

3-17-11

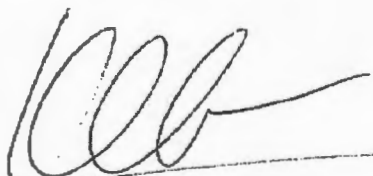
Attn: Kristen Lewis

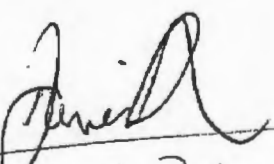
Fax: 410-887-3048

RE: 1804 Shawan Valley Ln.
Reisterstown, MD 21136

We are withdrawing
our petition for an
administrative variance.

Please contact w/ any
questions. 410-560-5707

 3/17/11
Kelli Rosen

 3/17/11
David Rosen

Rec'd 3/18/11
KI



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1804 Shawan Valley Lane.
which is presently zoned RC-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)

1A04.3.B.2.6 to permit a
side yard setback of 43 ft. in lieu of the required 50 ft.
for an addition.

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):

David J. Rosen
Name - Type or Print

Signature

Kelli M. Rosen
Name - Type or Print

Signature

1804 Shawan Valley Ln. 410-560-5707
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

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. 201-0240-A

REV 10/25/01

Reviewed By BK Date 2/14/11

Estimated Posting Date 2/27/11

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 1804 Shawan Valley Lane
Address
Kestertown MD 21136
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 Construct An Addition To the east side of our house. The Addition is Proposed To be 42' x 16'. The Side yard Setback is 50' And we need to encroach the setback by 7'. Currently the home is 59' From the Property Line.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
David J. Rosen
Name - Type or Print

[Signature]
Signature
Kelli M. Rosen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of Dec, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David J Rosen and Kelli M Rosen
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires

A. JOHN DAVIS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 2, 2011

**VARIANCE APPLICATION
ZONING DESCRIPTION**

ZONING DESCRIPTION FOR 1804 SHAWAN VALLEY LANE

Beginning at a point on the **Northwest** side of **Shawan Valley Lane** which is **50 feet** wide at the distance of **425 Feet West** of the centerline of the nearest improved intersecting street **Falls Road** which is **20 Feet** wide. Being Lot **#34, Plat #2, Section #1** in the subdivision of **Shawan Valley Road** as recorded in Baltimore County Plat **Book #37, Folio #56** containing **1.55 acres**. Also known as **1804 Shawan Valley Lane** and located in the **8th** Election District **2nd** Councilmanic District.

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

No. **647**

Date: _____

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount

Total: _____

Rec From: _____

For: _____

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2011 0240 A

Address: 1804 Shawan Valley Lane

Petitioner(s): Rosen

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Martha Lessner
Name - Type or Print

() Legal Owner OR (☒) Resident of
Shawan Valley 13024 Heil Mann Dr.
Address

Reisterstown MD 21136
City State Zip Code

410 804 2080
Telephone Number

which is located approximately 500 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Martha Lessner 3/11/11
Signature Date

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

No.

65934

Date:

3/11/11

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/11/2011 3/11/2011 13:55:17 8

REG M804 WALKIN SHIL SAH
 RECEIPT # 486308 3/11/2011 OFLN
 Dept 5 528 ZONING VERIFICATION
 CF NO. 065934

Recpt Tot \$60.00
 \$60.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						60.00

Total: **60.00**

Rec From: *Kerrie & Martha Lesser*

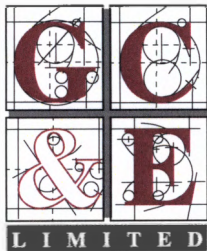
For: *Case 2011-0240 A Rosen*
1804 Sparrow Valley Lane.

DISTRIBUTION

CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case #2011-0240-A

PETITIONER: David & Kelli Rosen

DATE OF CLOSING: 3/14/11

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

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

(see page 2 for full size photo)

LOCATION:

1804 Shawan Valley Lane

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: 2/21/11

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2011-0240-A

To permit a side yard setback of 43 feet in
lieu of the required 50 feet for an addition

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON March 14, 2011

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL. 410-887-3381

HEARINGS ARE HANDICAPPED ACCESSIBLE

1804

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 22, 2011 Issue - Jeffersonian

Please forward billing to:
David & Kelli Rosen
1804 Shawan Valley Lane
Reisterstown, MD 21136

410-560-5707

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0240-A

1804 Shawan Valley Lane

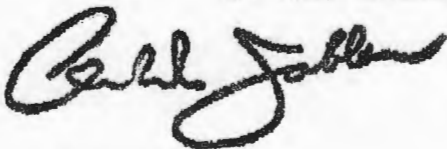
N/side of Shawan Valley Lane, 425 feet west of centerline of Falls Road

8th Election District – 2nd Councilmanic District

Legal Owners: David & Kelli Rosen

Variance to permit a side yard setback of 43 feet in lieu of the required 50 feet for an addition.

