

IN RE: PETITION FOR ADMIN. VARIANCE

North side of Lightfoot Road, 148 feet East
of Carla Road
3rd Election District
2nd Councilmanic District
(3112 Lightfoot Drive)

Lawrence and Susan Korman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0019-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, Lawrence and Susan Korman for property located at 3112 Lightfoot Drive. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an addition and carport with a side yard setback of .5 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to expand the existing kitchen by constructing a one-story kitchen addition and adding a one-story covered carport for one car. The only practical direction is to the side yard since the existing kitchen is bound by a bedroom to the rear and a dining room to the front. The carport will be added on the flat ground directly to the side to provide covered parking near the kitchen. Petitioners provided letters of support from their adjacent neighbors at 3114 Lightfoot Drive and 3110 Lightfoot Drive. The Petitioners' lot is pie shaped and the two adjacent lots are irregular in shape. The carport will be on the footprint of the existing driveway. The property contains 11,447 square feet or 0.26 acres.

RECEIVED FOR FILE

8.27.08

[Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated August 8, 2008 which indicates they have no objection to the carport provided the carport remains open.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 27th day of August, 2008 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an addition and carport with a side yard setback of .5 feet in lieu of the required 15 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.

RECEIVED FROM PLANNING
8.27.08
[Signature]

2. The carport shall remain open and shall not be enclosed at any time.

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

RECEIVED FOR FILING

8-27-08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 27, 2008

LAWRENCE AND SUSAN KORMAN
3112 LIGHTFOOT DRIVE
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 2009-0019-A
Property: 3112 Lightfoot Drive

Dear Mr. and Mrs. Korman:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Walter Daniels, Architect, 1426 Broadway Road, Timonium MD 21093

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 3112 Lightfoot Drive Baltimore, Maryland 21208

which is presently zoned _____

Deed Reference: _____ / _____ Tax Account # 0306010876

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) 1301.2.C.1.b TO ALLOW A

SIDE YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 15 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

Lawrence Korman

Name - Type or Print

Lawrence Korman

Signature

Susan Korman

Name - Type or Print

Susan Korman

Signature

3112 Lightfoot Drive (410) 486-3434

Address

Telephone No.

Baltimore, MD

21208

City

State

Zip Code

Representative to be Contacted:

Walter Daniels Architect

Name

1426 Broadway Rd 410 560.3588

Address

Telephone No.

Timonium

MD

21093

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. 2009-0019-A

Reviewed By CM

Date 7-23-08

REV 7/20/07

Estimated Posting Date 8-3-08

APPROVED FOR FILING

8-27-08

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

3112 Lightfoot Drive

Address		
Baltimore	Maryland	21208
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):

We wish to expand the existing kitchen and add a covered carport for one car. The only practical direction is to the side yard, since the existing kitchen is bound by a bedroom to the rear and a dining room to the front. The carport will be added, on the flat ground directly to the side, for covered parking near the kitchen.

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.

Lawrence Korman
Signature

Susan Korman
Signature

Lawrence Korman
Name - Type or Print

Susan Korman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21ST day of JULY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LAWRENCE KORMAN AND SUSAN KORMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

RICHARD I. BERNARD
Notary Public

Baltimore City, Maryland
My Commission Expires 5-1-2011

Richard I. Bernard
Notary Public

My Commission Expires 5-1-2011

ZONING DESCRIPTION FOR 3112 LIGHTFOOT DRIVE
BALTIMORE COUNTY, MARYLAND 21209

3112 Lightfoot Drive, Baltimore County, Maryland 21209, also known as Lot#5 of Plat
2, Section One, Labyrinth, Plat Book 26 Page 130, Baltimore County, Maryland

Election District 8 Councilmanic District 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18509**

Date: **7-23-09**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/24/2009 7/23/2009 15:25:04

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
111	891	1100		6156				636

Total: **1636**

Rec
From:

L. Kohnen

For:

3112 Subpart Dr 21205

Ad. Vas 2109-1019-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

REC 1805 WALKIN JAIL 060
 RECEIPT # 450125 7/23/2009
 \$ 200 /ADMR VERIFICATION
 010076
 Debit 1st \$15.00
 100000 00 \$1.00 10
 Baltimore County, Maryland

