



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

February 5, 2015

Henry A. and Nicole Lederer
7505 L'Hirondelle Club Road
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 2015-0147-A
Property: 7505 L'Hirondelle Club Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Laura Penza, 401 Woodbourne Avenue, Baltimore, MD 21212

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7505 L'Hirondelle Club Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Henry A. and Nicole Lederer	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0147-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Henry A. and Nicole Lederer ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a garage in the rear yard of an existing single family dwelling with a height of 22 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 14, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 2-5-15

By 

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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, this 5th day of February, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a garage in the rear yard of an existing single family dwelling with a height of 22 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

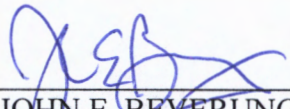
ORDER RECEIVED FOR FILING

Date 2-5-15

By EW

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-5-15

By PD



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 7505 L'Hirondelle Club Road Currently zoned DR-1
Deed Reference 29067 / 00140 10 Digit Tax Account # 0 9 1 2 2 0 4 0 7 0
Owner(s) Printed Name(s) Nicole and Henry Lederer

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 22 feet in lieu of the required 15 feet.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (Indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Henry Lederer / Nicole Lederer

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

7505 L'Hirondelle Club Rd., Towson, MD

Mailing Address City State

21204 / 410.427.5990 / hlederer@mileone.com

Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Laura Penza

Name – Type or Print

Signature

401 Woodbourne Ave. Baltimore, MD

Mailing Address City State

21212 / 410.435.6677 / ltpenza@penzabailey.com

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 18 day of August, 2015, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0147-A

Filing Date 1/8/2015

Estimated Posting Date 1/18/2015

Reviewer M

Rev 5/8/2014

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7505 L'Hirondelle Club Road. Towson, Maryland 21204
Print or Type Address of property City State Zip Code

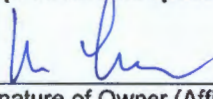
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Due to Practical difficulty, we respectfully request an Administrative Variance to construct a detached accessory garage structure with a 22'-0" maximum roof height in lieu of Baltimore County maximum allowable height of 15'-0".

The new detached garage roof is proposed to visually match the existing attached garage roof, which is a hip roof. The roof pitch is proposed to also match the existing, so that the property structures will be viewed as one property. Ideally, the new garage eave height will match the existing garage eave height where the two structures are closest, and where the structures will be seen together from the pool area (at the Southeast and Northeastern facades).

Additionally, the existing grade has an elevation change of approximately 6'-0" across the rear of the property. The northern facades will be approximately 6'-0" taller, due to the existing grade changes.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Owner (Affiant)

Henry Lederer

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

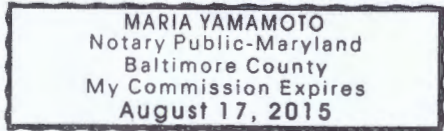
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

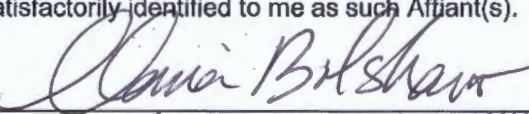
I HEREBY CERTIFY, this 7th day of JANUARY, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: HENRY LEDERER

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

AS WITNESS my hand and Notaries Seal




Notary Public (MARIA YAMAMOTO, COMMISSIONED AS MARIA YAMAMOTO)
AUGUST 17, 2015
My Commission Expires

REV. 5/8/2014

2015-0147-A

ZONING PROPERTY DESCRIPTION
7505 L'Hirondelle Club Road
Towson, Maryland 21204

Beginning at a point on the southeast corner of the property, in the center of L'Hirondelle Club Road, which is 17 feet wide at the distance of 3,300 feet southwest of the nearest improved intersecting street at Ruxton Road, which is approximately 21 feet wide. Refer to Site Plan for property metes and bounds.

Recorded in Baltimore County, this property is zoned DR-1, and is located in the 9th Election District and the 2nd Council District. The property land area is 1.56 acres.

