

M E M O R A N D U M

DATE: January 20, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0095-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 19, 2016. 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

IN RE: PETITION FOR VARIANCE

(3 Jameson Lane)
2nd Election District
2nd Council District
Karlene Jacobs
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2016-0095-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Karlene Jacobs, owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §432A.1.C.1 & 2 to permit parking spaces to be located in the front yard in lieu of the required rear yard and in the side yard 3 ft. from the property line in lieu of the required 10 ft.. A site plan was marked as Petitioner's Exhibit 1.

Karlene and Michael Jacobs appeared in support of the petition. Mr. and Mrs. Custis, neighbors, attended the hearing and opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 7,754 square feet and is zoned DR 3.5. The property is improved with a single family dwelling, which Petitioner has owned for approximately 20 years. Petitioner proposes to operate a 4-bed Assisted Living Facility (ALF) in the residence, but requires variance relief before she can seek further county and state approvals.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate

ORDER RECEIVED FOR FILING

Date 12-18-15

By SW

- variance relief; and
(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

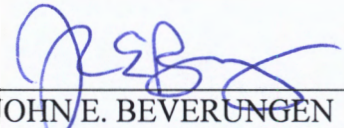
Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has not met this test. There was no evidence presented at the hearing to establish that the property is unique, and based on the site plan it would appear as if the Petitioner's property is similar in size and configuration to other homes in the community.

THEREFORE, IT IS ORDERED, this 18th day of **December, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §432A.1.C.1 & 2 to permit parking spaces to be located in the front yard in lieu of the required rear yard and in the side yard 3 ft. from the property line in lieu of the required 10 ft., be and is hereby DENIED.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 12-18-15

By DW



KEVIN KAMENETZ
County Executive

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

December 18, 2015

Karlene Jacobs
10009 Village Green
Woodstock, Maryland 21163

RE: Petition for Variance
Case No. 2016-0095-A
Property: 3 Jameson Lane

Dear Ms. Jacobs:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mr. and Mrs. Terry Custis, 5 Jameson Lane, Baltimore, MD 21208



PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law of Baltimore County for the property located at:
 Address 3 Jameson Ln Pikesville MD 21163 which is presently zoned DR 3.5
 Deed References: _____ 10 Digit Tax Account # 2000007591
 Property Owner(s) Printed Name(s) Karlene Jacobs

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. _____ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s) 432A.1.C.1 & 2, BCZR, TO PERMIT PARKING SPACES TO BE LOCATED IN THE FRONT YARD AND IN THE SIDE YARD 3ft. FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 10ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0095-A

Filing Date 10/14/15

Do Not Schedule Dates: _____

Reviewer JCM

Property description (Subdivision Lot) 3 JAMESON LANE

Being Lot # 31, Block B, Section # N/A

In the subdivision of Julian Woods as recorded in Baltimore County

Plat Book # 55 , Folio # 123

Containing 7,754 square Feet located in the Election District 2 and

Council District 2 , ON THE EAST SIDE OF JAMESON LANE.
100ft. ± N. of E OF STREAMWOOD DR.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2016-0095-A

Petitioner: KARLENE JACOBS

Address or Location: 3 JAMESON LN., PIKESVILLE, MD. 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name: KARLENE JACOBS

Address: 10009 VILLAGE GREEN

WOODSTOCK, MD. ~~21166~~ 21163

Telephone Number: 410-979-2176

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

No. **127331**

Date: **10-14-15**

PAID RECEIPT

BUSINESS ACTUAL TIME DEPT

10/15/2015 10/14/2015 15:30:13 1

REG #001 WALTON LORIS LJR

RECEIPT # 1000070 10/14/2015 OFLW

5 500 JUDICIAL VERIFICATION

NO. 11771

Receipt for 1500.00

1500.00 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.-

Total: **500.-**

Rec From: **KARLENE JACORS**

For: **2016-0095-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3762846

Sold To:

Karlene Jacobs - CU00505057
10009 Village Green Dr
Woodstock, MD 21163-1148

Bill To:

Karlene Jacobs - CU00505057
10009 Village Green Dr
Woodstock, MD 21163-1148

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Nov 24, 2015

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: # 2016-0095-A	
3 Jameson Lane	
E/s Jameson Lane, 100 ft. north of Streamwood Drive	
2nd Election District - 2nd Councilmanic District	
Legal Owner(s) Karlene Jacobs	
Variance: to permit parking spaces to be located in the front yard and in the side yard 3 feet from the property line in lieu of the required 10 feet.	
Hearing: Friday, December 18, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.	
JT 11/793 November 24	3762846

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



KEVIN KAMENETZ
County Executive

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

November 3, 2015

NOTICE OF ZONING HEARING

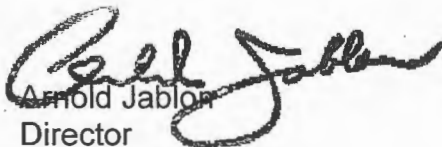
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CASE NUMBER: 2016-0095-A

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E/s Jameson Lane, 100 ft. north of Streamwood Drive
2nd Election District – 2nd Councilmanic District
Legal Owners: Karlene Jacobs

Variance to permit parking spaces to be located in the front yard and in the side yard 3 feet from the property line in lieu of the required 10 feet.

Hearing: Friday, December 18, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Karlene & Michael Jacobs, 10009 Village Green, Woodstock 21163

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 28, 2015**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 24, 2015 Issue - Jeffersonian

Please forward billing to:
Karlene Jacobs
10009 Village Green
Woodstock, MD 21163

410-979-2176

NOTICE OF ZONING HEARING

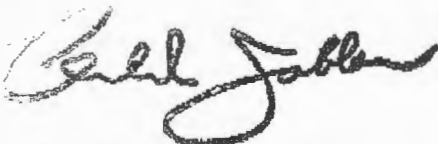
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
3 Jameson Lane; E/S Jameson Lane,
100' N of Streamwood Drive
2nd Election & 2nd Councilmanic Districts
Legal Owner(s): Karlene Jacobs
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-095-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all documentation filed in the case.

RECEIVED

OCT 22 2015

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 22nd day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Michael Jacobs, 10009 Village Green, Woodstock, Maryland 21163, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2016-0095-A

RE: Case No.: _____

Petitioner/Developer: _____

Karlene Jacobs

December 18, 2015

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

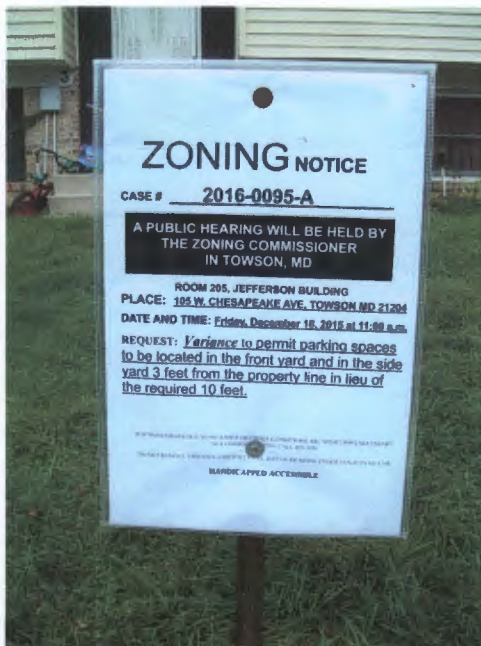
Ladies and Gentlemen:

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: _____

3 Jameson Lane

November 28, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 28, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

December 18, 2015

To Whom It May Concern :

Please excuse Ms. Linda Custis from work to attend an administrative hearing located at 105 West Chesapeake Avenue, Towson, MD, 21204

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

Case No.: 2016-0095-A

Exhibit Sheet

Petitioner/Developer

Protestant

EW 1-20-16

EW 12-18-15

No. 1	site plan	Petition signed by neighbors
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

HOMEOWNERS OF THE JULIAN WOODS ESTATES, STREAMWOOD ROAD, AND JAMESON LANE

A ZONING ORDINANCE WAS PLACED IN THE FRONT YARD OF # 3 JAMESON LANE TO ALLOW PARKING ON THE RIGHT SIDE OF THE DRIVEWAY TO EXTEND IT 3 FEET AND TO PROVIDE HANDICAP PARKING ACCESSIBILITY. THE OWNER STATED," HER INTENT IS TO OPEN A RESIDENTIAL BUSINESS FOR THE ELDERLY."