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/01/08

Case Number: 2009-0019-A

Petitioner / Developer: MR. & MRS. KERMAN~WALTER DANIELS, AIA

Date of Hearing (Closing): AUGUST 18, 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:
3112 LIGHTFOOT DRIVE

The sign(s) were posted on: JULY 31, 2008



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 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0019 -A Address 3112 Lightfoot Dr

Contact Person: Craig McGraw Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-23-08 Posting Date: 8-3-08 Closing Date: 8-18-08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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

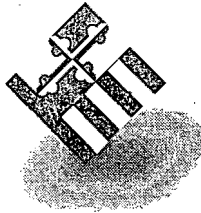
Case Number 2009- 0019 -A Address 3112 Lightfoot Dr

Petitioner's Name L. Korman Telephone _____

Posting Date: 8-3-08 Closing Date: 8-18-08

Wording for Sign: To Permit A SIDEYARD SETBACK OF 05 FEET IN LIEU OF
THE REQUIRED 15 FEET

WCR - Revised 7/7/08



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
August 19, 2008

Lawrence & Susan Korman
3112 Lightfoot Dr.
Baltimore, MD 21208

Dear: Lawrence & Susan Korman

RE: Case Number 2009-0019-A, 3112 Lightfoot Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Walter Daniels Architect, 1426 Broadway Rd., Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 6, 2008

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

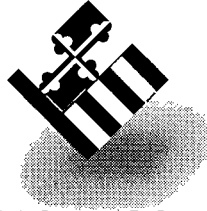
SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2008
Item Nos. ~~2009-0019~~, 0020, 0021, 0022,
0023, 0024, 0025, and 0027

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

7
DAK:CEN:lrk

cc: File

ZAC- 08062008-NO COMMENTS



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

August 4, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 4, 2008

Item Number: 0019 through 0025 and 0028

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: AUGUST 4, 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 2009-0019-A
3112 LIGHTFOOT DRIVE
KORMAN PROPERTY
ADMIN. 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. 2009-0019-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

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

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2008

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

RECEIVED
AUG 18 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-019- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the carport remains open.

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

Prepared By:
CM/LL

Curtis Murray

TB AV
8-18-08

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: August 19, 2008
SUBJECT: Zoning Item # 09-019-A
Address 3112 Lightfoot Drive
(Korman Property)

RECEIVED
AUG 19 2008

BY:

Zoning Advisory Committee Meeting of August 4, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: August 19, 2008

NOTE TO FILE

CASE NUMBER: 2009-0019-A

ADVISED PETITIONER TO SUPPLY PHOTOGRAPHS OF THE PROPERTY AND THE ADJOINING PROPERTIES TO GIVE THE ZONING COMMISSIONER A BETTER UNDERSTANDING OF THE ZONING REQUEST.

ALSO ADVISED THAT IF A LETTER FROM THE NEIGHBORS IN FAVOR OF THE REQUEST COULD BE OBTAINED THAT WOULD ASSIST THE COMMISSIONER IN MAKING A DECISION.

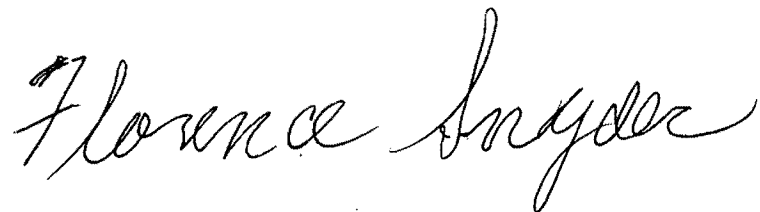
CRAIG McGRAW
PLANNER II

2009-0019-A
2009-0019-A
2009-0019-A
2009-0019-A

I Florence Snyder live at 3114 Lightfoot Drive. I am aware that Susan and Lawrence Korman who reside at 3112 Lightfoot Drive, are extending the boundaries of their home that will be placed on their side yard and understand that it is closer to the property line than the standard required setback.

I am in support of this addition.

