

MEMORANDUM

DATE: July 12, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0278-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 11, 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 ADMIN. VARIANCE * BEFORE THE
(216 Church Road)
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District
Lee I. Nelson and Pamela S. Cheetham * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2016-0278-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, Lee I. Nelson and Pamela S. Cheetham ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed addition (garage) with a side yard setback of 4 ft. with a sum of 8 ft. in lieu of the required minimum side setback of 10 ft. with a sum of 25 ft. respectively. 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. However, it is to be noted that a letter of support was received from adjacent neighbor Bonnie E. Becker (214 Church Lane), who has no objection to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 22, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-9-16

By [Signature]

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 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.

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 9th day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed addition (garage) with a side yard setback of 4 ft. with a sum of 8 ft. in lieu of the required minimum side setback of 10 ft. with a sum of 25 ft. respectively, 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 6-9-16

By SW

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6-9-16

By DLW



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 216 Church Lane

Currently zoned DR-3.5

Deed Reference 37332 166

10 Digit Tax Account # 030 2 06 27 10

Owner(s) Printed Name(s) LEE I. NELSON

PAMELA S. CHEETHAM 0307062711

(SELECT THE HEARING(S) BY MARKING X 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) 1802.3.C.1 To permit a proposed addition (garage) with a side yard set back of 4 feet with a sum of 8 feet in lieu of the required minimum side set back of 10 feet with the sum of 25 feet respectively.
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):

Lee I. Nelson

Pamela S. Cheetham

Name #1 – Type or Print

Name #2 – Type or Print

Lee I. Nelson

Pamela S. Cheetham

Signature #1

Signature #2

216 Church Lane

Pikesville

MD

Mailing Address

City

State

21208 443 474-2075 lnelson.2000

Zip Code

Telephone #

Email Address

@yahoo.com

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lee I. Nelson

Name – Type or Print

Lee I. Nelson

Signature

216 Church Lane

Pikesville

MD

Mailing Address

City

State

21208 443 474-2075 lnelson.2000

Zip Code

Telephone #

Email Address

@yahoo.com

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 5 day of 11, 2016 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 2016-0278-A

Filing Date 5/11/16

Estimated Posting Date 5/22/16

Reviewer GK

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: 216 Church Lane Pikesville MD 21208
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)

We, Lee I Nelson and Pamela S. Cheetham, are petitioning for a variance to build an attached garage on our home at 216 Church Lane. We are senior citizens and Ms. Cheetham has suffered from arthritis for many years and Mr. Nelson has had asthma since childhood. The garage would shelter us in inclement weather allowing us to take our time with getting to the house from the car and vice versa and also not fear slipping in rain or snow. Ms. Cheetham has a fear of leaving or coming home at night which the safety of the garage would greatly lessen.

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

Lee I Nelson
Signature of Owner (Affiant)

Lee I Nelson
Name- Print or Type

Pamela S Cheetham
Signature of Owner (Affiant)

Pamela S. Cheetham
Name- Print or Type

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

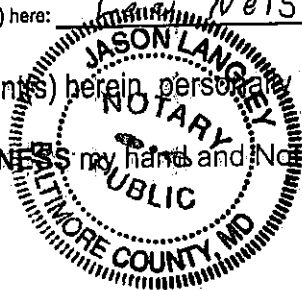
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lee I Nelson & Pamela Cheetham

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

AS WITNESS my hand and Notaries Seal



Notary Public

11/25/19

My Commission Expires

Baltimore County Zoning Hearing Property Description

216 Church Lane

Part A

Beginning at a point on the north side of Church Lane which is 20' wide at the distance of 630' southwest of the centerline of the nearest improved intersecting street Glenback Ave which is 25' wide.

Part B

Description for Parcel 1. #0307062710

Thence the following courses and distances: 1st Point of Call (POC) N. 6.5 W. 320', (2nd POC) N. 83-21-E. 59.1', (3rd POC) S. 6.5 E. 320', Binding on the (4th POC) S. 83.5 W. 59.1'.

