to put the garage out back or under his deck. His explanation was that he didn't want to ruin his view. Apparently, our does not matter to him. I understand we can have a hearing on this, but we would rather not face the man that we have to live next door to after a hearing opposing his request. He was already upset with me for opposing it upon his original proposal to me.

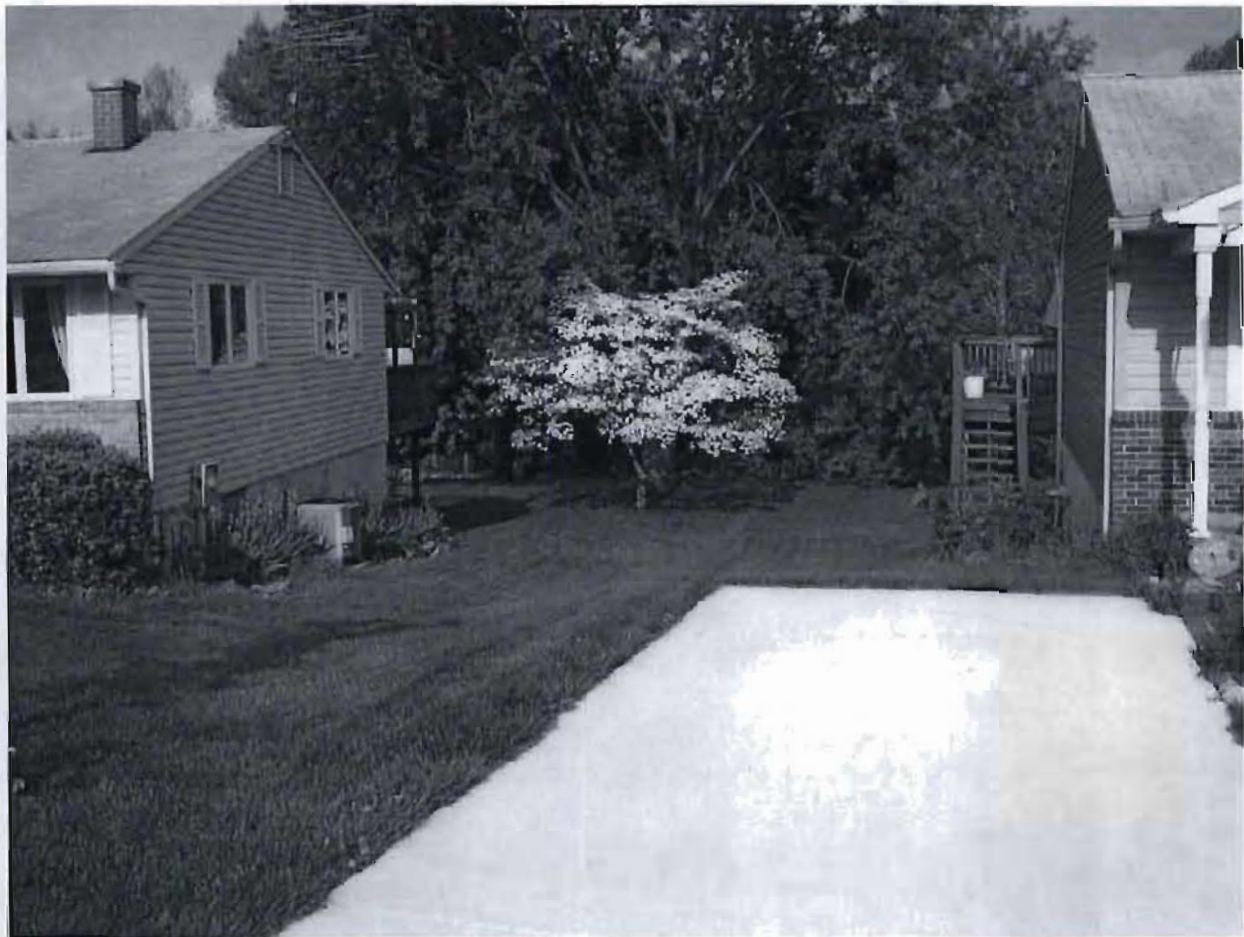
In fact, I would appreciate not being named at all during your review with him, but respectfully request that the original code be observed and adhered to.

