

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

October 24, 2008

Michael and Jennifer Lawrence
500 Stoneleigh Road
Baltimore, Maryland 21212

Dear Sir/Madam:

RE: 500 Stoneleigh Road, Spirit and Intent
9th Election District

Your recent Spirit and Intent letter to Mr. Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. In your letter you requested that you intended to raise the roof of the existing detached garage to maximum allowed 15 feet, and, install water/septic for a bathroom and utility sink (previously approved by Zoning Case no. 06-250-SPHA), and enclose the existing attached trellis on the ease side of the house (granted by Zoning Case no. 04-585-A) to become a sunroom. After careful review of all previous Zoning Cases, permit history, and my consultation with Mr. Thomas Bostwick, Deputy Zoning Commissioner, the following has been determined.

A. Zoning Case no. 04-585-A dated July 2, 2004 granted for a) an accessory structure (trellis attached to an existing garage), and b) open projection (trellis attached to the house). A building permit no. B557779 was issued on 05/28/2004, before the said zoning order, for a proposed addition and trellis on rear of the dwelling with a side setback of 7.5 feet. The as-built trellis as shown in the plan of your 04/22/2008 petition for a Special Hearing and Variance (Case no. 2008-0516-SPHA) indicated a 2 feet side setback that was granted by Case no. 04-585-A. **Our file indicated that no subsequent building permit had been issued to effect the change of the side setback from 7.5 to 2 feet.**

B. Zoning Case no 06-250-SPHA dated January 12, 2006 granted an accessory structure garage height of 20 feet for an in-law apartment. This Zoning Order imposed restrictions that **"Within sixty (60) days of the date thereof, the Petitioners shall record in the Land Records of Baltimore County a covenant to the deed for their property restricting the use of the in-law apartment to Thomas and Bernadette Lawrence and no others,** and that, a copy of the recorded covenant shall be submitted to the Department of Permits and Development Management for inclusion in the case file". The covenant submitted by you indicated that it **was witnessed and sealed on 29th of May, 2007, fourteen (14) months after the stipulated 60 days period.** Further, that the covenant contained language for the conversion of the garage to **an apartment for family and**

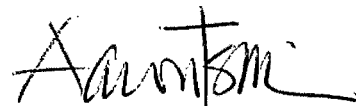
friends, and also, that the garage addition shall be used as living quarters for family and close friends. Despite the Order's clear restrictions, you failed to record the covenant in a timely manner and adopted entirely different uses and/or languages in the covenant that deviated from the restrictions of the Zoning Order. In this connection, the Zoning Office will not process any building permits pertaining to Zoning Case no. 06-250-SPHA as a result of your non-compliance of the Zoning Order.

C. Zoning Case no. 2008-0516-SPHA requesting relief from Cases no. 06-250-SPHA and 04-585-A to permit a second floor addition to be used as guest quarters in addition to the in-law apartment, to amend the height from 20 feet to 25 feet, and to add a second trellis in front of the trellis of the detached garage. During the hearing on Monday, July 14, 2008, you indicated to the Deputy Zoning Commissioner that there would be potential changes in your design, and, you were directed to return to Zoning Review Office to clarify and/or "clean up" exactly what relief you are seeking.

For all the foregoing considerations and the proposed new changes as stated in your Spirit and Intent letter abovementioned, you are required that a Special Hearing and/or Variance be filed for all the proposed additions, changes, and uses, and a new hearing will be re-scheduled and reposted.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,



Aaron Tsui

Planner II, Zoning Review

File: 08-472

c.c. Zoning Case files no.2008-0516-SPHA,
06-250-SPHA, & 04-585-A
Mr. Thomas Bostwick – Deputy Zoning Commissioner
Mr. Jim Thompson – Code Enforcement

To: AT
10/17/08
~

SPIRIT AND INTENT LETTER

Michael and Jennifer Lawrence
500 Stoneleigh Rd
Baltimore, MD 21212

We request several changes be made to the approved permit for our variance/covenant granted by the Zoning Commissioner of Baltimore County (Case No.06-250-SPHA) and added to our Deed (recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314).

Our surrounding neighbors (7001 York Rd, 7003 York Rd and 502 Stoneleigh Rd) have now expressed concerns about the plans for the construction of a two story structure at the site of our present detached garage. It should be noted that these same neighbors did not express concerns of said structure at the time that the variance was approved. Their signatures signify their support at that time.

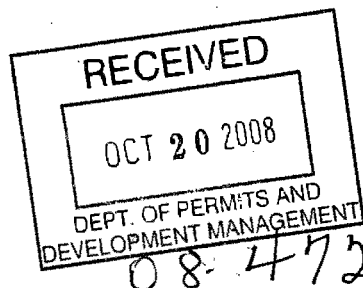
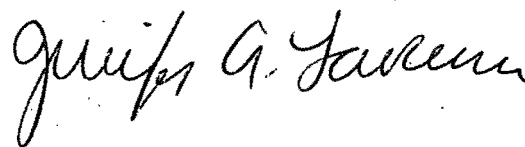
To appease our neighbors we have decided not to build a two story structure. We are now requesting the following items be approved by Zoning Review in lieu of the approved two story structure. First, raise the roof of the existing detached garage to 15 feet (the legal maximum height for a garage). Second, install water/septic for a bathroom and utility sink (previously granted in Case No. 06-250-SPHA). Third, enclose the existing attached covered trellis on the east side of the house (granted by the Zoning Commissioner in Case No. 04-585-A). The trellis would become a sun room to be used throughout the year. It would have heat and air conditioning.

Thank you.

Michael T Lawrence



Jennifer A Lawrence



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **22882**

Date: **10-20-08**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 10/21/2008 10/20/2008 10:52:39 1

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				50

REG 1001 WALKIN JRIC JMR
 >>RECEIPT # 396503 10/20/2008 OFLN
 Dept 5-528 ZONING VERIFICATION
 CR 022882

Recpt Tot \$50.00
 \$50.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **50.**

Rec From: **Michael Lawrence**

For: **500 Stoneleigh**

08-412 AT

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

COVENANT

By Michael T. Lawrence and Jennifer A. Lawrence

WHEREAS, in the petition for a special hearing and variance before the Zoning Commission of Baltimore County, Case No. 06-250-SPHA, the Petitioners, Michael T Lawrence and Jennifer A Lawrence, requested a permit for the conversion of an existing garage to an apartment for family and friends. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and a small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. The Zoning Commissioner, by Order dated January 12, 2006, granted the permit providing the following covenant be added to their Deed, which was recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314.

Michael T Lawrence and Jennifer A Lawrence covenant that the garage addition shall be used as living quarters for family and close friends. Such use shall terminate at such time as the property is sold, and no future purchaser shall maintain the apartment without subsequent special hearing.

AS WITNESS our hands and Seals this 27th day of May, 2007.


Michael T Lawrence (SEAL)


Jennifer A Lawrence (SEAL)

STATE OF MARYLAND)

)
COUNTY OF BALTIMORE)

To Wit:

I HEREBY CERTIFY that on this 27th day of May 2007, before me, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Michael T Lawrence and Jennifer A Lawrence, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.