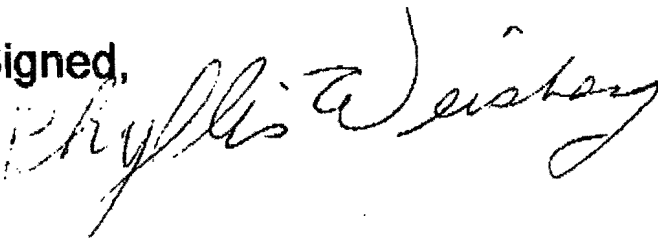
Signed,

A handwritten signature in cursive script that reads "Florence Snyder". The signature is written in dark ink and is positioned below the "Signed," text.

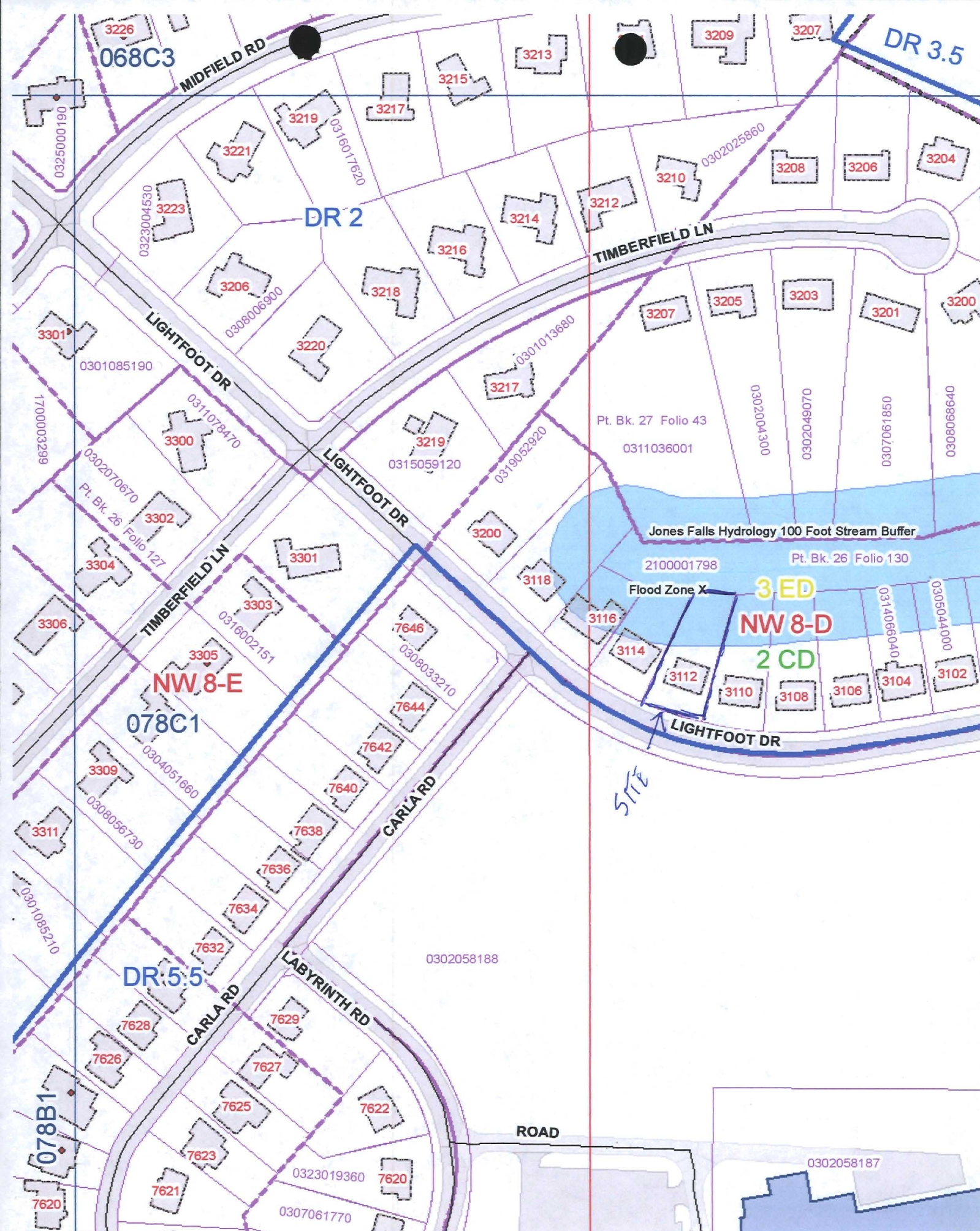
I, Phyllis Weisberg live at 3110 Lightfoot Drive. I am aware that Susan and Lawrence Korman who reside at 3112 Lightfoot Drive, are extending the boundaries of their home that will be placed on their side yard and understand that it is closer to the property line than the standard required setback.