THE RESIDENTS OF JAMESON LANE ARE IN OPPOSITION TO A BUSINESS OF ANY KIND IN THEIR RESIDENTIAL NEIGHBORHOOD. IT DECREASES PROPERTY VALUE, INCREASES TRAFFIC, AND ACTIVITY. WE ARE ALSO CONCERNED ABOUT THE POOR UPKEEP OF THE PROPERTY, UNCUT GRASS, DEAD TREES , PILE UP OF TRASH, ARTICLES HANGING OUT OF BACK WINDOW, RENTING OCCUPANTS SMOKING MARIJUANA, UNWANTED VISITORS, HOUSE RAIDED BY BALTIMORE COUNTY POLICE, AND THEFT OF PERSONAL PROPERTY. INSTEAD OF THE OWNER, TAKING THE RESPONSIBILITY OF TALKING WITH RENTING OCCUPANTS ABOUT THE COMPLAINTS RECEIVED, CREATED A HOSTILE ENVIRONMENT AMONGST THE NEIGHBORS.

THE HEARING FOR THIS ZONING ORDINANCE IS DECEMBER 18, 2015 AT 11:00AM AT THE BALTIMORE COUNTY COURTHOUSE. IF YOU ARE IN DISAGREEMENT WITH THIS ORDINANCE, PLEASE SIGN BELOW.

Ed C. Crawley Jr.
Rachel A. Crawley
Shauna M. Mays
Daryl B. Bove
Walter Keiser
Shawn Spivey
Andrew John D.
Mr. Timothy Moxey
Monica Moxey
Yasmin Albut
A. Denise White
Magarene R. Bond

PROTESTANT' S

EXHIBIT NO. 1

Roderick K Russell
Jenny Cusko
Jenny Cusko
Lillian Cooper
Loose Cope
Donita Vaughan
Carl Vaughan
Jeffrey Blom
Joy Blom

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>10/23</u>	DEPS (if not received, date e-mail sent _____)	<u>no Obj</u>
_____	FIRE DEPARTMENT	_____
<u>11/2</u>	PLANNING (if not received, date e-mail sent _____)	<u>no Obj</u>
<u>10/21</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>11/24/15</u>	
SIGN POSTING	Date: <u>11-28-15</u> by <u>Black</u>	
<u>Called Michael Jacobs - 12/17/15 will e-Mail</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		



KEVIN KAMENETZ
County Executive

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

December 9, 2015

Karlene Jacobs
10009 Village Green
Woodstock MD 21163

RE: Case Number: 2016-0095 A, Address: 3 Jameson Lane

Dear Ms. Jacobs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 14, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michael Jacobs, 1009 Village Green, Woodstock MD 21163

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/21/15

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

RE: Baltimore County
Item No. 2016-0095-A
Variance
Korlene Jacobs
3 Jameson Lane

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. 2016-0095-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

12/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 3 Jameson Lane

NOV 03 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 16-095

Petitioner: Karlene Jacobs

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to permit parking spaces to be located in the front yard and in the side yard 3 feet from the side property line in lieu of the required 10 feet.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Division Chief: Kerry Gablebach
AVA/KS

C: Troy Leftwich

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 23 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 23, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0095-A
Address 3 Jameson Lane
(Jacobs Property)

Zoning Advisory Committee Meeting of October 19, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-23-2015

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0095

DATE: October 22, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

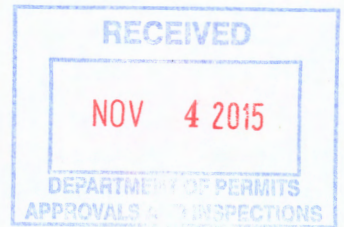
A change of use requires submission of a Landscape Plan. Parking shall be screened from adjacent residences and street trees are required.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0095-10192015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3 Jameson Lane