Nancy L. Langue
My Commission Expires 08/01/08

Reviewed with zoning Commissioner
on 5/3/08. Per Mr. Wiseman this
helps to comply with his ORDER of 1/12/06
Can Thompson

KOLLMAN & SAUCIER, P.A.
THE BUSINESS LAW BUILDING
1823 YORK ROAD
TIMONIUM, MARYLAND 21093-5119
(410) 727-4300

TELECOPIER COVER SHEET

Date: September 3, 2008

Please deliver the following fax transmission to: Baltimore County Code Enforcement

Name: Jim Thompson

Fax Number: 410-887-5708

Description: 2 pages (including cover sheet)

This fax transmission is being sent by: Rebekah for Eric Paltell, Esq.

If you have any questions, please telephone the individual above at (410) 727-4300. Send fax transmissions to (410) 727-4391.

COVENANT

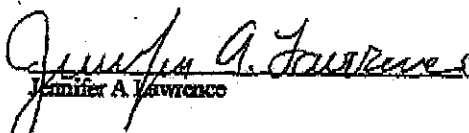
By Michael T. Lawrence and Jennifer A. Lawrence

WHEREAS, in the petition for a special hearing and variance before the Zoning Commission of Baltimore County, Case No. 06-250-SPHA, the Petitioners, Michael T Lawrence and Jennifer A Lawrence, requested a permit for the conversion of an existing garage to an apartment for family and friends. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and a small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. The Zoning Commissioner, by Order dated January 12, 2006, granted the permit providing the following covenant be added to their Deed, which was recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314.

Michael T Lawrence and Jennifer A Lawrence covenant that the garage addition shall be used as living quarters for family and close friends. Such use shall terminate at such time as the property is sold, and no future purchaser shall maintain the apartment without subsequent special hearing.

AS WITNESS our hands and Seals this 27th day of May, 2007.


Michael T Lawrence (SEAL)


Jennifer A. Lawrence (SEAL)

STATE OF MARYLAND)

COUNTY OF BALTIMORE)

To Wit:

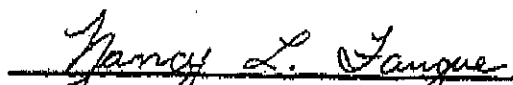
I HEREBY CERTIFY that on this 27th day of May 2007, before me, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Michael T Lawrence and Jennifer A Lawrence, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

CENTRAL
PRESBYTERIAN
CHURCH

York & Stevenson Roads
(7308 York Road)
Towson, Maryland 21204

www.centralpc.org


My Commission Expires 08/01/08

Centered in Christ. Join us!
Worship Sundays, Contemporary at 2:15
AM and 4:30 PM
TOTAL P.002

For the best possible print results, click the printer icon on the Live Search Maps page.



BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 15, 2008
TO: File
FROM: Thomas Bostwick, Deputy Zoning Commissioner
RE: Petition for Special Hearing and Variance
Case No. 2008-0516-SPHA – 500 Stoneleigh Road

This matter came before the undersigned on Monday, July 14, 2008 at 9:00 AM. Petitioner Michael Lawrence is requesting a special hearing as follows:

- 1) To amend relief previously granted in Case No. 06-250-SPHA
- 2) To permit a second floor addition above an existing detached garage and to allow the second floor to be used as a guest quarters (in addition to the in-law apartment that was granted in the prior Case No. 06-250-SPHA)
- 3) To amend the height of the proposed second story of the detached garage from 20 feet (also granted in prior Case No. 06-250-SPHA) to 25 feet
- 4) To add a second trellis in front of the trellis that was approved on the property line side of the detached garage in prior Case No. 04-585-A

Petitioner also requested variance relief in the instant matter as follows:

From Sections 400.1 and 400.3 to permit the trellis accessory structure (see special hearing request 4) with a side yard setback of 1 foot in lieu of 2.5 feet and a height for the proposed second story of the garage of 25 feet in lieu of 15 feet.

Petitioner attended the hearing with his contractor, Canyon Hart, of Canyon Hart Construction, Inc. Also attending were several neighbors of Petitioner, including Mr. and Mrs. Gould at 7001 York Road, Kathleen Williams at 703 Stoneleigh Road, and Kristina Auth-Paltell at 502 Stoneleigh Road. At the beginning of the hearing, Petitioner indicated he wished to withdraw the requests having to do with the proposed height of the garage. Petitioner had spoken with several neighbors and indicated that based on that feedback, he and his contractor were in the process of changing their design to fit within the 20 foot height that was previously granted in Case No. 06-250-SPHA. He also indicated that because of this potential change in design, he might need to go beyond the footprint of the garage to make more space without increasing the height. He said this might necessitate a variance from the rear yard setback requirement.

In addition, based on comments from the neighbors, Petitioner indicated he might need to adjust the exact measurements and location of the proposed trellis shown on the left side of the site plan (in front of the proposed trellis that was approved in the previous Case No. 04-585-A next to the garage).

In looking at Petitioner's site plan, there is an existing "covered trellis" shown attached to the back right side of the dwelling which the site plan indicates was approved in prior Case No. 04-585-A. That is in error. The trellis approved in prior Case No. 04-585-A relates to the proposed trellis next to the garage. Even though it was approved in the 2004 Case, it has never been built next to the garage. Petitioner also said the existing covered trellis attached to the dwelling is part of an addition that was put on the house (it looks like a 15 foot by 22 foot addition on the site plan) in 2004. Petitioner said he thought the addition and covered trellis were part of another previous zoning Case he obtained relief for, but there were no Orders in our system other than the prior Case No. 04-585-A (for the proposed trellis next to the garage) and Case No. 06-250-SPHA (for an in-law apartment above garage with a height of 20 feet). A printout obtained from the Division of Permits and Licenses did not reveal any permits had been issued in connection with an addition or the construction of a trellis in 2004 or at anytime at 500 Stoneleigh Road. The only permit activity at this location involved a plumbing permit obtained in 2005.

In any event, due to all the changes PETITIONER indicated were necessary and the inaccuracies on Petitioner's site plan, I postponed the instant Case and directed Petitioner to return to the Zoning Review Office and meet with a Zoning Technician to clarify and/or "clean up" exactly what relief Petitioner is seeking. If the changes are significant, the property may need to be re-posted and re-advertised.

Please ensure that when a subsequent hearing, is scheduled, it is assigned to me and that the aforementioned citizens are notified of the hearing date:

John and Susan Gould, 7001 York Road, Balt., MD 21212
Kathleen Williams, 703 Stoneleigh Road, Balt., MD 21212
Kristina Auth-Paltell, 502 Stoneleigh Road, Balt., MD 21212



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 500 Stoneleigh Rd
which is presently zoned DR S.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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attachment

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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):

Michael Lawrence
Name - Type or Print _____

[Signature]
Signature _____

Jennifer Lawrence
Name - Type or Print _____

[Signature]
Signature _____

500 Stoneleigh Rd 410-828-0738
Address _____ Telephone No. _____

Baltimore MD 21212
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2008-0516-SPHA

Reviewed By BH Date 5/1/08

Attachment for
PETITION for SPECIAL HEARING

- 1) To amend the special hearing /variance case number 06-250-SPHA.
- 2) To permit the second floor addition above the existing detached garage be used as guest quarters as well as an in-law apartment (as granted in case number 06-250-SPHA).
- 3) To amend the height of the second story addition above the existing detached garage from 20 feet (as granted in case number 06-250-SPHA) to 25 feet.
- 4) To add a second trellis adjacent to the trellis on the side of the existing detached garage (as granted in case number 04-585-A). Dimensions of the second trellis are 6x16 feet.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 500 Stoneleigh Rd
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)

see attached

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

Raise the roof elevation from the approved 20 feet to 25 feet to keep the pitch of the roof in line with that of the house, and provide adequate head room to walk on the second floor.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SN Date 5/1/08

Case No. 2008-0516-SPHA

400.1 and 400.3 to permit an accessory structure (trellis) with a side yard setback of 1 ft. and an accessory structure (garage) with a height of 25 ft. in lieu of the required 2.5 ft. and 15 ft., respectively.