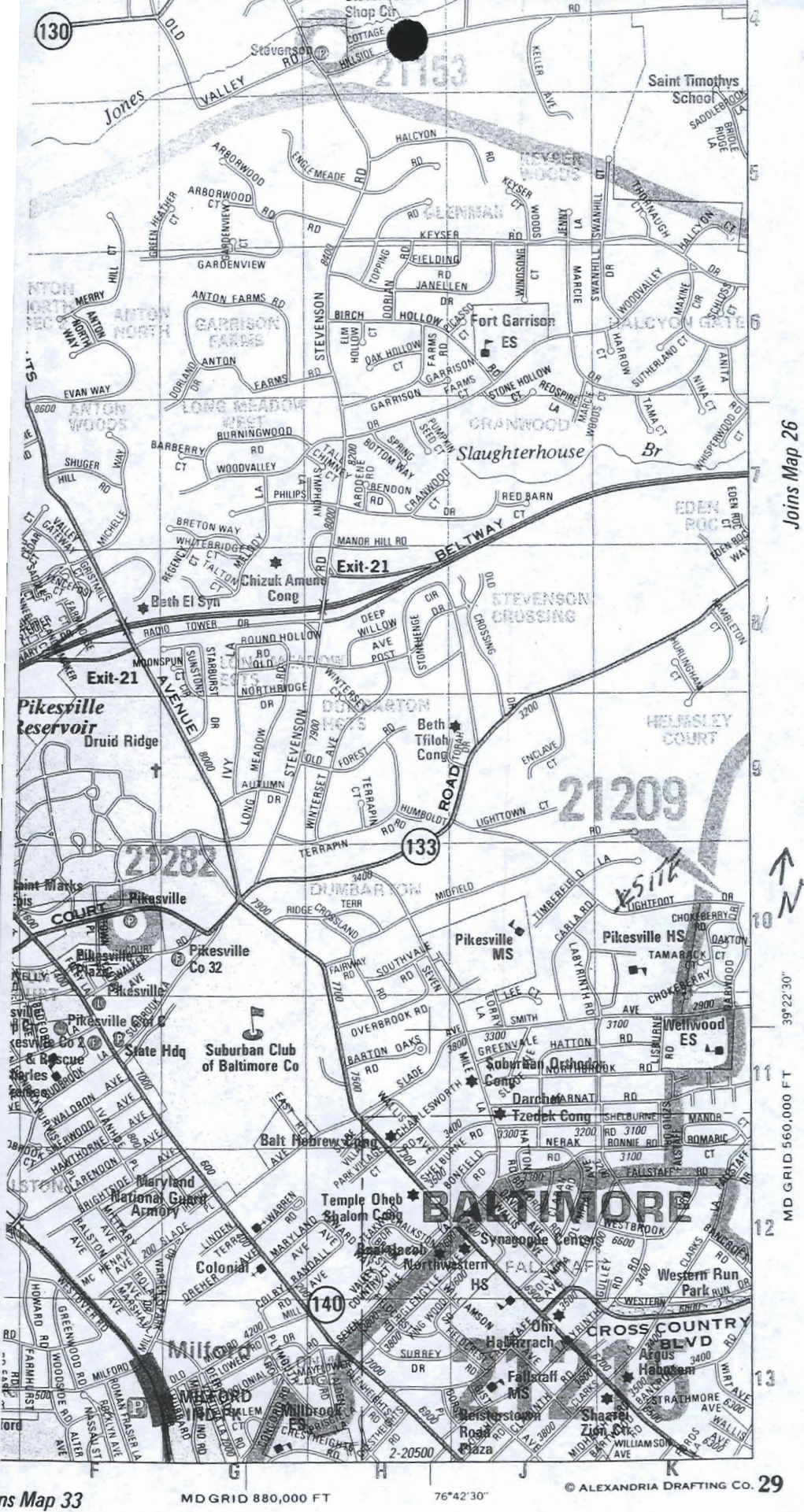
I am in support of this addition.