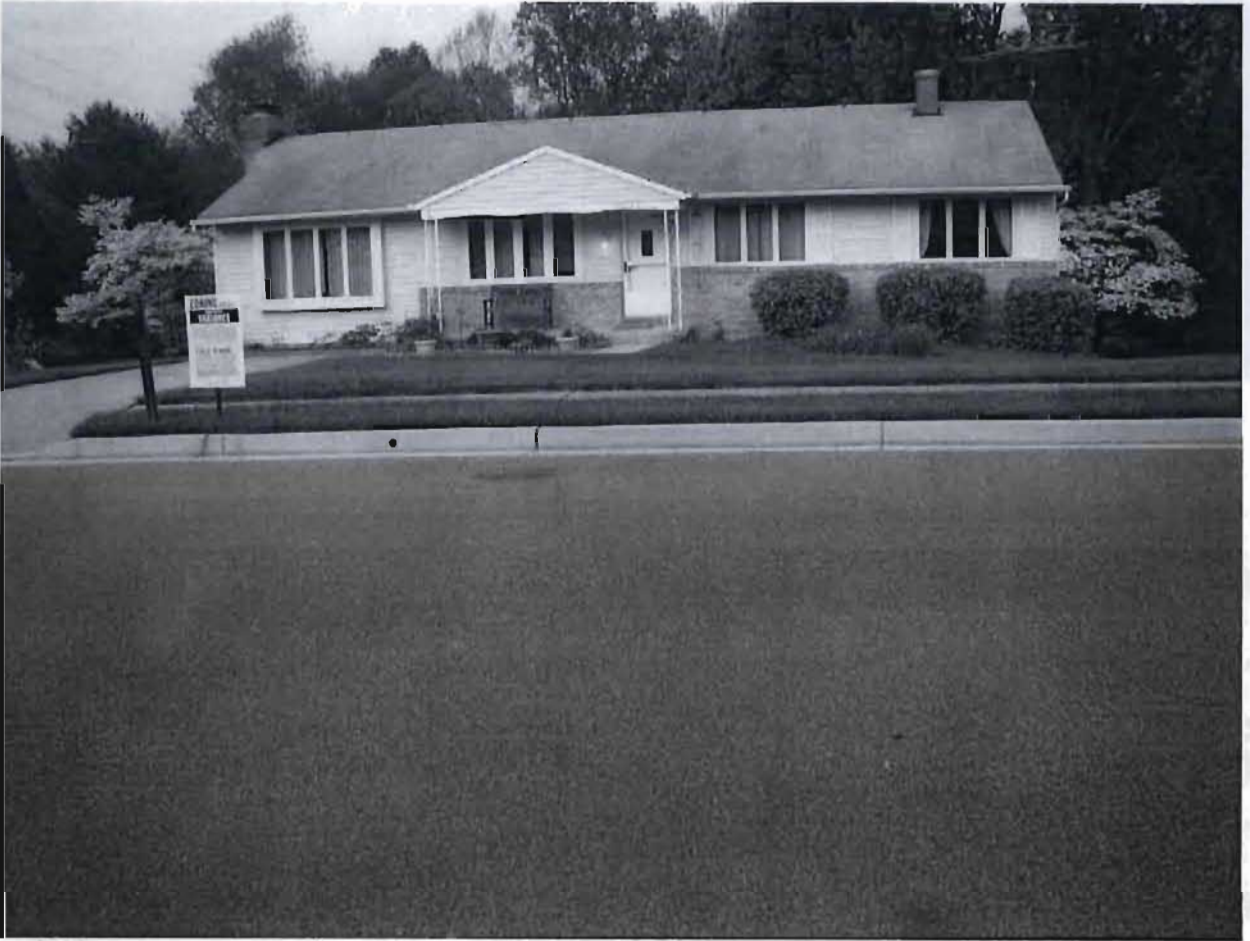
Thank you for your time and we appreciate your efforts concerning this matter.

Sincerely,

William and Beverly Hundley
10723 Lancewood Rd
Cockeysville, MD 21030
patandbeverly@comcast.net