Beginning for the same at the beginning of that land described in a deed dated July 22, 2004 and recorded among the Land Records of Baltimore County in Liber S.M. 20908 folio 459 was conveyed by Henry A. Lederer, IV and Amy Elizabeth Sommers Lederer unto Henry A. Lederer, IV; thence binding on the first through eighth lines of said deed the following eight courses and distances: (1) South 13 degrees 01 minutes East 67.21 feet; thence (2) South 54 degrees 55 minutes East 39 feet; thence (3) South 31 degrees 26 minutes East 35 feet; thence (4) South 05 degrees 17 minutes West 35 feet; thence (5) South 38 degrees 37 minutes West 55 feet; thence (6) North 79 degrees 20 minutes West 10.04 feet; thence (7) South 32 degrees 20 minutes West 120.5 feet; and thence (8) South 85 degrees 13 minutes East 18.56 feet to the beginning of that land described in a deed dated May 21, 1987 and recorded among the Land Records of Baltimore County in Liber S.M. 7548 folio 334 was conveyed by Juliana Clark Watts unto T. Edmund J. Watts; thence binding on the ninth line of said deed S.M. 20908 folio 459 and also on the first line of said deed S.M. 7548 folio 334 (9) North 72 degrees 55 minutes East 201.66 feet; thence binding on part of the tenth line of said deed S.M. 20908 folio 459 and also on all of the second line of said deed S.M. 7548 folio 334 (10) North 83 degrees 26 minutes East 94.16 feet to the center of a twenty foot right-of-way described in a deed dated September 24, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. 1190 folio 79; thence binding on the third and fourth lines of said deed S.M. 7548 folio 334 and also binding in the center of said twenty foot right-of-way the following two courses and distances: (11) South 54 degrees 20 minutes East 17 feet; and thence (12) South 83 degrees 10 minutes East 27.79 feet; thence leaving the outline of said deed S.M. 7548 folio 334, continuing to bind the center of said twenty foot right-of-way and running for new lines of division now made in May of 2009, in, through, over and across that land described in a deed dated February 26, 1999 and recorded among the Land Records of Baltimore County in Liber S.M. 13610 folio 591 was conveyed by William H. Bissell, Jr. and Jane B. Bissell unto Philip L. Smith, II and Lynn K. Smith the following three courses and distances: (13) South 83 degrees 10 minutes East 9.40 feet; thence (14) South 70 degrees 48 minutes East 40.46 feet; and thence (15) South 57 degrees 57 minutes East 50 feet to the end of the third or South 27 degrees 31 minutes East 73.71 foot line of said deed S.M. 13610 folio 591; thence binding reversely on said third line (16) North 27 degrees 31 minutes West 73.71 feet to the beginning of the eleventh line of said deed S.M. 20908 folio 459; thence binding on the eleventh through fifteenth lines of said deed S.M. 20908 folio 459 the following five courses and distances: (17) North 26 degrees 58 minutes 33 seconds West 43.20 feet; thence (18) North 31 degrees 43 minutes West 100 feet; thence (19) North 35 degrees 21 minutes West 50 feet; thence (20) North 45 degrees 34 minutes West 50.35 feet; and thence (21) North 85 degrees 47 minutes West 218.80 feet to the place of beginning. Containing 1.56 acres of land, more or less.

Additional Baltimore County Data:

GIS Map Tile Number (200 scale) = 069B2

GIS Map Tile Number (600 scale) = 69

Grid = 0015

Parcel = 0955

Key Sheet = One

Position Sheet = 35NW 7

Old ADC Map Grid 26G7, 26G8

Property Description Information compiled by

Penza Bailey Architects

January 08, 2015

2015-0147-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 1/13/2015
Case Number: 2015-0147-A
Petitioner / Developer: NICOLE & HENRY LEDERER
Date of Hearing (Closing): FEBRUARY 2, 2015

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:
7505 L'HIRONDELLE CLUB ROAD

The sign(s) were posted on: JANUARY 14, 2015



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)



KEVIN KAMENETZ
County Executive

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

February 3, 2015

Henry & Nicole Lederer
7505 L'Hirondelle Club Road
Towson MD 21204

RE: Case Number: 2015-0147 A, Address: 7505 L'Hirondelle Club Road

Dear Mr. & Ms. Lederer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 8, 2015. 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: jaw

Enclosures

c: People's Counsel
Laura Penza, 401 Woodbourne Avenue, Baltimore MD 21212

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 1/14/15

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

RE: Baltimore County
Item No. 2015-0147-A
Administrative Variance
Henry & Nicole Ledener
7505 L'Hirondelle Club Road

Dear Ms. Lewis:

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. 2015-0147-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 14, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For January 19, 2015
Item No. 2015-0140, 0141, 0143, 0144, 0146 and 0147

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC01192015--.doc

M E M O R A N D U M

DATE: March 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0147-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 9, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