Hearing: Tuesday, April 5, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
104 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 16, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0240-A

1804 Shawan Valley Lane

N/side of Shawan Valley Lane, 425 feet west of centerline of Falls Road

8th Election District – 2nd Councilmanic District

Legal Owners: David & Kelli Rosen

Variance to permit a side yard setback of 43 feet in lieu of the required 50 feet for an addition.

Hearing: Tuesday, April 5, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
104 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Rosen, 1804 Shawan Valley Lane, Reisterstown 21136
Martha Lessner, 13024 Heil Manor Drive, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 21, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0240 -A

Address 1804 Shawan Valley Lane

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/14/11

Posting Date: 2/27/11

Closing Date: 3/14/11

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, 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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0240 -A

Address 1804 Shawan Valley Lane

Petitioner's Name David & Kelli Rosch

Telephone 410-560-5707

Posting Date: 2/27/11

Closing Date: 3/14/11

Wording for Sign: To Permit a side yard setback of 43 ft. in lieu of the
required 50 ft. for an addition.

WCR - Revised 7/7/08

**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: 2011-0240-A

Petitioner: David & Kelli Rosen

Address or Location: 1804 SHAWAN VALLEY LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: David & Kelli Rosen

Address: 1804 SHAWAN VALLEY LANE
REISTERSTOWN MD 21136

Telephone Number: 410.560.5707



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Closing
3/14/11
Adm Van

Date: MARCH 1, 2011

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

RE: Baltimore County
Item No 2011-0240-A
1804 SHAWAN VALLEY RD
ROSEN 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. 2011-0240-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
Access Management 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: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2011
Item Nos. 2011- 218, 236, 237, 238,
239, 240, 242, 243, 244 and 245

DATE: February 28, 2011

*Adm. Var
Closing
3/14/11*

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02282011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

February 22, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **February 22, 2011**

Item No.:

Administrative Variance: 2011-0236A, 2011-0239A - 0240A, 2011-0244A

Special Hearing: 2011-0237-SPH, 2011-0238-SPHA, 2011-0242-SPH

Variance: 2011-0238SPHA, 2011-0243A, 2011-0245A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

1804 Shawan Valley Lane

Proposed Addition



1802 Shawan Valley Lane

1804 Shawan Valley Lane



Proposed Addition

1804 Shawan Valley Lane



Proposed Addition

#0204

1806 Shawan Valley Lane



1804 Shawan Valley Lane

#0804

1804 Shawan valley lane



1802 Shawan valley lane

#0204

1600013625 Lot # 54

Pt. Bk. 37 Folio 57
Pt. Bk./Folio # 037057

1600013786 Lot # 30

Pt. Bk./Folio # 037055

Lot # 57

1600013626
Pt. Bk. 37, Folio 55

1600013787 Lot # 31

13002

1600013624 Lot # 53

1600013792
Lot # 36

1600013789 Lot # 33

Lot # 32
1600013788

1800

041B3

RC 5

Lot # 34 Pt. Bk. 37, Folio 56
1600013790

PDM # 080189

1802

NW 17-E

2 CD

8 ED

Pt. Bk./Folio # 037056

1804

19760115

1600013791 Lot # 35

1806

SHAWAN VALLEY LN

1801

1600013775
Lot # 19

1809

1600013782

Pt. Bk./Folio # 047003

Pt. Bk. 47, Folio 3
1900000689 Lot # 18A

RC 4

1600013772 Lot # 16

Lot # 18A

050B1

1600013776

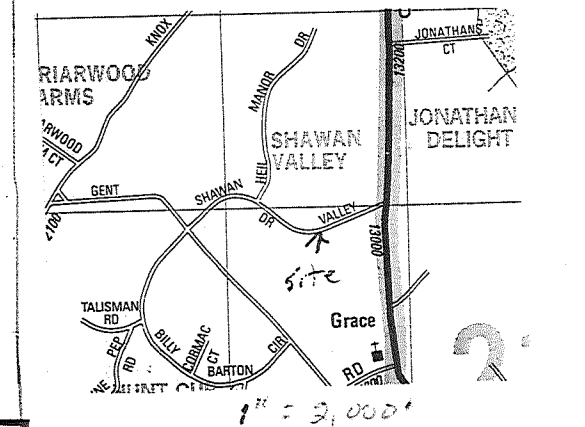
Lot # 20

Lot # 27

0204

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SUSAN COSTELLO LOT 33 TAX 1600013789
 Robert & Janice Thommen
 21262/067