Description for Parcel 2 #0307062711

Thence the following courses and distances: (1st POC) S. 83-21 W. 7.8'. 2ND (POC) N. 6-39 W. 45.07' 3RD (POC) N. 01-57 W. 95.75' Binding on the (4th POC) S. 56-39 E. 140'.

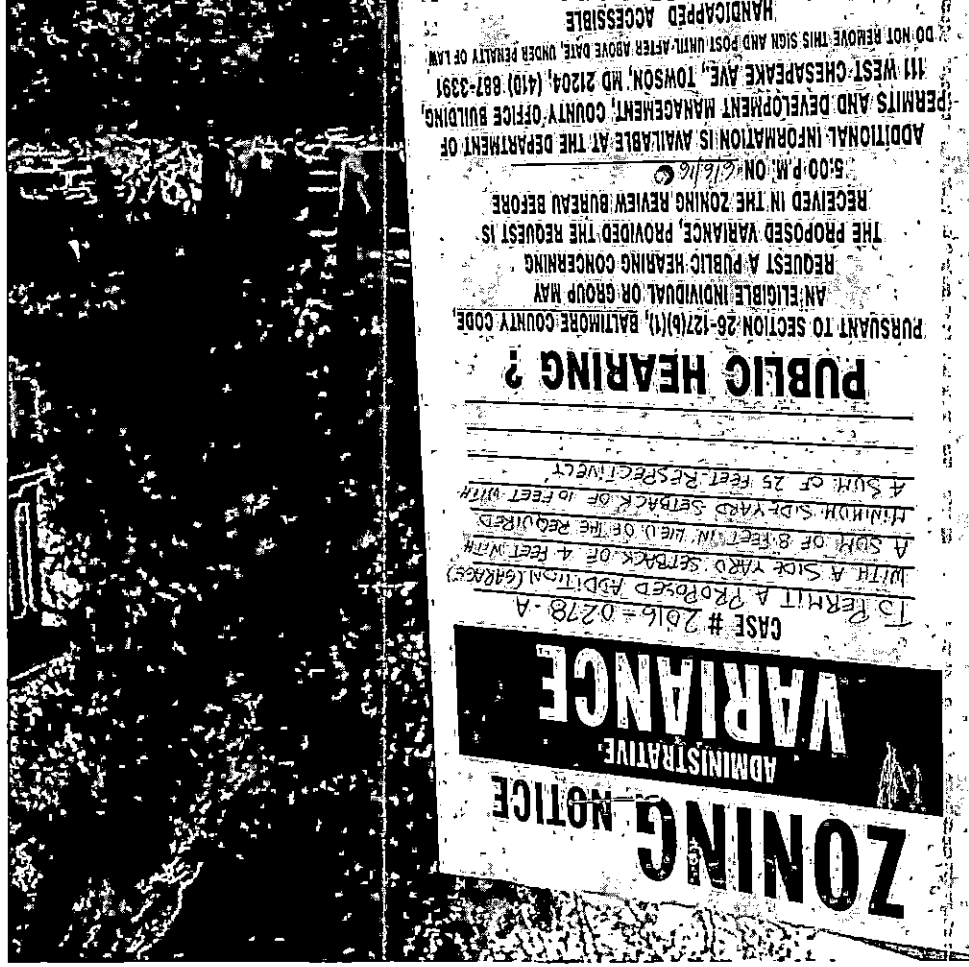
As recorded in Deed Liber 37332 Folio 66 containing 18,880 square feet. Located in the 3rd Election District and 2nd Council District.

2016-0278-A

CERTIFICATE OF POSTING

Date: 5-22-16

RE: Case Number: 2016-0278-A



ssary sign(s) required
6 Chwect La.

ar)

ice Pilson
f Sign Poster)

ICE PILSON
ne of Sign Poster)

arn Road
ess of Sign Poster)

AD 21120
p Code of Sign Poster)

1443
nber of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0278 -A Address 216 Church Lane
Contact Person: Gary Hueik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/11/16 Posting Date: 5/22/16 Closing Date: 6/6/16

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 2016- 0278 -A Address 216 Church Lane
Petitioner's Name Lee Nelson & Pamela Cheetham Telephone 443-474-2075
Posting Date: 5/22/16 Closing Date: 6/6/16
Wording for Sign: To Permit a proposed addition (garage) with a side yard set back of 4 feet with a sum of 8 feet in lieu of the required minimum side yard set back of 10 feet with a sum of 25 feet respectively.