ZONING DESCRIPTION

Zoning Description for 500 Stoneleigh Rd Baltimore, MD 21212. Beginning at a point on the north side of Stoneleigh Rd which is 28 feet wide at the distance of 125 feet to the east side of York Rd. Being lot numbers 18, 19, 20 and block 2 on Map 80, Grid 2, Parcel 130 as recorded in *plat book #7, folio 27* containing 9,432 square feet. Also known as 500 Stoneleigh Rd and located in District 09, *Councilmanic*
District 5.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **13948**

Date:

5/1/08

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/01/2008 5/01/2008 09:39:19 1

REC # 01 WALKIN JRIC JHR
 >>RECEIPT # 772725 5/01/2008 DELN
 S 526 ZONING VERIFICATION
 013948

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
201	000			6150				130.00

Total:

130.00

Rec

From:

Michael Lawrence

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Item # **0516**

NOTICE OF ZONING HEARING

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

Case: #2008-0516-SPHA

500 Stoneleigh Road

N/side of Stoneleigh Road, 125 feet east of centerline of York Road

9th Election District - 5th Councilmanic District

Legal Owner(s) - Michael & Jennifer Lawrence

Special Hearing: to amend case 06-250-SPHA to permit the 2nd floor addition above the existing detached garage to be used as guest quarters as well as an in-law apartment (as granted in case 06-250-SPHA) to amend the height of the 2nd story addition above the existing detached garage from 20 feet (as granted in case 06-250-SPHA) to 25 feet & to add a 2nd trellis adjacent to the trellis on the side of the existing detached garage (as granted in 04-585-A) dimension of the 2nd trellis are 6 by 16 feet. **Variance:** to permit an accessory structure (trellis) with a side yard setback of one foot and an accessory structure (garage) with a height of 25 feet in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Monday, July 14, 2008 at 9:00 a.m. In Room 102, Jefferson Building, 105 W Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/23/08 June 26

176729

CERTIFICATE OF PUBLICATION

6/26/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/26/2008.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2008-0516-SPHA

Petitioner/Developer: MICHAEL J
JENNIFER LAWRENCE

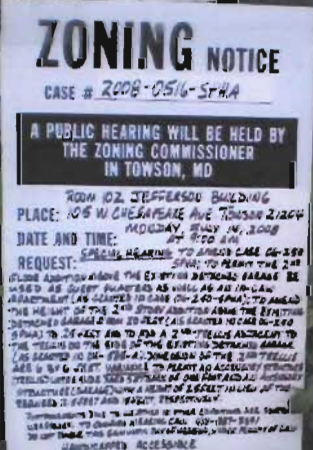
Date Of Hearing/Closing: 7/14/08

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

Attention:

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
at 500 STONELEIGH ROAD



June 27, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 6/27/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

Martin Ogle June 27, 2008

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 26, 2008 Issue - Jeffersonian

Please forward billing to:
Michael Lawrence
500 Stoneleigh Road
Baltimore, MD 21212

410-828-0738

NOTICE OF ZONING HEARING

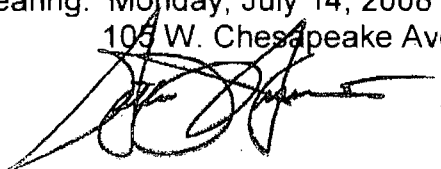
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0516-SPHA

500 Stoneleigh Road
N/side of Stoneleigh Road, 125 feet east of centerline of York Road
9th Election District – 5th Councilmanic District
Legal Owners: Michael & Jennifer Lawrence

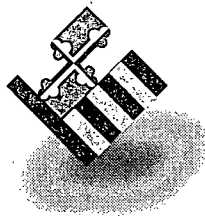
Special Hearing to amend case 06-250-SPHA; to permit the 2nd floor addition above the existing detached garage be used as guest quarters as well as an in-law apartment (as granted in case 06-250-SPHA); to amend the height of the 2nd story addition above the existing detached garage from 20 feet (as granted in case 06-250-SPHA) to 25 feet & to add a 2nd trellis adjacent to the trellis on the side of the existing detached garage (as granted in 04-585-A), dimension of the 2nd trellis are 6 by 16 feet. Variance to permit an accessory structure (trellis) with a side yard setback of one foot and an accessory structure (garage) with a height of 25 feet in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Monday, July 14, 2008 at 9:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

May 30, 2008

JAMES T. SMITH, JR.
County Executive

NOTICE OF ZONING HEARING

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

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

CASE NUMBER: 2008-0516-SPHA

500 Stoneleigh Road

N/side of Stoneleigh Road, 125 feet east of centerline of York Road

9th Election District – 5th Councilmanic District

Legal Owners: Michael & Jennifer Lawrence

Special Hearing to amend case 06-250-SPHA; to permit the 2nd floor addition above the existing detached garage be used as guest quarters as well as an in-law apartment (as granted in case 06-250-SPHA); to amend the height of the 2nd story addition above the existing detached garage from 20 feet (as granted in case 06-250-SPHA) to 25 feet & to add a 2nd trellis adjacent to the trellis on the side of the existing detached garage (as granted in 04-585-A), dimension of the 2nd trellis are 6 by 16 feet. Variance to permit an accessory structure (trellis) with a side yard setback of one foot and an accessory structure (garage) with a height of 25 feet in lieu of the required 2.5 feet and 15 feet, respectively.

Hearing: Monday, July 14, 2008 at 9:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Michael & Jennifer Lawrence, 500 Stoneleigh Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 28, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2008 - 0516 - SPHA

Petitioner: Michael Lawrence

Address or Location: 500 Stoneleigh Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mike Lawrence

Address: 500 Stoneleigh Rd
Baltimore MD 21212

Telephone Number: 410 - 828 - 0738

Revised 2/20/98 - SCJ

8/19/08/12:45

She wants to be notified
when case 08-516-A is rescheduled!

Maria

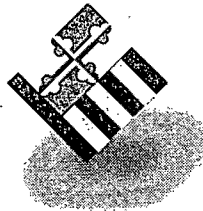
410-823-6537

7603 York Rd

Baltimore, MD 21212

Call her back

Notified 8/21/08 9:37 AM
JLC v.m.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

Michael & Jennifer Lawrence
500 Stoneleigh Rd.
Baltimore, MD 21212

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
July 9, 2008

Dear: Michael & Jennifer Lawrence

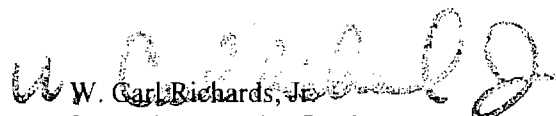
RE: Case Number 2008-0516-A, Address: 500 Stoneleigh Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 1, 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:lnw

Enclosures

c: People's Counsel



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: May 5, 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. 8-516-SPHA
600 STONELEIGH ROAD
LAWRENCE PROPERTY
SPECIAL HEARING

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. 8-516-SPHA.