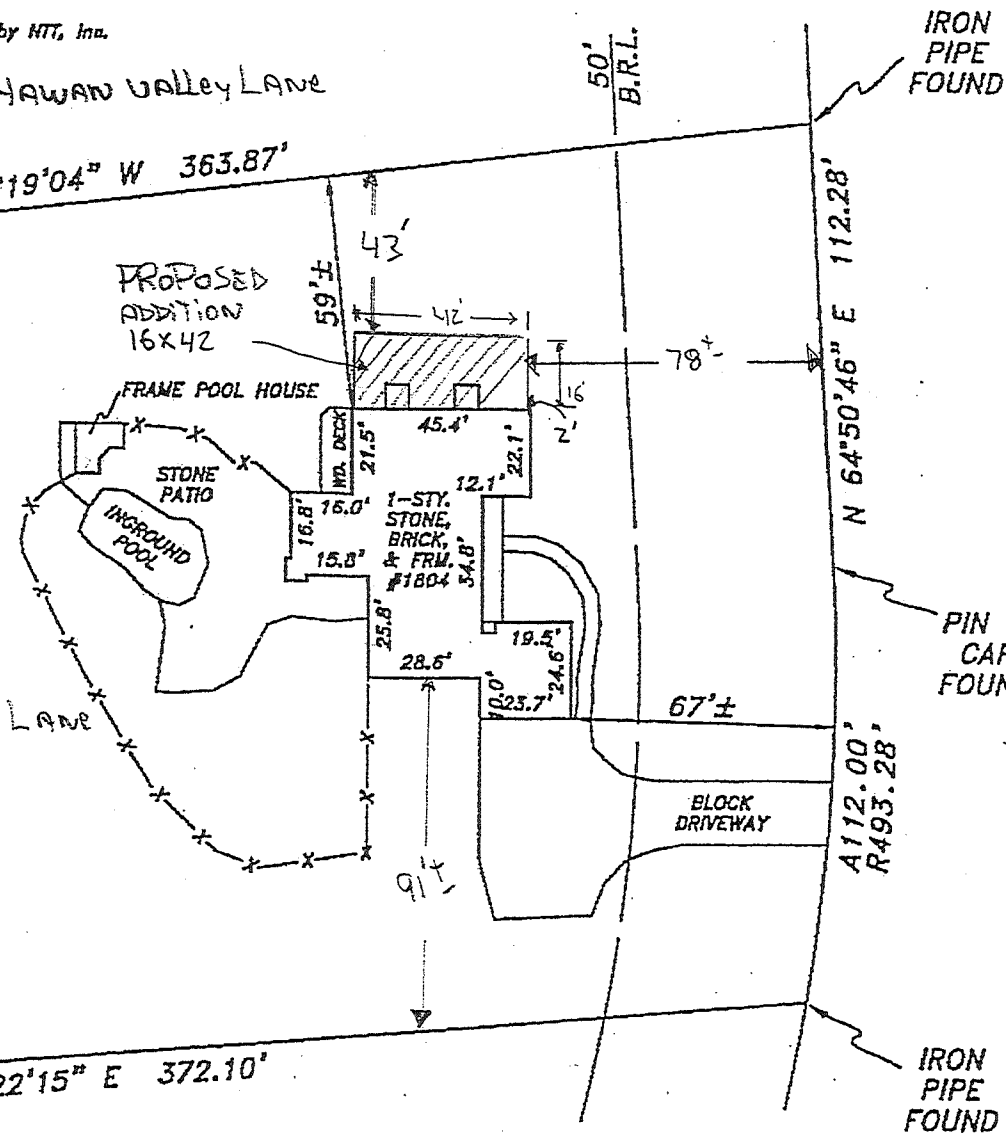
- NOTES:
- 1) B.R.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by HTI, Inc.
 - 2) Building line and/or Flood Zone Information is subject to the interpretation of the originator.
 - 3) HTI, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 - 4) Property markers NOT found, or guaranteed by this location.
 - 5) Setback distance accuracy: $\pm 1'$

Kenneth Brown
 Gena Suhomlin Brown Trustee
 1802
 1806 Shawan Valley Lane
 Lot # 35 - 1600013791
 S 21106/519

Lot 33
 1802 SHAWAN VALLEY LANE
 N 28°19'04" W 363.87'

Lot 34
 1804 SHAWAN VALLEY LANE

Lot 35
 1806 SHAWAN VALLEY LANE
 S 26°22'15" E 372.10'



SHAWAN VALLEY LANE
 50' R/W

Subject property is shown in Zone X
 on the FIRM Map of Baltimore County,
 Maryland on Community Panel
 240010 0230 F Effective Sept. 26, 2008

Lot-34, as shown on the Plat of:
 "Section 1, Plat 2, Subdivision Plan, Shawan Valley"
 recorded among the land records of Baltimore County,
 Maryland in Plat Book 37, folio 56
 for the purpose of locating the improvements thereon.

LOCATION DRAWING
 1804 Shawan Valley Drive
 Baltimore County, Maryland
 Election District - 8
 Scale 1" = 50'

Property Address
 1804 Shawan Valley Lane

Subdivision of
 Shawan Valley Road

Plat Book 37 Folio 56
 Lot # 34 Section # 1

OWNER
 David & Kelli ROSEN

Location Information
 Election District 8th
 Councilmanic District 2nd
 Zoning RC-5
 Zoning map # 041B3
 LOT SIZE 1.55 ACRES 67,704 Square Feet

WELL & SEPTIC → YES
 CHESAPEAKE BAY CRITICAL AREA ☒ YES ☒ NO
 100 Year Flood Plain ☐ YES ☒ NO
 Historic Property Building ☐ YES ☒ NO

Reviewed by: *AK* Item # 0240 Case # 2011-0240-A