Revised 7/9/15

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

No. 139257

Date: 5/11/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
5/12/2016 5/11/2016 09:12:39 3

RE: NS03 WALKIN CNET CAN
>> RECEIPT H 677042 5/11/2016 OFLI

Dept: 5 528 ZONING VERIFICATION
CR NO. 139257

Recpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150						75.00

Total: 75.00

Rec From: Lee Nelson

For: 216 Church Lane

216 02/16 A

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

June 7, 2016

Lee I Nelson & Pamela S Cheetham
216 Church Lane
Pikesville MD 21208

RE: Case Number: 2016-0278 A, Address: 216 Church Lane

Dear Mr. Nelson & Ms. Cheetham:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 11, 2016. 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

6-6-16
CLOSING
RECEIVED

BALTIMORE COUNTY, MARYLAND

MAY 18 2016

Inter-Office Correspondence

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: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0278-A
Address 216 Church Lane
(Nelson & Cheetham Property)

Zoning Advisory Committee Meeting of May 23, 2016.

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

Reviewer: Steve Ford Date: 05-18-2016

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



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

Date: 5/10/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0278-A.

*Administrative Variance
Lee I. Nelson & Pamela S. Cheetham
216 Church Lane*

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 blue ink, appearing to read "Wendy Wolcott".

Wendy Wolcott, PLA

Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

TO WCR

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 20, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2016
Item No. 2016-0178, 0273, 0274, 0275, 0276, 0277, 0278, 0280 and
0281

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\ZAC05232016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0278-A
Address 216 Church Lane
(Nelson & Cheetham Property)

Zoning Advisory Committee Meeting of May 23, 2016.

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Reviewer: Steve Ford

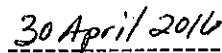
Date: 05-18-2016

To Whom It May Concern:

My new neighbors of 216 Church Lane, Lee I. Nelson and Pamela S. Cheetham, have made me aware of their desire to build an attached 2 car garage (22' d X 24' wide) on the side of their property that abuts my property and home at 214 Church Lane. They furthermore have informed me of their need of a 4' variance to complete the project.

I approve of the variance and the garage for which it is needed.





Bonnie E. Becker

Date

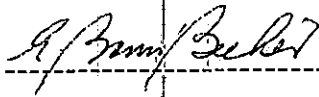
214 Church Lane

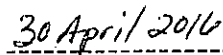
Pikesville, MD 21208

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I approve of the variance and the garage for which it is needed.





Bonnie E. Becker

Date

214 Church Lane

Pikesville, MD 21208

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-16</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: 5-22-16 by PiegonPEOPLE'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 - 03 Account Number - 0307062710			
Owner Information					
Owner Name:	NELSON LEE I CHEETHAM PAMELA S		Use:	RESIDENTIAL YES	
Mailing Address:	216 CHURCH LN BALTIMORE MD 21208-		Principal Residence:	/37332/ 00066	
Deed Reference:					
Location & Structure Information					
Premises Address:		216 CHURCH LN BALTIMORE 21208-		Legal Description:	NS CHURCH LA 550 W DWYER AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0002	0046		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2014	
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1925	2,402 SF		18,880 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	WOOD SHINGLE	2 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments	
				As of 07/01/2015	As of 07/01/2016
Land:		69,900	63,400		
Improvements		117,600	104,400		
Total:		187,500	167,800	167,800	167,800
Preferential Land:		0			0
Transfer Information					
Seller: ASF RENOVATIONS LLC		Date: 03/29/2016		Price: \$372,500	
Type: ARMS LENGTH MULTIPLE		Deed1: /37332/ 00066		Deed2:	
Seller: COMET PAULETTE		Date: 08/27/2015		Price: \$110,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36590/ 00005		Deed2:	
Seller: SMITH BRUCE W		Date: 08/06/2015		Price: \$36,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36503/ 00196		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		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2016-0278-A