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

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: May 9, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2008
Item Nos. 08-504, 506, 507, 508, 509,
511, 512, 513, 515, 516, 517, and 519

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

DAK:CEN:lrk
ZAC-04092008-NO COMMENTS
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 29, 2008

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

SUBJECT: 500 Stoneleigh Road

INFORMATION:

Item Number: 8-516

Petitioner: Michael Lawrence

Zoning: DR 5.5

Requested Action: Special Hearing

The petitioner is seeking multiple zoning relief to amend a previous special hearing/variance case, permit a second floor addition of a garage that will be used as guest quarters, amend the height of the garage and to add a second trellis to the garage.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request for a second addition to the garage and guest quarters provided there is a covenant restricting the apartment tenants to Thomas and Bernadette Lawrence and no others as specified in Special Hearing and Variance case #06-250.

The Office of Planning supports the petitioner's request to add a second trellis to the garage and amending the height to the garage.

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

Reviewed by:

Division Chief:
AFK/LL: CM

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
500 Stoneleigh Road; N/S Stoneleigh Road, * ZONING COMMISSIONER
125' E c/line York Road *
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Michael & Jennifer Lawrence *
Petitioner(s) * BALTIMORE COUNTY
* 08-516-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

RECEIVED

MAY 14 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 2008, a copy of the foregoing Entry of Appearance was mailed to Michael & Jennifer Lawrence, 500 Stoneleigh Road, Baltimore, MD 21212, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 5/29/04
OEA: 4/ACT
HISTORIC DISTRICT/BLDG.

PERMIT #: B 557779
RECEIPT #: 496029
CONTROL #: MC
XREF #:

PROPERTY ADDRESS 500 STONELEIGH RD
SUITE/SPACE/FLOOR
SUBDIV:
TAX ACCOUNT #: 0918103950
OWNER'S INFORMATION (LAST, FIRST)
NAME: LAWRENCE, MICHAEL T + Jennifer
ADDR: 500 STONELEIGH RD

FEE: 600+57=657.00
PAID:
PAID BY:
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: JAMES NOVOTNY
COMPANY: NOVOTNY ASSOCIATES
STREET: 3004 WOODLEA AVE.
CITY, ST, ZIP: BALTIMORE MD 21214
PHONE #: 410-426-5931 MHIC # N/A
APPLICANT
SIGNATURE: James Novotny
PLANS: CONST PLOT PLAT DATA EL PL 1
TENANT
CONTR: N/A TO BE DETERMINED
ENGR:
SELLR:

DOES THIS BLDG. HAVE SPRINKLERS
YES - NO -

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ☒ ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY (ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. ☒ CONCRETE

BASEMENT

1. ☒ FULL
2. ☐ PARTIAL
3. ☐ NONE

DESCRIBE PROPOSED WORK:

CMG 2STY W/BSMT ADD'N ON REAR OF SF. TO BE 1ST FL FAMILY RM W/FP (outside proj) NOT TO EXCEED 4'x10'. 2nd FL MASTER BRN + BATH, BSMT - DENY ACTIVITY RM. 10' STAK FOR BLDG. 4'x15' = 1000 SF (LA FL 3300) (CIRCUIT SHAPE ADD'N) PER APP LOC. NOT F.P.

TYPE OF CONSTRUCTION

1. MASONRY
2. ☒ WOOD FRAME
3. STRUCTURE STEEL
4. REINFC. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. PRIVY

CENTRAL AIR: 1. 2.

ESTIMATED COST: \$25,000
OF MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE:

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS

LIBER

FOLIO 87

APPROVAL SIGNATURES

DATE

BUILDING SIZE 1002
FLOOR 940
WIDTH 32
DEPTH 95
HEIGHT 18
STORIES 18
LOT #'S 18
CORNER LOT
1. Y 2. N ZONING DR5.5

LOT SIZE AND SETBACKS

SIZE 94325

FRONT STREET

SIDE STREET

FRONT SETBK NC

SIDE SETBK NC 7.50

SIDE STR SETBK

REAR SETBK 30.4

BLD INSP :

BLD PLAN :

FIRE :

SEDI CTL :

ZONING :

PUB SERV :

ENVRMT :

PERMITS :

5/29/04

5/29/04

5/29/04

5/29/04

5/29/04

5/29/04

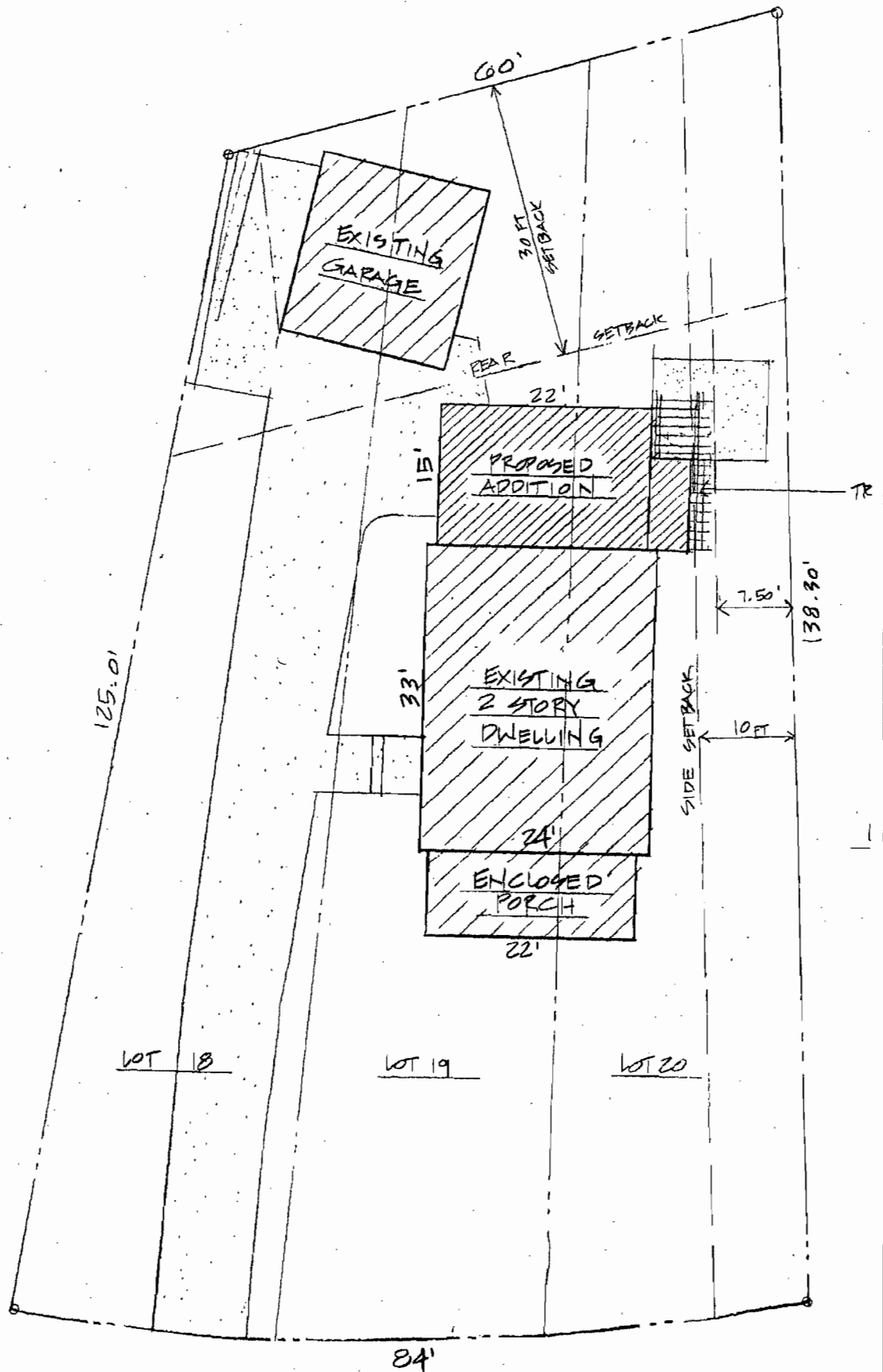
5/29/04

5/29/04

5/29/04

5/29/04

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



SITE PLAN

SCALE : 1" = 10'

ZAC AGENDA

Case Number: 2008-0516-SPHA

Primary Use: Residential

Reviewer: BPR

Type: SPECIAL HEARING VARIANCE

Legal Owner: Michael and Jennifer Lawrence

Contract Purchaser:

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9th

Councilmanic Dist: 5th

Property Address: 500 STONELEIGH RD

Location: North side Stoneleigh Road, 125 feet east centerline York Road.