INFORMATION:

Item Number: 16-095

Petitioner: Karlene Jacobs

Zoning: DR 3.5

Requested Action: Variance

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For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Division Chief:
AVA/KS

Kathy C. L. [Signature]

C: Troy Leftwich

Real Property Data Search (w1)

Guide to searching the database

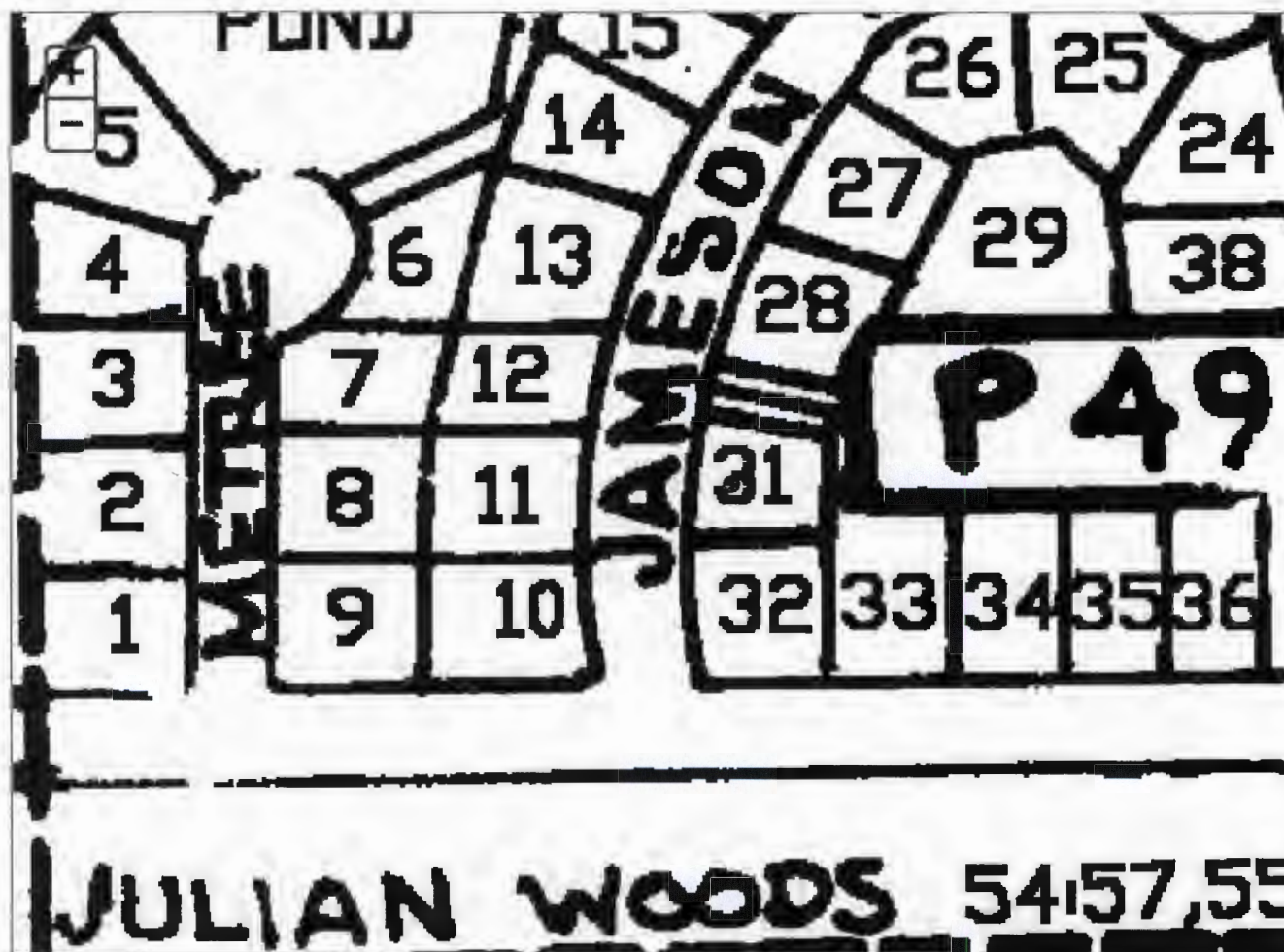
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2000007590			
Owner Information					
Owner Name:	CUSTIS TERRY M CUSTIS LINDA		Use:	RESIDENTIAL YES	
Mailing Address:	5 JAMESON LANE BALTIMORE MD 21208		Principal Residence:	Deed Reference: /10866/ 00739	
Location & Structure Information					
Premises Address:		5 JAMESON LN 0-0000		Legal Description:	.307 AC 5 JAMESON LANE JULIAN WOODS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0077	0005	0049		0000	B 30 2016 0055/0123
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1989	1,664 SF		13,504 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		63,500	63,500		
Improvements		118,800	118,800		
Total:		182,300	182,300	182,300	
Preferential Land:		0			
Transfer Information					
Seller: MUGUERZA JOSE L		Date: 12/13/1994		Price: \$124,944	
Type: ARMS LENGTH IMPROVED		Deed1: /10866/ 00739		Deed2:	
Seller: DIVERSIFIED-JULI ANWOOD		Date: 04/19/1990		Price: \$118,258	
Type: ARMS LENGTH IMPROVED		Deed1: /08458/ 00259		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/19/2014					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 02 Account Number: 2000007591