Signed,

A handwritten signature in cursive script that reads "Phyllis Weisberg". The signature is written in dark ink and is positioned to the right of the word "Signed,".

0019





Joins Map 26

VICINITY
MAP
For 3112
LIGHTFOOT DR

0019

PHOTO #1



Front

0019

0019

PHOTO #2



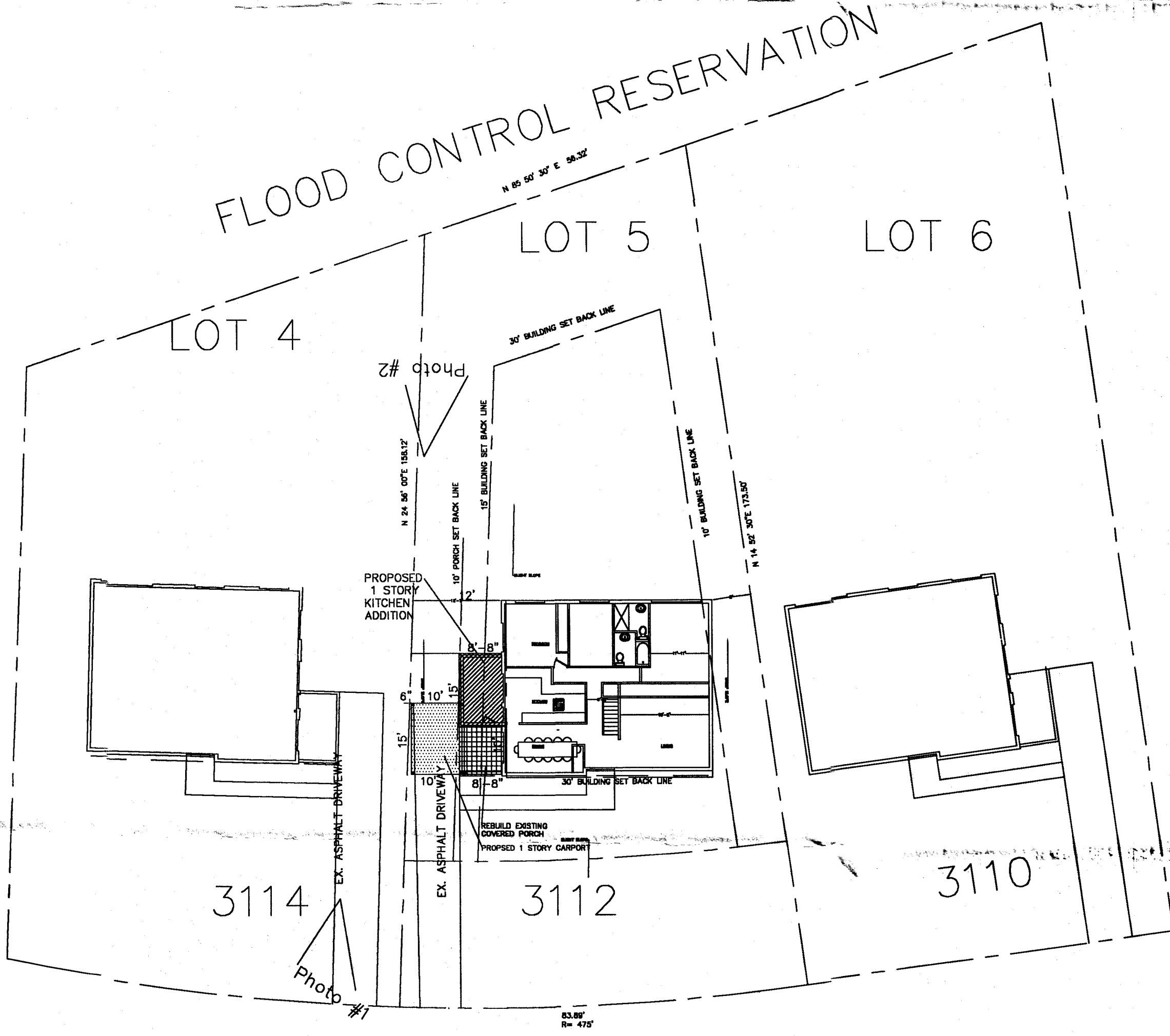
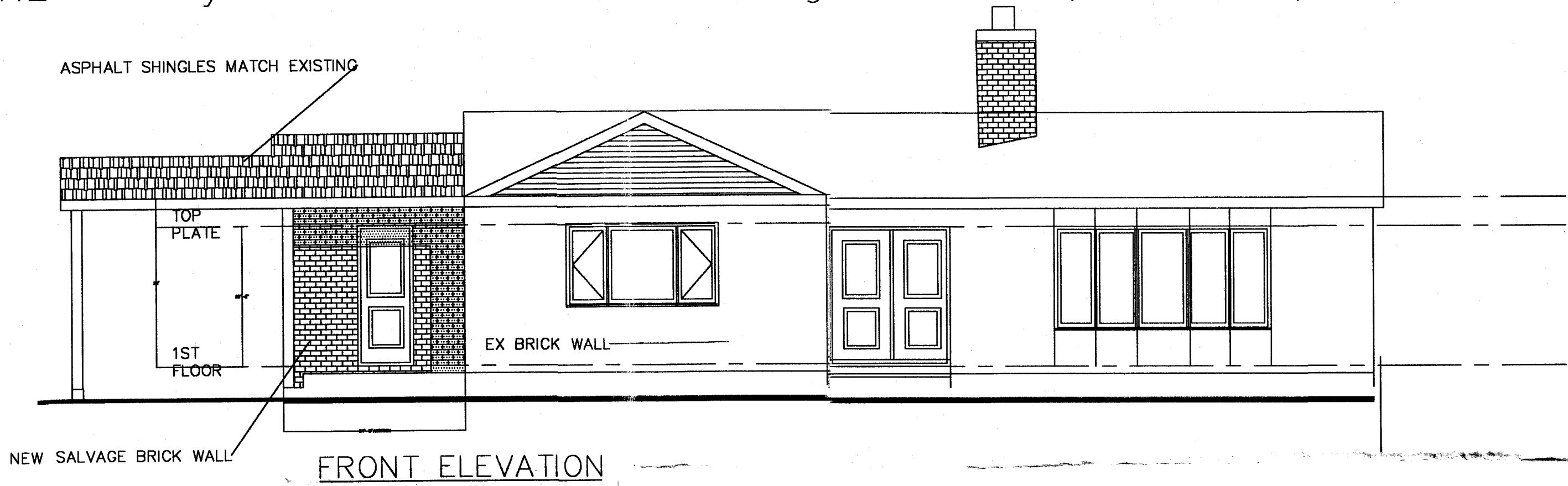
SIDE