mailed order 5-22-08





10725

FRONT

10723



10723

REAR

10725



10725

FRONT

10723



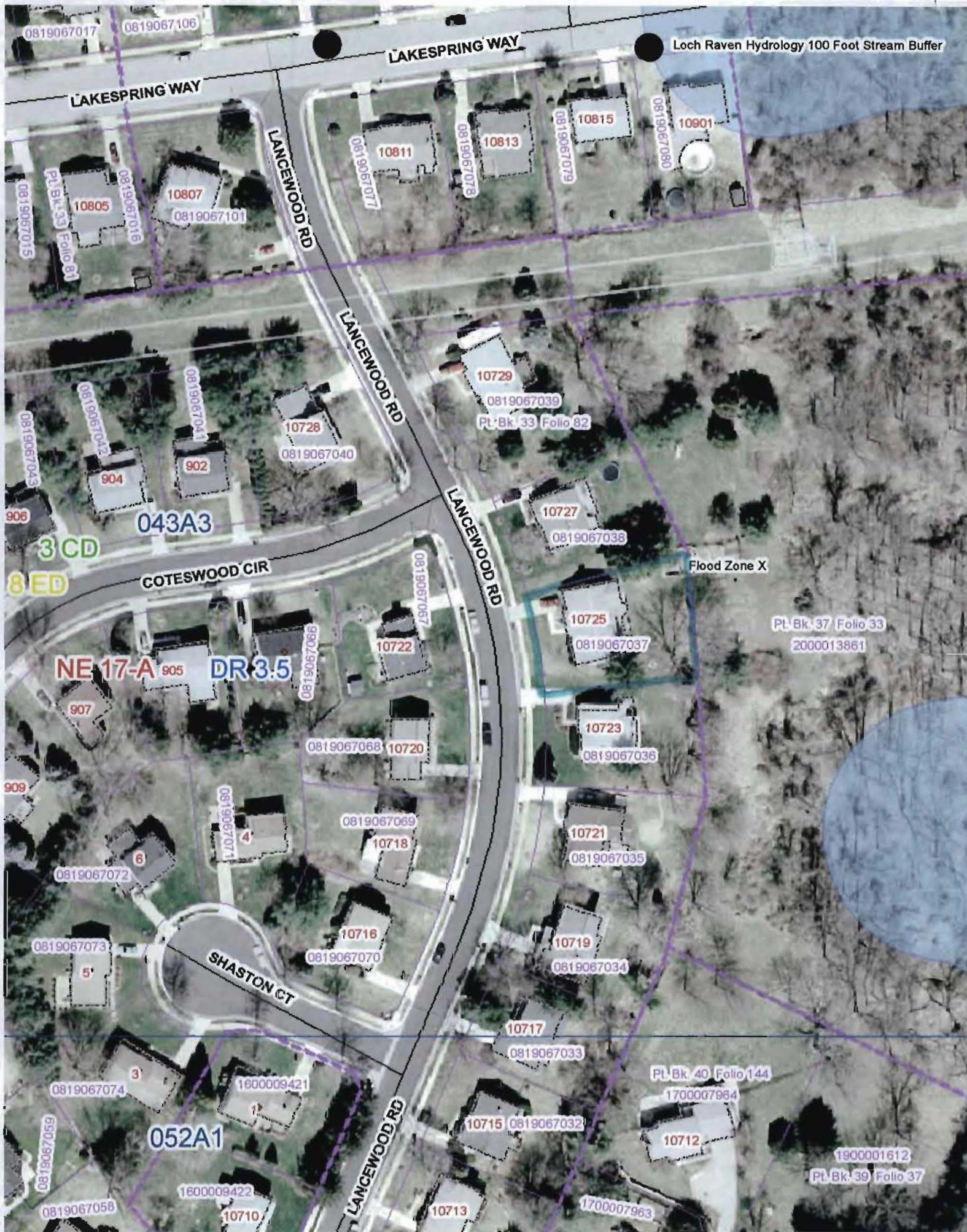
10727

FRONT

10725



#0488



A 0488

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

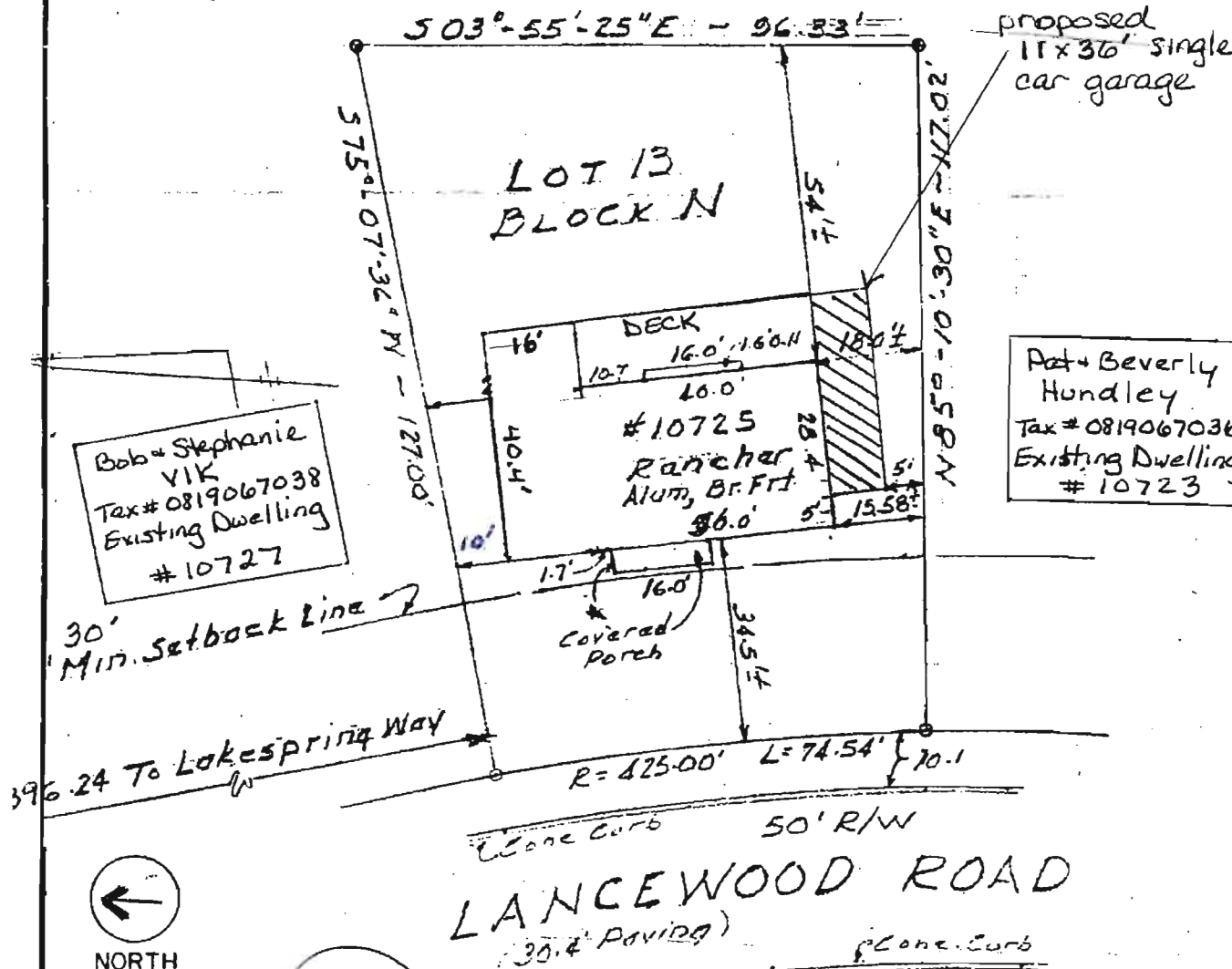
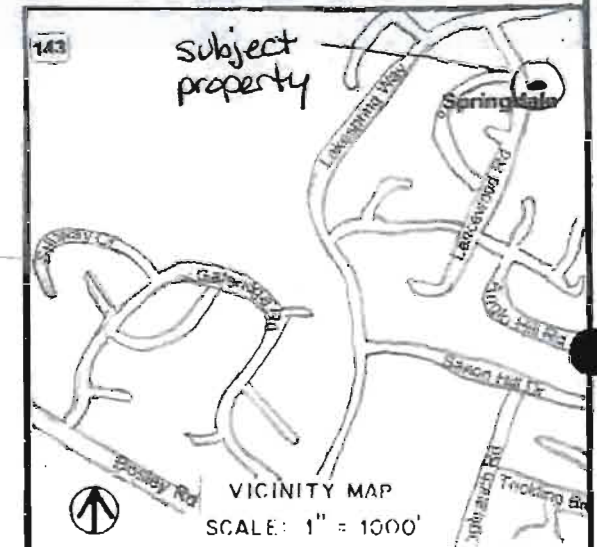
PROPERTY ADDRESS 10725 Lancewood Rd

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

SUBDIVISION NAME Springdale

PLAT BOOK # 33 FOLIO # 82 LOT # 13 SECTION # 4

OWNER Joseph I. Pedrazzani



Pat + Beverly
Hundley
Tax # 0819067036
Existing Dwelling
10723

LOCATION INFORMATION

ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 3
1" = 200' SCALE MAP # NE 17-A
ZONING DR 3.5
LOT SIZE .24 ACRES 10,500 SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
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 ITEM # CASE #

PREPARED BY

SCALE OF DRAWING: 1" = 30'