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 - 03 Account Number - 0322000675			
Owner Information					
Owner Name:		BECKER E BONNIE		Use:	RESIDENTIAL
Mailing Address:		214 CHURCH LN BALTIMORE MD 21208-3714		Principal Residence:	YES
				Deed Reference:	/36317/ 00046
Location & Structure Information					
Premises Address:		214 CHURCH LN BALTIMORE 21208-3714		Legal Description: 214 CHURCH LA NS W OF DWYER AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0078	0002	0047		0000	
				Assessment Year:	Plat No:
				2014	Plat Ref:
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1926		1,748 SF		18,880 SF	
Property Land Area		County Use			
18,880 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	WOOD SHINGLE	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments	
				As of 07/01/2015	As of 07/01/2016
Land:		69,900	63,400		
Improvements		127,600	110,500		
Total:		197,500	173,900	173,900	173,900
Preferential Land:		0			0
Transfer Information					
Seller: RAMSEY BONNIE BECKER		Date: 06/18/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36317/ 00046		Deed2:	
Seller: RAMSEY BRIAN L		Date: 09/16/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /34211/ 00336		Deed2:	
Seller: VAETH LOUIS W		Date: 04/19/1999		Price: \$120,000	
Type: ARMS LENGTH IMPROVED		Deed1: /13681/ 00566		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/02/2009					

To Whom It May Concern:

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I approve of the variance and the garage for which it is needed.