0019

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS- 3112 LIGHTFOOT DRIVE, BALTIMORE , MARYLAND 21209
SUBDIVISION NAME: LABYRINTH
PLAT BOOK: #26 FOLIO: #130 LOT: #5 , BLOCK "C", PLAT# 2, SECTION #1
OWNER: Larry & Susan Korman, 3112 Lightfoot Drive, Baltimore, MD 21209



LOCATION INFORMATION

Councilmanic District : 2
Election District: 3
1" = 200' scale map: 78C1
Zoning: DR2
Lot Size: 11,447 SF 0.26 AC
Sewer : PUBLIC
Water: PUBLIC
Chesapeake Bay Critical Area: No
100 Year Flood Plain : FLOOD ZONE C
FEMA MAP: 240010 0240B
AREAS OF MINIMAL FLOODING
Historic Property: No
Prior Zoning Hearings: None

Zoning Office Use Only

reviewed by: CM item #: 0019 case #: 2009-0019-1

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.
1428 Broadway Road
Timonium, MD 21093
Suite #100
(410) 580-3666

ADDITIONS TO THE EXISTING RESIDENCE:
KORMAN RESIDENCE
3112 LIGHTFOOT DRIVE, BALTIMORE COUNTY MARYLAND 21208

Date: 7/22/08		
Revisions		
No.	Date	Reference
Drawing Title		
SITE PLAN		
1" = 20'-0"		
Drawing Number		
A1		