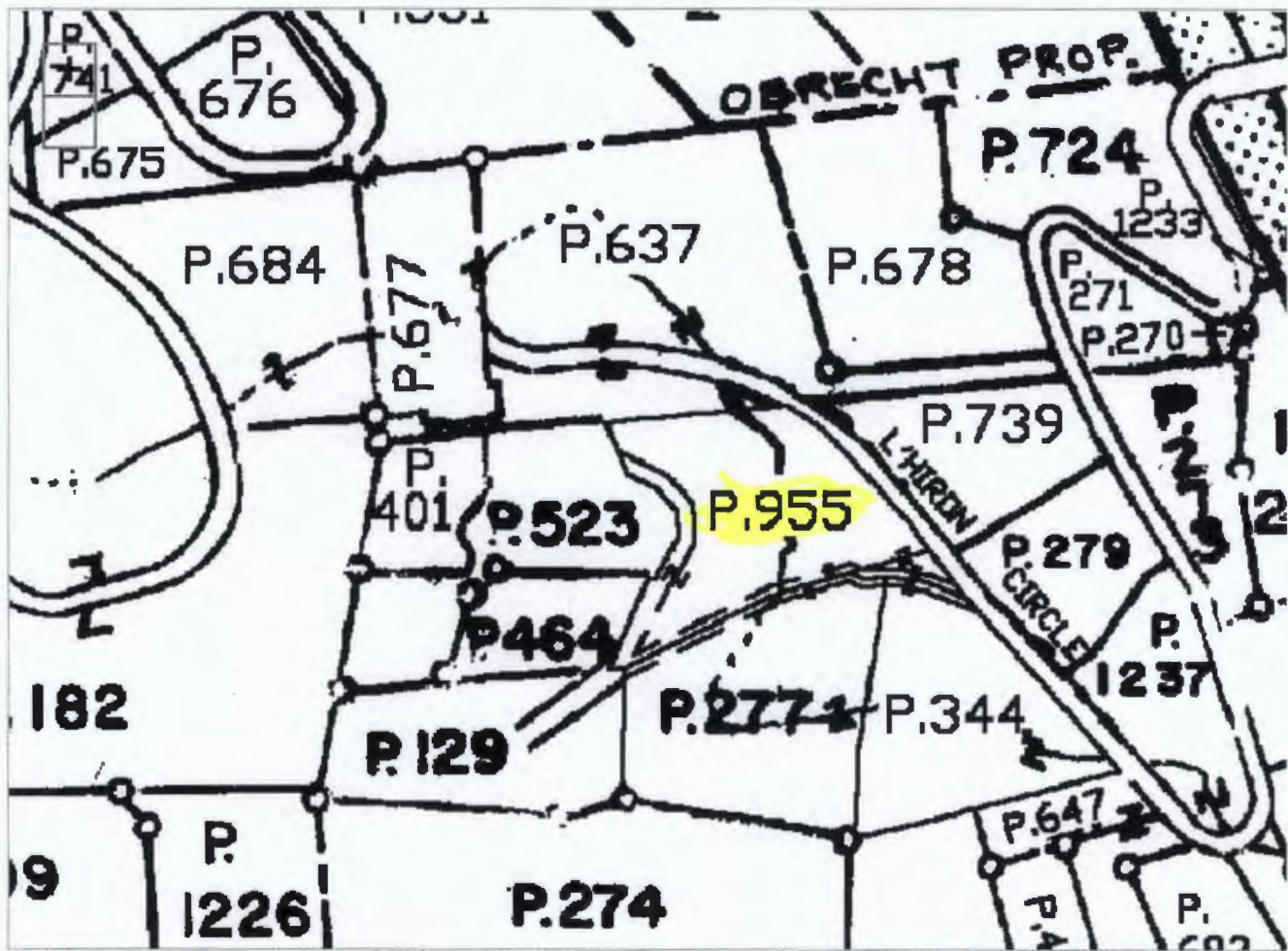
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-14</u>	by: <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w4)					Guide to searching the database				
Search Result for BALTIMORE COUNTY									
View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0912204070							
Owner Information									
Owner Name:		LEDERER HENRY A 4TH			Use:		RESIDENTIAL		
Mailing Address:		7505 LHIRONDELLE CLUB RD BALTIMORE MD 21204-6418			Principal Residence:		YES		
					Deed Reference:		/29067/ 00140		
Location & Structure Information									
Premises Address:		7505 LHIRONDELLE CLUB RD 0-0000			Legal Description:		1.56 AC 7505 LHIRONDLE CLB RD SW 3300FT OF RUXTON RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0069	0015	0955		0000				2014	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1967		6,570 SF				1.5600 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2 1/2	YES	STANDARD UNIT	BRICK	3 full/ 2 half	1 Attached				
Value Information									
		Base Value		Value As of 01/01/2014		Phase-In Assessments As of 07/01/2014		As of 07/01/2015	
Land:		290,400		290,400					
Improvements		548,500		404,500					
Total:		838,900		694,900		694,900		694,900	
Preferential Land:		0						0	
Transfer Information									
Seller: LEDERER HENRY A,4TH				Date: 10/29/2004		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /29067/ 00140		Deed2:			
Seller: LEDERER HENRY A,4TH				Date: 01/10/1989		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /08380/ 00214		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 07/22/2009									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 09 Account Number: 0912204070



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait.