Bonnie E. Becker

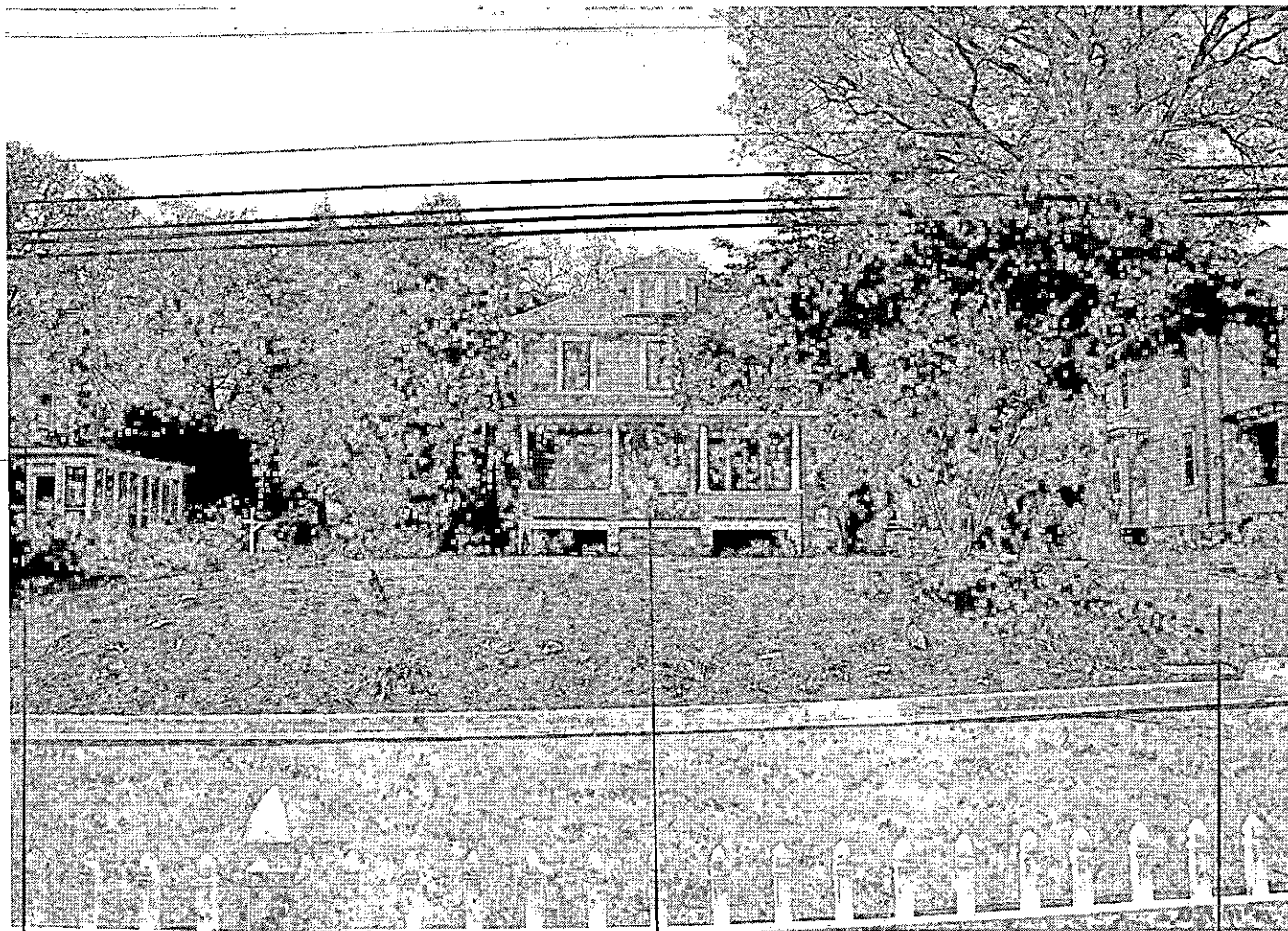
30 April 2016

Bonnie E. Becker

Date

214 Church Lane

Pikesville, MD 21208



218 Church Lane

216 Church Lane

216 driveway
to proposed