Existing Zoning: DR - 5.5

Area: 9432 square feet +/-

Proposed Zoning: SPECIAL HEARING To amend the Special Hearing/Variance case number 06-250-SPHA and to permit the second floor addition above the existing detached garage be used as guest quarters as well as an in-law apartment (as granted in case number 06-250-SPHA) and to amend the height of the second story addition above the existing detached garage from 20 feet (as granted in case number 06-250-SPHA) to 25 feet and to add a second trellis adjacent to the trellis on the side of the existing detached garage (as granted in case number 04-585-A), dimensions of the second trellis are 6 by 16 feet.

VARIANCE To permit an accessory structure (trellis) with a side yard setback of one foot and an accessory structure (garage) with a height of 25 feet in lieu of the required 2.5 feet and 15 feet, respectively.

Attorney:

Miscellaneous:

DATE PRINTED 07/14/2008
TIME PRINTED 15:38:58

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS-OF-ARCHIVED RECORDS
PERMIT# P580126

PAGE NO. 5
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 01/06/05
ISSUE DATE..... 01/06/05
OCCUPANCY DATE.....
CONTROL#.....
BUILDING PERMIT#..... B557779
AMOUNT PAID..... 64.00
CORRECT FEE..... 64.00
RECEIPT#..... A510848
INITIAL INPUT USER ID.. PLX

OWNER NAME..... LAWRENCE, MICHAEL & JENNIFER
OWNER ADDRESS..... 500 STONLEIGH RD BALTO MD 21212-1643
PAID BY..... APP
INSPECTOR INITIALS. 09B

----- APPLICANT DATA -----

NAME..... LAWRENCE E MOCK
COMPANY..... HIS WAY PLBG CO
ADDRESS1. 3510 BLUE COAT RD
ADDRESS2. BALTIMORE MD 21236
PHONE#... 443-463-2743
LICENSE#. MP9818

----- PROPERTY DATA -----

STREET#..... 500
STREET NAME.. STONELEIGH RD
SUBDIVISION.. STONELEIGH
ACCOUNT#..... 0918102950
DISTRICT..... 09
PRECINCT..... 00

USER NOTES

NOTES-1.. JT
NOTES-2..
NOTES-3..

-----LAST UPDATE-----
DATE..... 01/06/05
TIME..... 13:32:06
USER ID.. PLX

INSPECTION DATA

PERMIT# P580126

-----LAST UPDATE-----
DATE..... 03/18/05
TIME..... 14:37:14
USER ID..... PID
#INSPECTIONS-DONE..... 0009

---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---
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GAS-P	01/19/05		10	PC 60PSI
RI GAS	02/23/05		10	PC
RI	02/28/05		10	CANCEL
GAS	02/28/05		10	CANCEL
RI	03/01/05		01	TS PI 1/19/05
GAS	03/01/05		01	TS EX MTR
F	03/02/05		10	KE
F	03/18/05		01	TS

---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---
------------	----------	--------	------	----------------