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ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0147 -A Address 7505 L'Hirondelle Club Road
Contact Person: LEONARD W. SIKOWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/8/15 Posting Date: 1/18/15 Closing Date: 2/2/15

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

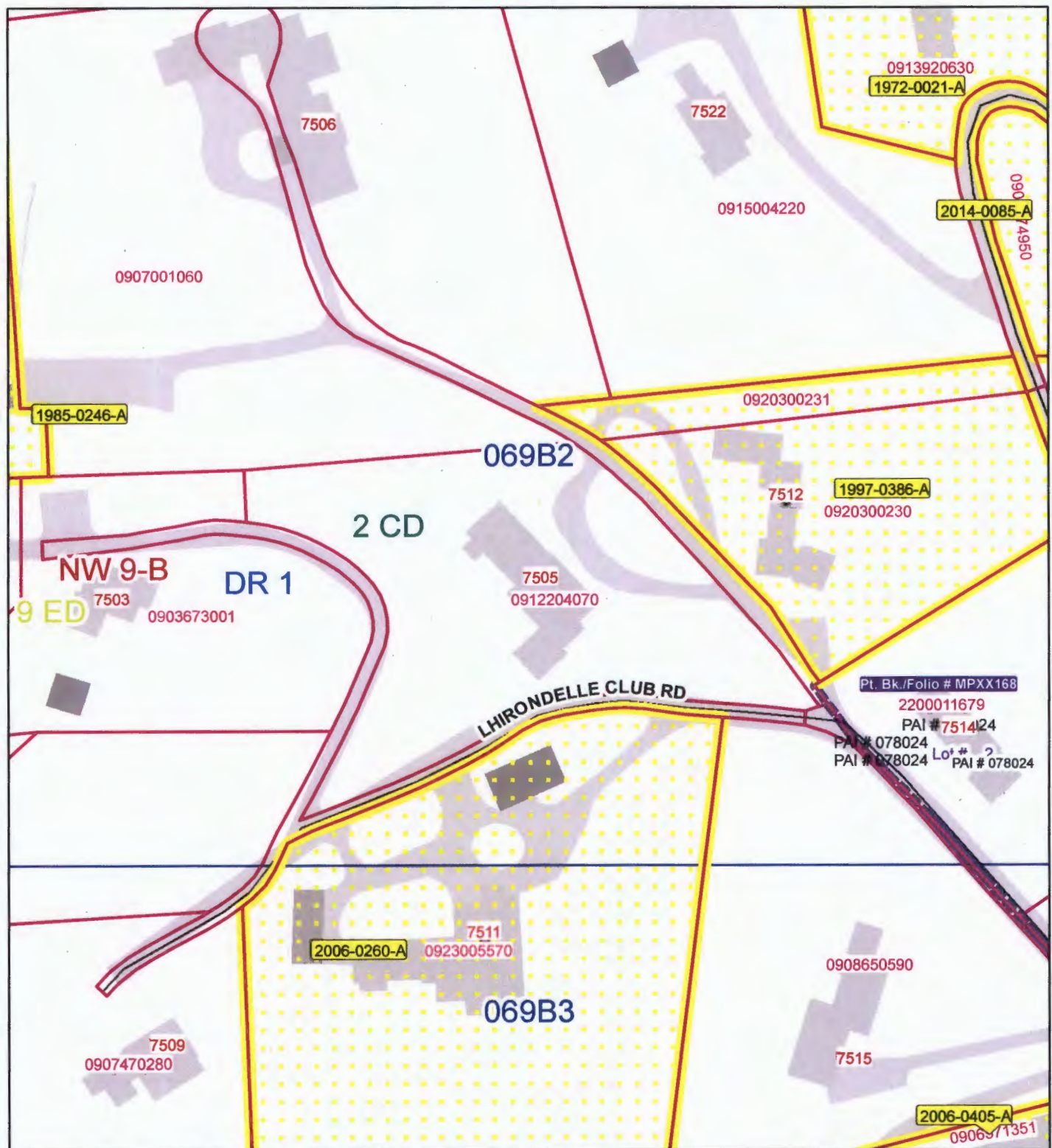
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0147 -A Address 7505 L'Hirondelle Club Road
Petitioner's Name Nicole & Henry Lederer Telephone 410-427-5990
Posting Date: 1/18/15 Closing Date: 2/2/15
Wording for Sign: _____

To permit a garage in the rear yard of an existing single family with a height of 22 feet in lieu of the required 15 feet.