2 car attached
garage

214
Church Lane

2016-0278-A

East side of 216 Church Lane,
site of proposed 2 car attached garage



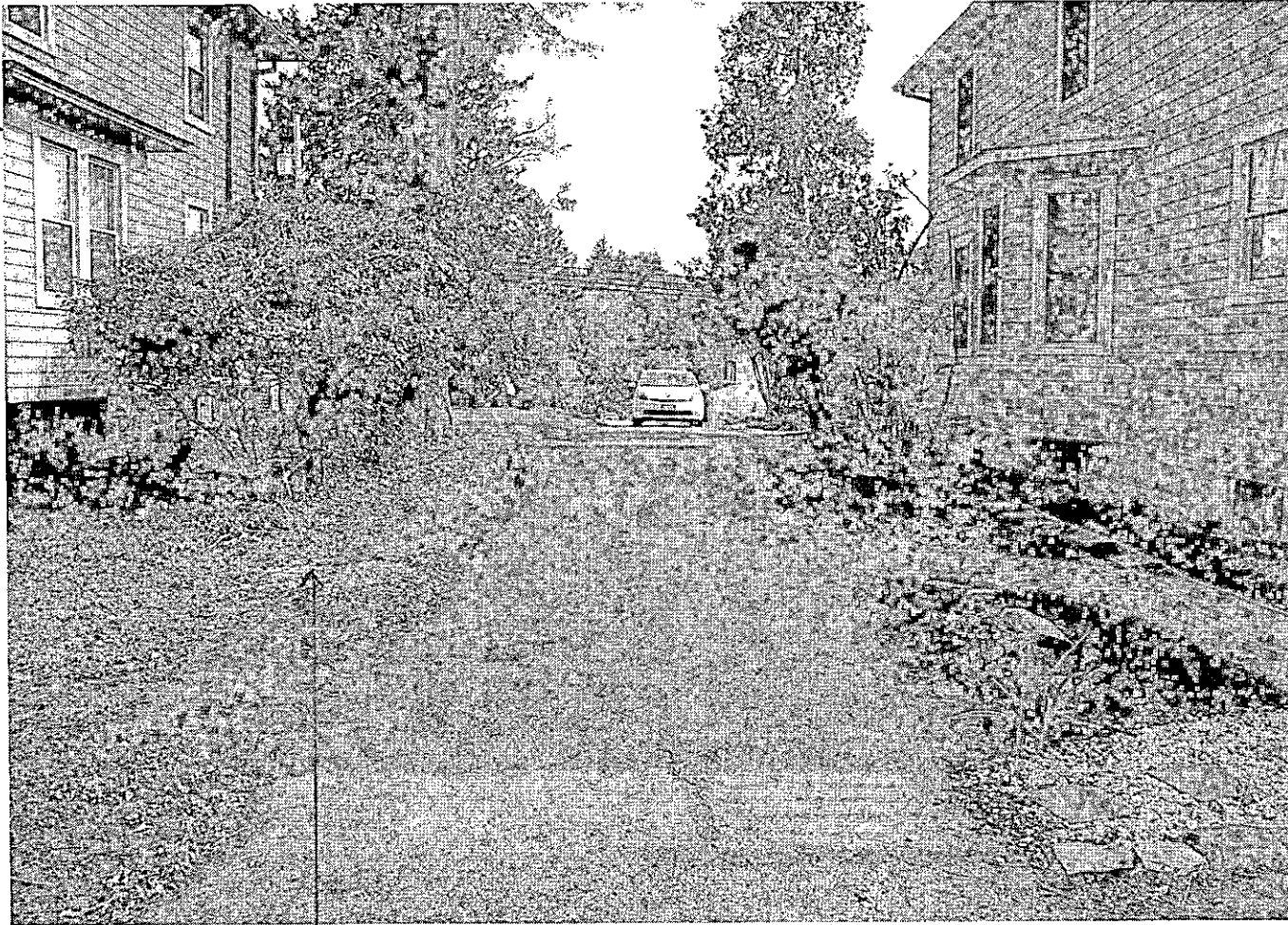
Front of garage
begins just beyond
bay window