PAGE NO. 6
DP. NO. BP0003

PERMIT# P580126

```

---TOTAL FOR ALL FIXTURES---
EXT. FIXTURES..... 00000
NEW FIXTURES..... 00005
REC FIXTURES..... 00000
REM FIXTURES..... 00000
# OF ALL FIXTURES.... 00000
COST OF ALL FIXTURES.. 00000011

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-----SANITARY SEWER DATA-----

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---LAST UPDATE---
DATE..... 01/06/05
DATE..... 13:31:36
DATE..... PLX

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PERMIT#

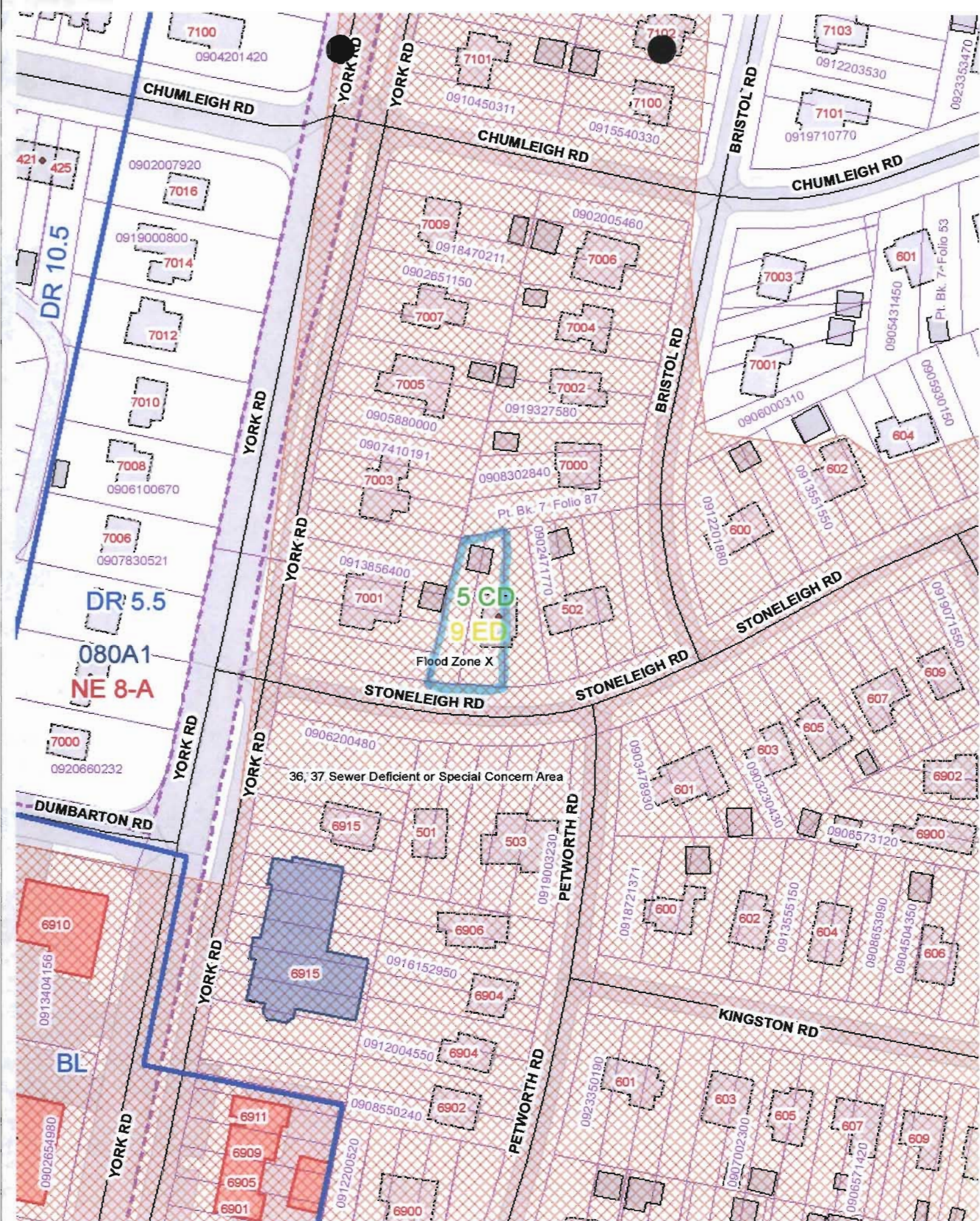
[illegible]

CASE NAME _____
CASE NUMBER 2008-0516-5PNA
DATE 7-14-08

[illegible]

CASE NAME _____
CASE NUMBER W08-0516-SPHA
DATE 7-14-08

[illegible]



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2005

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

RECEIVED

DEC 11 2005

SUBJECT: 500 Stoneleigh Road

INFORMATION:

Item Number: 6-250

Petitioner: Michael T. Lawrence

Zoning: DR 5.5

Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met, as the subject property is located within the Stoneleigh National Register Historic District:

Submit detailed architectural elevations to the Office of Planning (*Historic Preservation Division*) for review and approval prior to the issuance of any building permits or Zoning Commissioner's Order. Elevations must show exactly what materials are being considered for all facades of the proposed in-law suite conversion. All improvements must maintain the existing architectural style and historic character of the existing single-family dwelling.

The use of the properties second floor addition as an in-law apartment shall cease when the applicant's/owners parents no longer reside in the apartment. A declaration of understanding to the aforementioned effect shall be recorded in the Department of Land Records.

For further information concerning the matters stated here in, please contact Kevin Gambrell or Karin Brown at 410-887-3480 or 3495.

Prepared by:

Curtis M. [Signature]

Division Chief:
AFK/LL: CM

[Signature]

*I have reviewed
the elevations and
materials which
are consistent with
the character of