Revised 7/18/14

7505 L' Hirondelette Club Road 2015-0147-A



Publication Date: 1/8/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



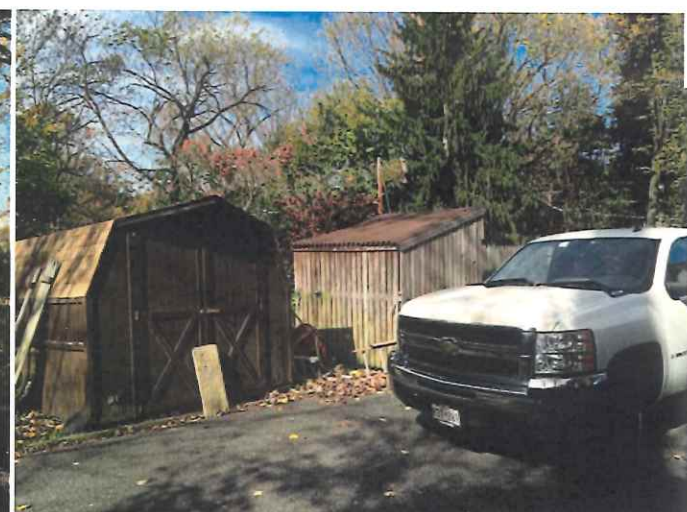
A. EXISTING RESIDENCE



B. EXISTING GARAGE



C. EXISTING GARAGE



D. EXISTING POOL EQUIPMENT STORAGE (RIGHT SHED)



E. ADJACENT NEIGHBOR GARAGE (RIGHT SIDE) - 26'-0" HIGH



F. AREA OF PROPOSED CHANGES



G. AREA OF PROPOSED CHANGES



H. AREA OF PROPOSED CHANGES

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
1-410-432-4071 | 1-410-432-4044
www.penza.bailey.com

SCHEMATIC DESIGN

LEDERER GARAGE

7505 L'Hirondelle Club Road, Towson, MD 21204

PROJECT NO.: 14047

SITE PHOTOS

SCALE:

DATE: JANUARY 8, 2014

Z-03

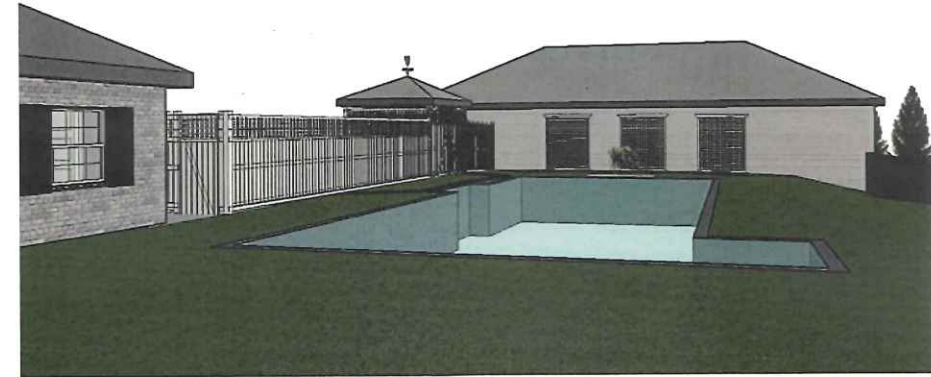
0147-A



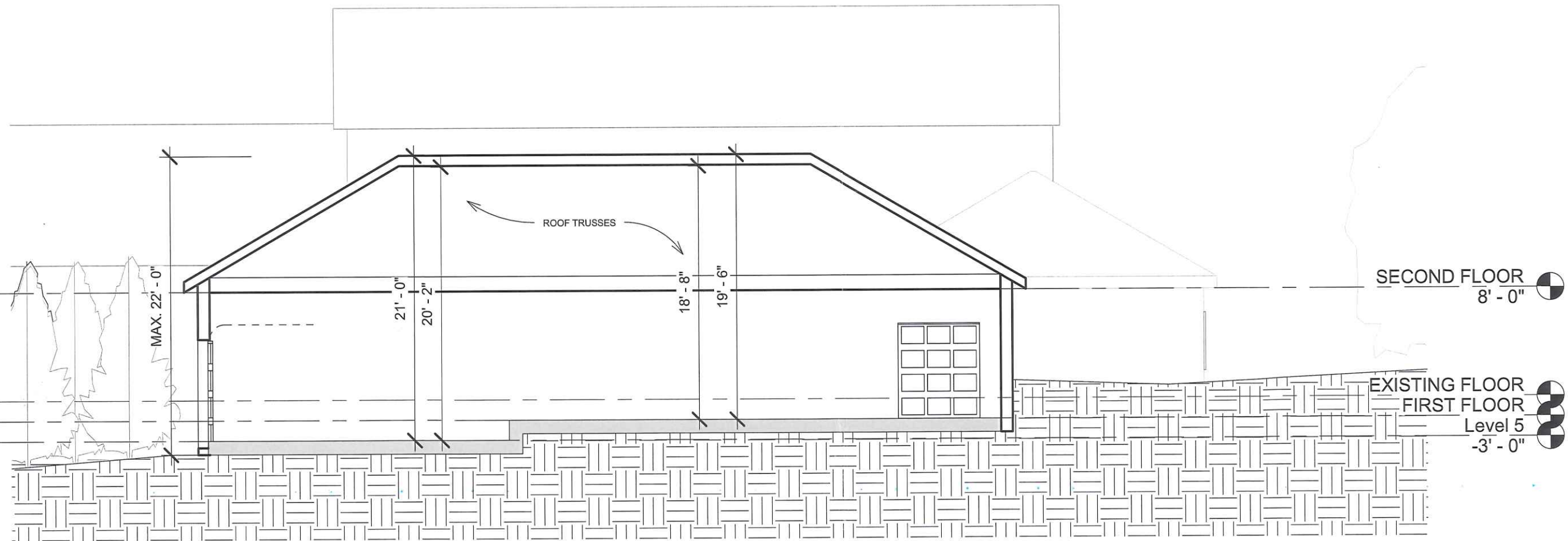
① SOUTH ELEVATION



② WEST ELEVATION



③ NORTH ELEVATION



④ Section 1
1/8" = 1'-0"

0147-A

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-4627 F 410-435-4848
www.PenzaBailey.com