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.

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>).

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2000007591			
Owner Information					
Owner Name:	PERRY KARLENE L		Use:	RESIDENTIAL	
Mailing Address:	3 JAMESON LN BALTIMORE MD 21208-2145		Principal Residence:	YES	
			Deed Reference:	/11129/ 00347	
Location & Structure Information					
Premises Address:		3 JAMESON LN 0-0000		Legal Description:	.178 AC 3 JAMESON LANE JULIAN WOODS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0077	0005	0049		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0055/0123
B	31	2016			
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1989	1,108 SF	720 SF	7,754 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	3 full	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		61,100	61,100		
Improvements		121,500	121,500		
Total:		182,600	182,600	182,600	
Preferential Land:		0			
Transfer Information					
Seller: NWANGUMA PERRY E P/BERNADETTE N		Date: 07/18/1995		Price: \$117,500	
Type: ARMS LENGTH IMPROVED		Deed1: /11129/ 00347		Deed2:	
Seller: DIVERSIFIED-JULI ANWOOD		Date: 10/17/1989		Price: \$96,595	
Type: ARMS LENGTH IMPROVED		Deed1: /08299/ 00692		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					



3 Jameson Lane



Publication Date: 10/14/2015



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



0 50 100 200 300 400 Feet

1 inch = 200 feet



1. EXISTING ZONING: DR 3.5 (077C1)
2. LOT AREA: 7,754 S.F. / 0.178 AC.±
3. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: ASSISTED FAMILY LIVING 1
4. PROPOSED NUMBER OF BEDS: 4
5. REQUIRED PARKING SPACES:
1 SPACE FOR EACH 3 BEDS = 2 SPACES
PROPOSED PARKING SPACES = 2 SPACES STACKED IN EXISTING DRIVEWAY
6. OPEN SPACE: 0.10 X 7754 = 775 S.F.
7. THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITION
8. THERE ARE NO SIGNS PROPOSED.
9. THIS PROPERTY IS SERVICED BY PUBLIC UTILITIES.
10. THIS PROPERTY IS NOT LOCATED WITHIN THE CBCA, 100 YEAR FLOODPLAIN
11. THERE IS NO PRIOR ZONING HISTORY.
12. THIS PLAN DOES NOT BENEFIT FROM A BOUNDARY SURVEY. THE INFORMATION AND THE BALTIMORE COUNTY GIS PORTAL. THIS PLAN WAS PREPARED WITH

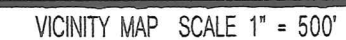


EXHIBIT NO.

Scale: 1"=30'	Date: 10/06/2015	JOB #10415
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A