the National Register
Historic District.*

*SEE ATTACHED
previous order COVENANT
document!*
Kim Thompson

IN RE: **PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – W/S Stoneleigh Road,
157' W of the c/l Bristol Road * ZONING COMMISSIONER
(500 Stoneleigh Road) * OF BALTIMORE COUNTY
9th Election District *
5th Council District * Case No. 06-250-SPHA
Michael T. Lawrence, et ux *
Petitioners ***

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for ~~Special Hearing and Variance~~ filed by the owners of the subject property, Michael T. Lawrence, and his wife, Jennifer A. Lawrence. The Petitioners request ~~a special hearing, seeking approval of the conversion of an existing garage to an in-law apartment. Said conversion will consist of raising the existing roof to a height of 20 feet to accommodate living quarters, a bathroom and small kitchenette, and adding an exterior stairway to the rear of the structure to provide access. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure garage height of 20 feet in lieu of the allowed 15 feet.~~ The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1, and building elevation drawings of the proposal, which were submitted into evidence as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Michael T. Lawrence, property owner, and James G. Novotny, the Petitioners' Architect and consultant. There were no Protestants or other interested persons present; however, it is to be noted that several of the Petitioners' immediate neighbors wrote letters in support of the proposal.

Testimony and evidence offered disclosed that the property at issue is a pie-shaped parcel located on the north side of Stoneleigh Road, just north of Regester Avenue and east of York Road in the Stoneleigh National Register Historic District. The property contains a gross area

previous order

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Stoneleigh Road, 157 ft. W
centerline of Bristol Road
9th Election District
5th Councilmanic District
(500 Stoneleigh Road)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* CASE NO. 04-585-A

Michael Lawrence
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance, filed by the legal owner of the subject property, Michael Lawrence. The administrative variance is requested for property located at 500 Stoneleigh Road in the "Stoneleigh" subdivision of Baltimore County. The administrative variance request is from Section 400-1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft. and Section 301-1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 ft. in lieu of the required 7.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 25, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

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

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.



915
#516

North Elevation



South Elevation



View looking south along west elevation of garage



View looking east from garage



View looking south along west elevation of garage



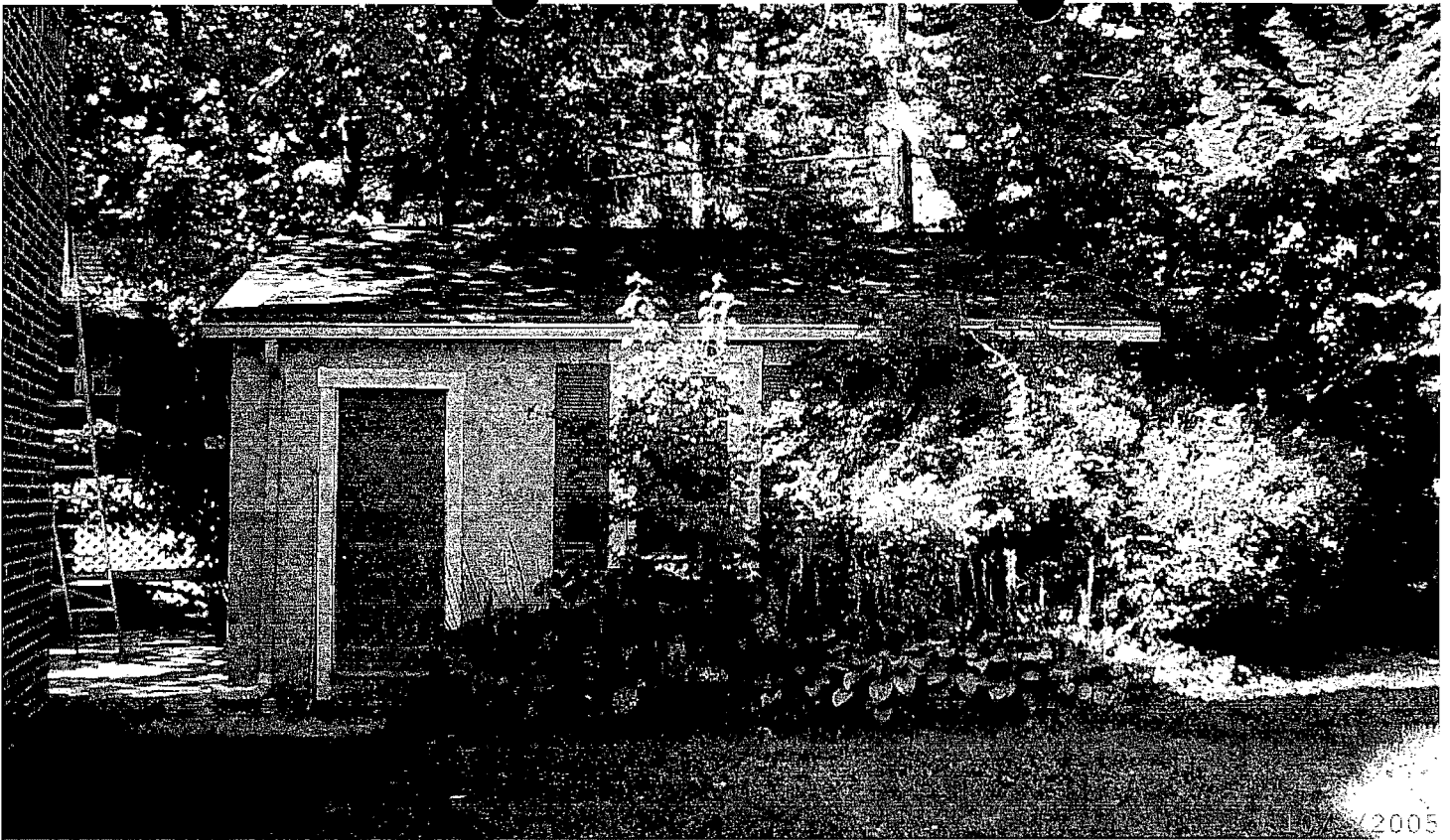
View looking east from garage



VIEW TOWARD WEST SIDE OF GARAGE AT 500 STONELEIGH



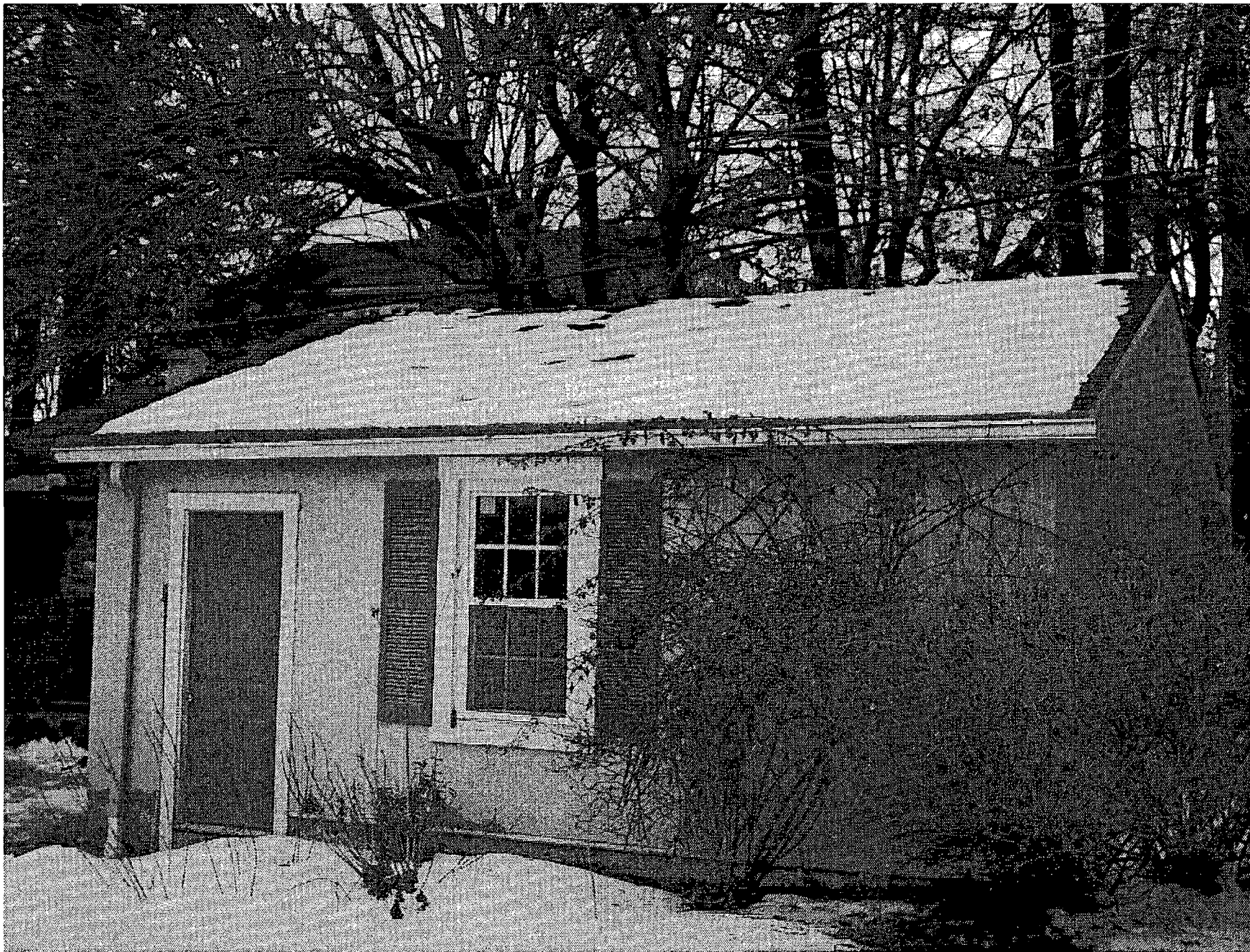
WEST ELEV. OF GARAGE. LOCATION OF PROPOSED TRELLIS



East elevation of Garage

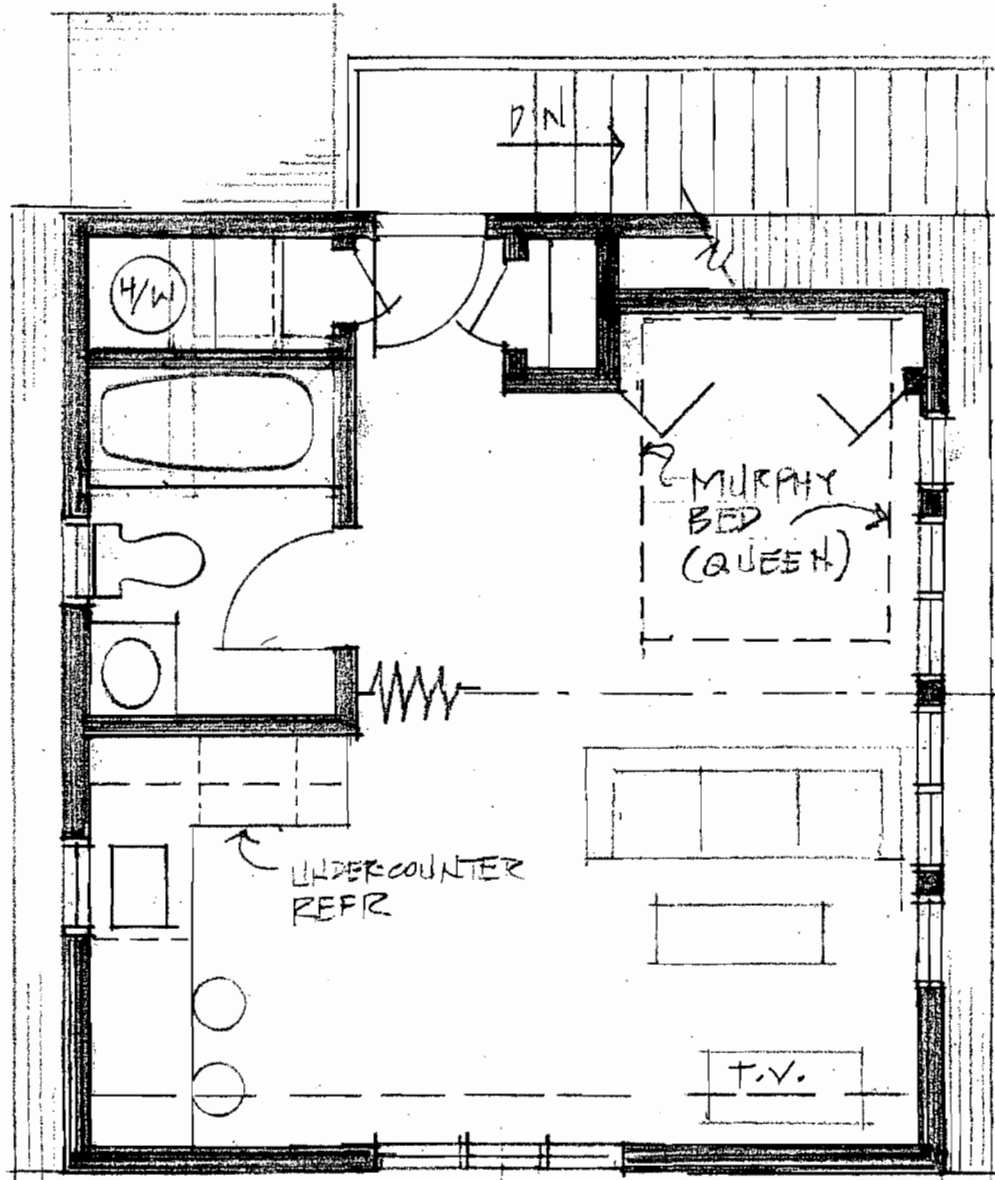


South elevation of garage



2/7/2004

#515



UPPER LEVEL PLAN

1/4" = 1'-0"



OPTION #1
FRENCH DOORS
W/ GUARD RAIL

FRONT (SOUTH) ELEVATION

1/4" = 1'-0"

#571



#516

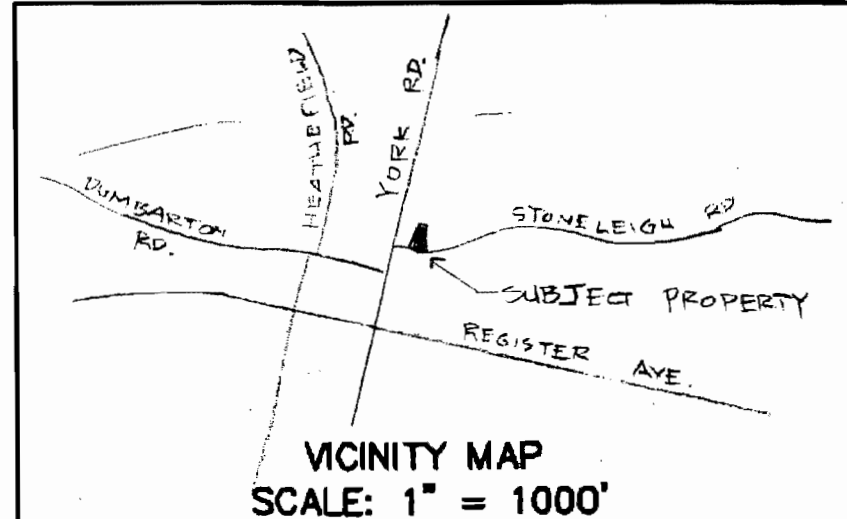
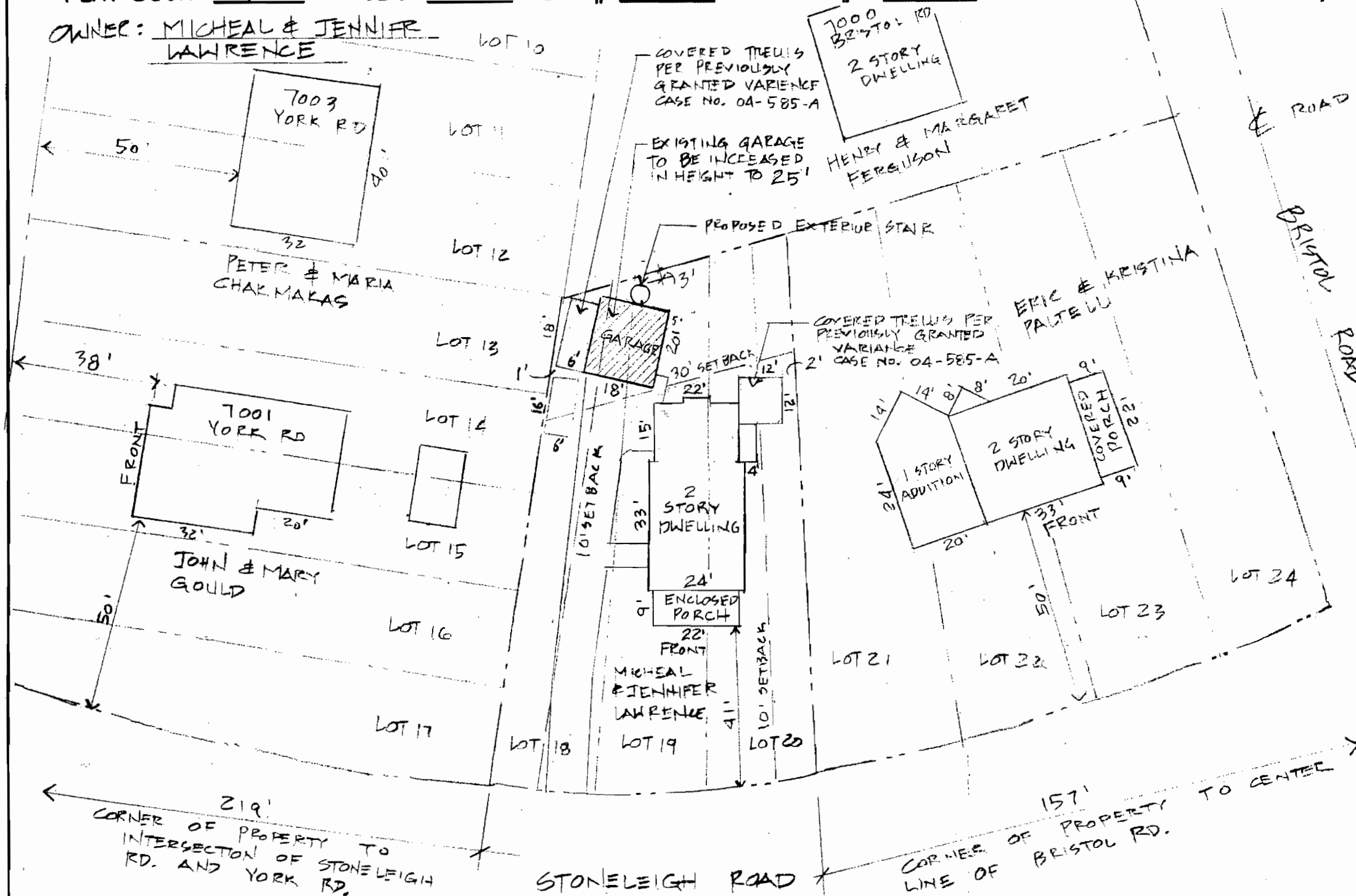
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 500 STONELEIGH ROAD

SUBDIVISION NAME STONELEIGH

PLAT BOOK 7 FOLIO 37 LOT # 18, 19, 20 SECTION # 2

OWNER: MICHAEL & JENNIFER LAWRENCE



LOCATION INFORMATION

ELECTION DISTRICT 09

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 080A 1

ZONING DR 5.5

LOT SIZE 0.22
ACREAGE

9432
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	ITEM #	CASE #
<u>311</u>	<u>0516</u>	<u>2008-0516-SPH 4</u>

PREPARED BY: JGN

SCALE OF DRAWG. 1" = 30'

Zoning Cases: 04-585-A Trellis on side of existing detached garage and on side of existing dwelling.
06-250-SPHA Talow apartment above existing detached garage with a height of 20 feet.

4-22-08