SCHEMATIC DESIGN

LEDERER GARAGE

7505 L'Hirondelle Club Road, Towson, MD 21204

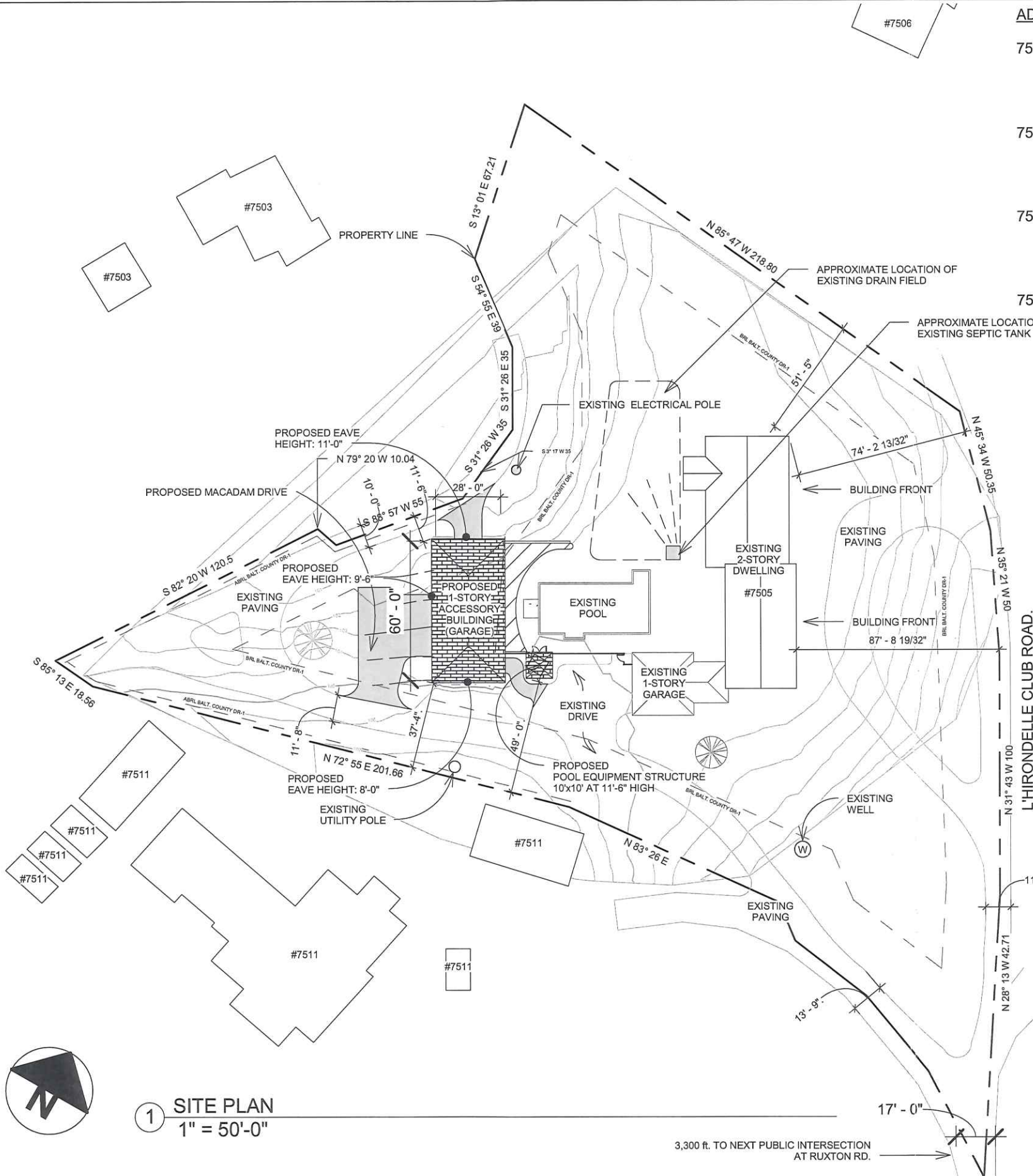
PROJECT NO.: 14047

ELEVATIONS AND
SECTIONS

SCALE: 1/8" = 1'-0"

DATE: JANUARY 8, 2014

Z-02



ADJACENT PROPERTIES:

7503 L'HIRONDELLE CLUB RD.
OWNER: Gordon and Jane Croft
PARCEL: 0523
TAX #: 0903673001

7506 L'HIRONDELLE CLUB RD.
OWNER: Polly Behrens
PARCEL: 0637
TAX #: 0907001060

7511 L'HIRONDELLE CLUB RD.
OWNER: Richard and Juliana Watts
PARCEL: 0277
TAX #: 0923005570

7512 L'HIRONDELLE CLUB RD.
OWNER: Richard and Amy Sarver
PARCEL: 0739
TAX #: 0920300230



ZONING HEARING PLAN FOR:
VARIANCE X SPECIAL USE

ADDRESS: 7505 L'Hirondelle Club Rd.
Towson, MD 21204

OWNERS NAME: Nicole and Henry Lederer

10 DIGIT TAX #: 0912204070
TAX MAP #: 0069
DEED REF. #: 29067/00140

PARCEL #: 0955
GIS TILE #: 069B2

ZONING MAP #: 069B2

SITE ZONED: DR 1
ELECTION DISTRICT: 09
COUNCIL DISTRICT: 02
LOT AREA ACREAGE: 1.56 AC
HISTORIC? NO
IN CBCA? NO
IN FLOOR PLAIN? NO

SITE INFORMATION TAKEN FROM:

EXISTING CONDITIONS
SITE SURVEY - 10/09/14
LITTLE & ASSOCIATES, INC.
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MD 21286

PROPERTY METES AND BOUNDS
DOLLENBERG BROTHERS
SURVEYORS& CIVIL ENGINEERS
709 WASHINGTON AVE.
TOWSON, MD 21204

BALTIMORE COUNTY GIS MAP - 2015

UTILITIES
WATER IS: PUBLIC PRIVATE X
SEWER IS: PUBLIC PRIVATE X

PRIOR HEARING? Y N X

2015-0147-A

PENZA + BAILEY
ARCHITECTS
401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-4671 F 410-435-4666
www.PenzaBailey.com

SCHEMATIC DESIGN
LEDERER GARAGE

DRAWN BY: AK
CHECKED BY: LTP
PROJECT NO.: 14047

ZONING HEARING PLAN

SCALE: 1" = 50'-0"

DATE: JANUARY 8, 2014

Z-01

Per. Exh. 1

ADJACENT PROPERTIES:

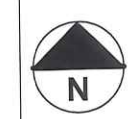
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PARCEL: 0739
TAX #: 0920300230

VICINITY MAP



ZONING HEARING PLAN FOR:
VARIANCE X SPECIAL USE

ADDRESS: 7505 L'Hirondelle Club Rd.
Towson, MD 21204

OWNERS NAME: Nicole and Henry Lederer

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TAX MAP #: 0069
DEED REF. # 29067/00140

PARCEL # 0955
GIS TILE # 069B2

ZONING MAP #: 069B2
SITE ZONED: DR 1
ELECTION DISTRICT: 09
COUNCIL DISTRICT: 02
LOT AREA ACREAGE: 1.56 AC
HISTORIC? NO
IN CBCA? NO
IN FLOOR PLAN? NO

UTILITIES
WATER IS: PUBLIC PRIVATE X
SEWER IS: PUBLIC PRIVATE X

PRIOR HEARING? Y N X

2015-0147-A

SITE INFORMATION TAKEN FROM:

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BALTIMORE COUNTY GIS MAP - 2015

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SCHEMATIC DESIGN
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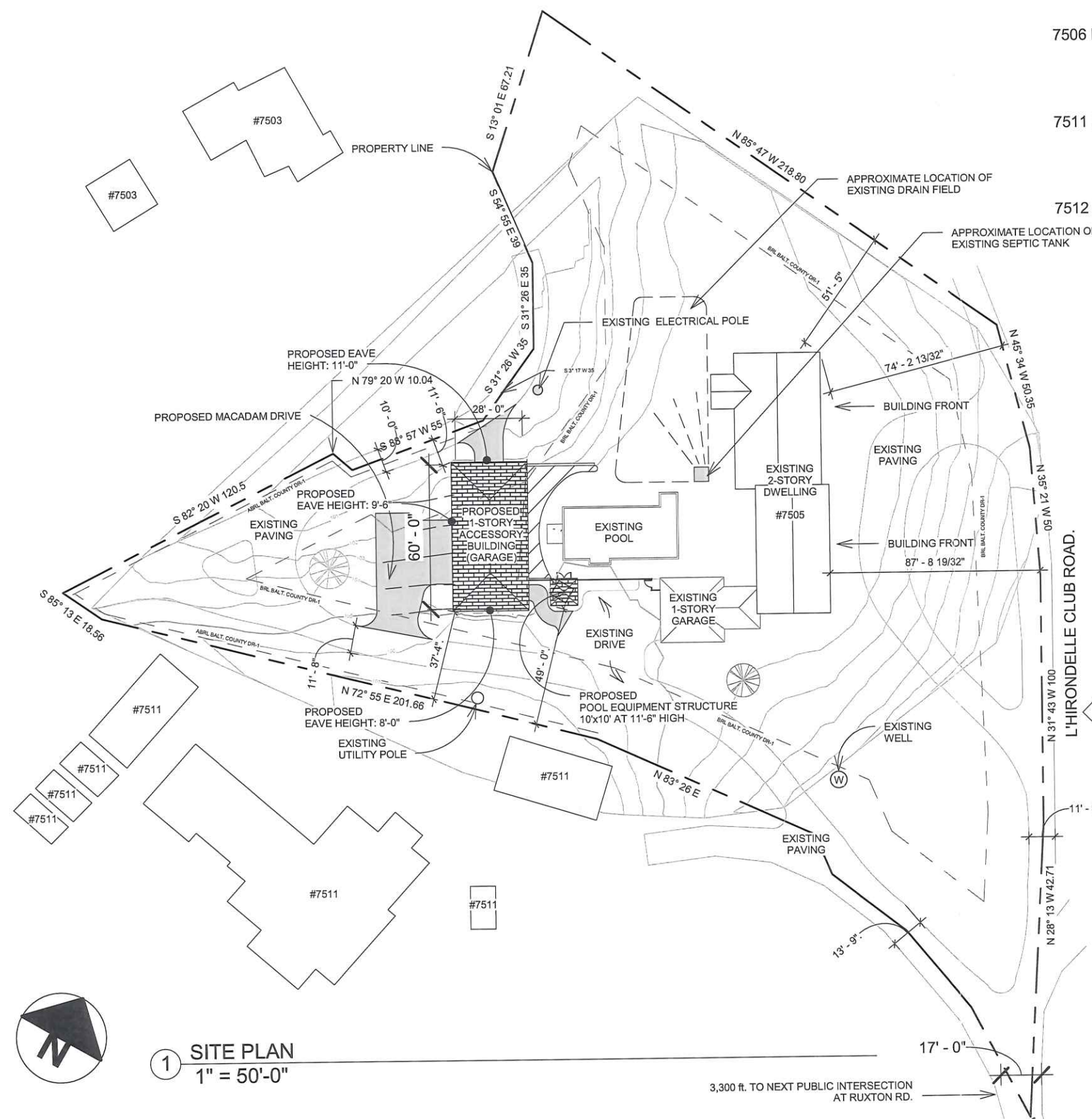
DRAWN BY: AK
CHECKED BY: LTP
PROJECT NO.: 14047

ZONING HEARING PLAN

SCALE: 1" = 50'-0"

DATE: JANUARY 8, 2014

Z-01



1 SITE PLAN
1" = 50'-0"

3,300 ft. TO NEXT PUBLIC INTERSECTION
AT RUXTON RD.

POB