Garage ends
here, 22' deep

Existing 1 car garage
to be used as
a shed

5
11

214



→ 216

24' from side
of 216,
outside wall of
proposed garage

↑
Proposed garage site

proposed garage
begins beyond
bay window

216
driveway



214
Church Lane

NW 8-F

DR 16

2000013139
2000013151
2000013116
2000013118
2000013171

2000013138
2000013117
2000013115
2000013119
2000013137

2000013144
2000013143
2000013142
2000013141
2000013140

Pt. Bk./Folio # C010073

R-1972-0081

PAI # 030191

PAI # 030191

2100012571

PAI # 030191
Pt. Bk./Folio # 060085

PAI # 030191

Pt. Bk. 0000060, Folio 0085

2100013824
2100013822
2100013820
2100013819
2100013821
2100013823
2100013825

Pt. Bk./Folio # C012117

0303052850
0303052851

0303053932

0313077930

218-1/2
0311089075

078A1

2 CD

0307061710

0307061711

3 ED

220

222

218
0311067503

NW 7-F

DR-3.5

2400009143
217

219

1700004976

221

1800002503

223

0323005020

0323001351

2400009144

2008-0457-A

213

0311089201

211

0301033085

CHURCH LN

210210-1/2

0307058771

0307058778

0313076931

208

0322000675

0307062710

214

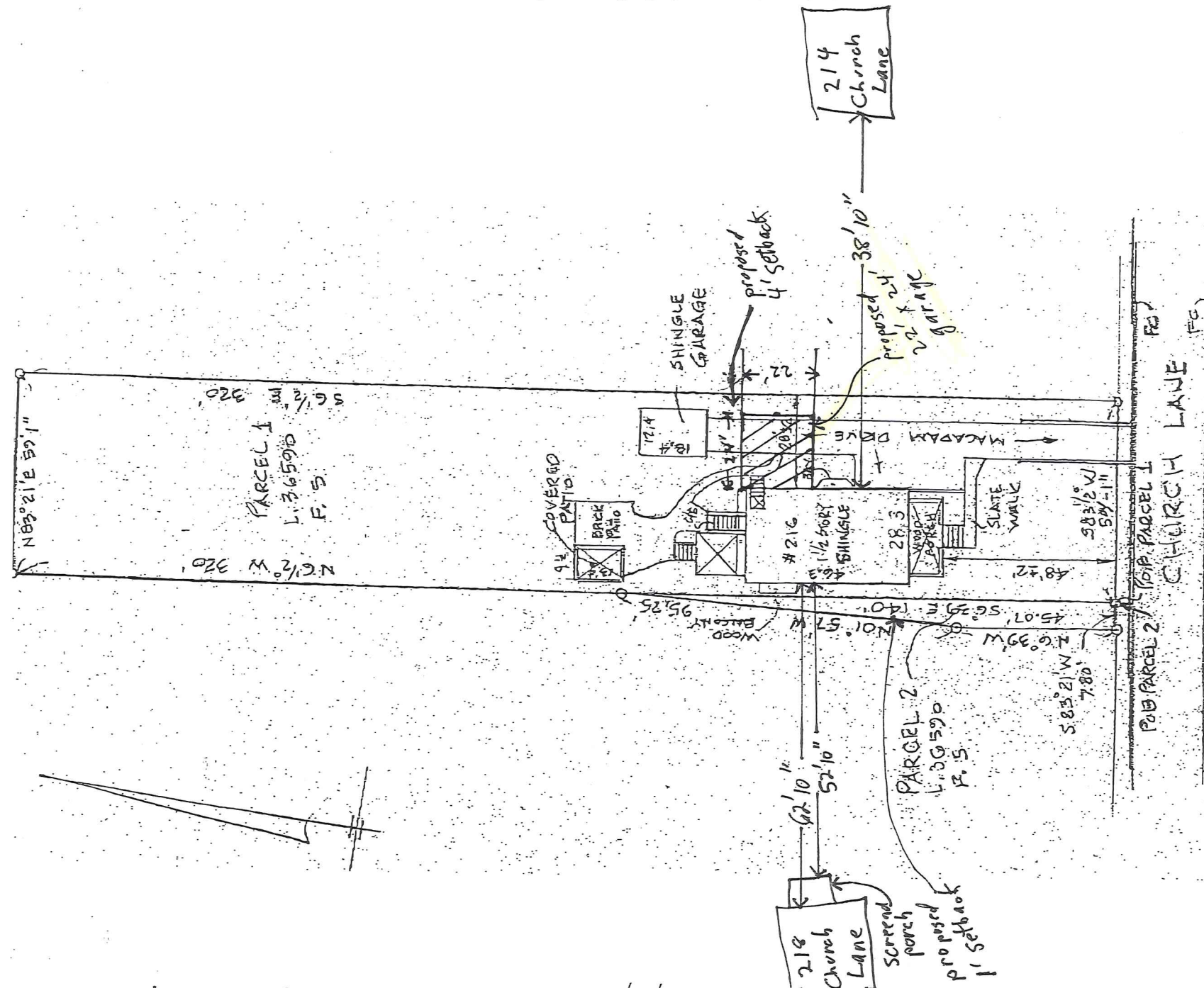
212

0323054430

0312074675

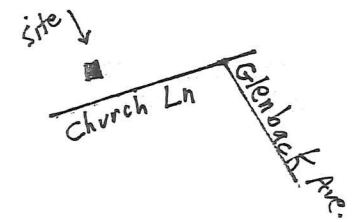
0326040900

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0307062210 DEED REF. # 37332 / 66 - - -
+ 0307062711



PLAN DRAWN BY Lee Nelson DATE 5/11/2016 SCALE: 1 INCH = 40 FEET
Using settlement survey

STEVENS



MAP IS NOT TO SCALE

ZONING MAP# 078A1

SITE ZONED DR - 3.5ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 18,880

HISTORIC *No*

IN CBGA? No

IN FLOOD PLAIN ? No

UNLINES ? MARK WITH X

WATER

PUBLIC X PRIVATE

SEWER:

PUBLIC X PRIVATE

PRIOR HEARING? No

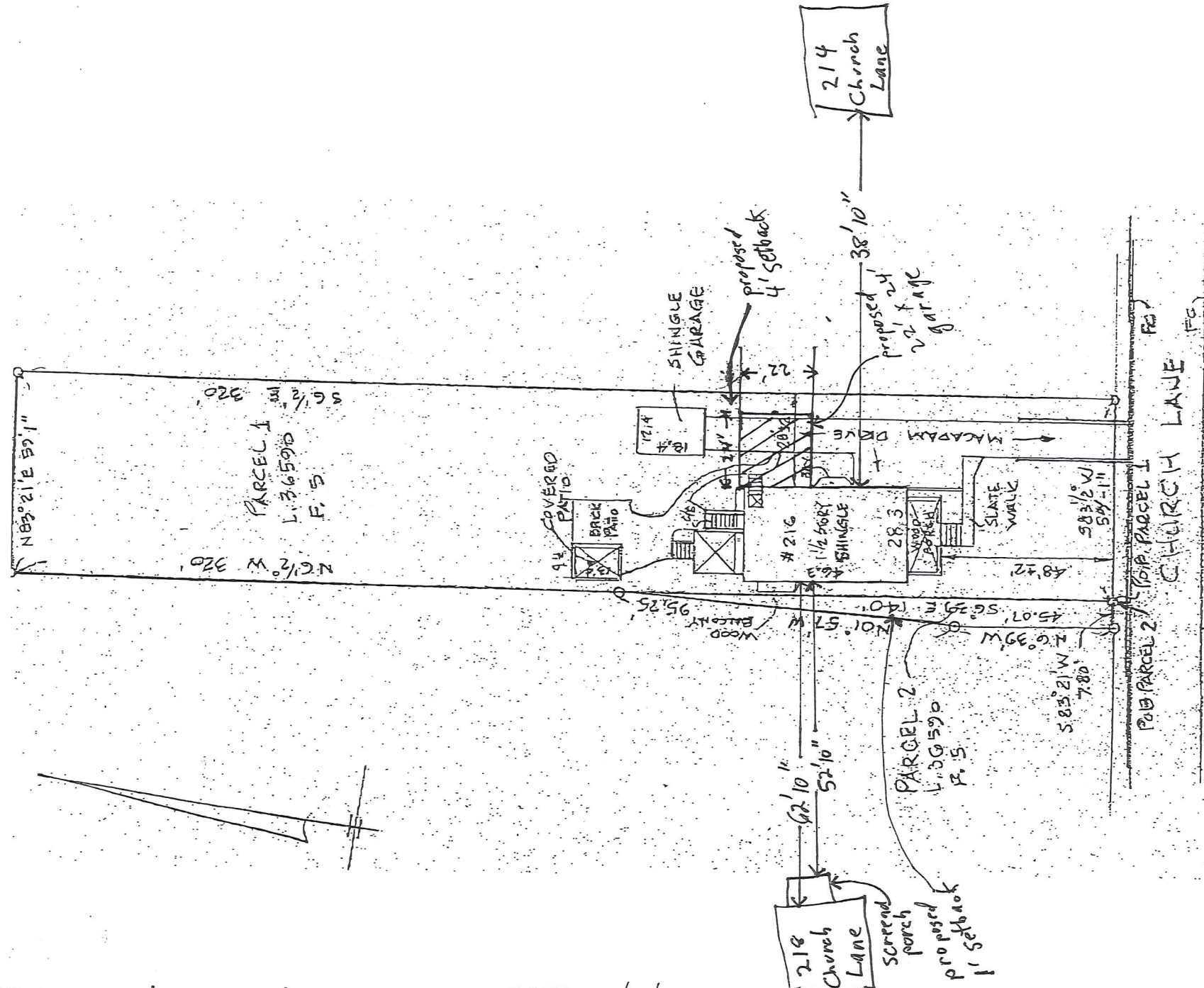
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

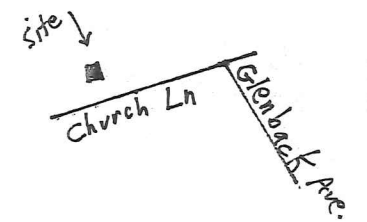
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 216 Church Lane OWNER(S) NAME(S) Lee I. Nelson + Pamela S. Cheetham
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0307062710 DEED REF. # 37332 / 66 ---
 + 0307062711



PLAN DRAWN BY Lee Nelson DATE 5/11/2016 SCALE: 1 INCH = 40 FEET
 using settlement survey

2016-0278-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 078A1

SITE ZONED DR - 3.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 18,880

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:
