

MEMORANDUM

DATE: August 29, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0340-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 28, 2017. 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 *
(9318 Lyonswood Drive)
2nd Election District *
4th Council District *
Andre C. & Marian White *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0340-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Andre C. & Marian White ("Petitioners"). The Petitioners are requesting Variance relief from §§ 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard fence 6 ft. in height that adjoins the front yard of another in lieu of the maximum allowed height of 42 in. and minimum setback of 10 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 by any of the County reviewing agencies. However, it is to be noted that two (2) letters of support were received: On May 11, 2017, the Lyonswood Homeowners Association, Inc., Architecture Review Committee, approved Petitioners' request, and on May 26, 2017, adjacent neighbor Wayne L. Cook (5 Lancashire Ct.), stated he had no objections to the installation as described.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 2, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7/27/17
By SLH

The Petitioners have filed the supporting affidavits as required by Section 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 Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the 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 27th day of **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard fence 6 ft. in height that adjoins the front yard of another in lieu of the maximum allowed height of 42 in. and minimum setback of 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:dlw

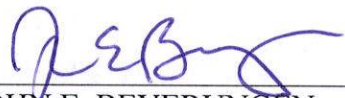
ORDER RECEIVED FOR FILING

Date

7/27/17

By

sen


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County



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 9318 LYONSWOOD DR OWINGS MILLS MD 21117 Currently zoned DR 3.5
 Deed Reference 15389 100428 10 Digit Tax Account # 2200004994
 Owner(s) Printed Name(s) ANDRE & MARIAN WHITE

(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. **X** ADMINISTRATIVE VARIANCE from Section(s)

... Sections 427.1.B.1. and 427.1.B.2. – to permit a rear yard fence 6 feet in height that adjoins the front yard of another in lieu of the maximum allowed height of 42 inches and minimum setback of 10 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.

ORDER RECEIVED FOR FILING
 Date 7/27/17
 By SEN

Owner(s)/Petitioner(s):

ANDRE WHITE / MARIAN WHITE
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
9318 LYONSWOOD DR OWINGS MILLS MD 21117
 Mailing Address City State
21117 / (410) 299-7558 / MARIANWHITE1908@HOTMAIL.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:

Name – Type or Print
 Signature
 Mailing Address City State
 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 _____ day of _____, 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 2017-0340-A Filing Date 6/29/17 Estimated Posting Date 7/2/17 Reviewer [Signature]

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: 9318 LYONSWOOD DR OWINGS MILLS MD 21117
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)

Request to install a 6' fence around perimeter of backyard to
increase privacy from neighboring residences as most of our yard
backs to our neighbors front yard

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

[Signature]
Signature of Owner (Affiant)
ANDRE WHITE
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
MARIAN WHITE
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 27th day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Andre White, Marian White

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
2/28/2021
My Commission Expires

SOPHONIA S. HARDAWAY
Notary Public
Baltimore County, Maryland
My Commission Expires 2/28/2021

REV. 5/5/2016



ADMINISTRATIVE ZONING PETITION

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

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Address 9318 LYONSWOOD DR. OWINGS MILLS, MD 21117 Currently zoned DR-3.5
Deed Reference 15399 / 00428 10 Digit Tax Account # 2200 004994
Owner(s) Printed Name(s) ANDRE & MARIAN WHITE

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

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... Sections 427.1.B.1. and 427.1.B.2. – to permit a rear yard fence 6 feet in height that adjoins the front yard of another in lieu of the maximum allowed height of 42 inches and minimum setback of 10 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)

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ORDER RECEIVED FOR FILING
Date 7/27/17
By Sen

☒ Owner(s)/Petitioner(s):

ANDRE WHITE / MARIAN WHITE
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
9318 LYONSWOOD DR. OWINGS MILLS, MD
Mailing Address City State
21117 / (410)299-7558 / MARIANWHITE1980@HOTMAIL.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:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

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Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0340-A Filing Date 6/20/17 Estimated Posting Date 7/2/17 Reviewer [Signature]

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

Signature of Owner (Affiant)

ANDRE WHITE

Name- Print or Type

Signature of Owner (Affiant)

MARIAN WHITE

Name- Print or Type

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Print name(s) here: Andre White, Marian White

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

AS WITNESS my hand and Notaries Seal

Sophonia S. Hardaway
Notary Public

2/28/2021
My Commission Expires

SOPHONIA S. HARDAWAY

Notary Public

Baltimore County, Maryland

My Commission Expires 2/28/2021

REV. 5/5/2016

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Name- Print or Type

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MARIAN WHITE

Name- Print or Type

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Notary Public

My Commission Expires

SOPHONIA S. HARDAWAY

Notary Public

Baltimore County, Maryland

My Commission Expires 2/28/2021

REV. 5/5/2016



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Owner(s) Printed Name(s) ANDRE & MARIAN WHITE

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ORDER RECEIVED FOR FILING
Date 7/27/17
By Sen

Owner(s)/Petitioner(s):

ANDRE WHITE
Name #1 – Type or Print

MARIAN WHITE
Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

9318 LYONSWOOD DR OWINGS MILLS, MD
Mailing Address City State

21117 410-299-7538 MARIANWHITE90801@HOTMAIL.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:

Name – Type or Print

Signature

Mailing Address City State

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 _____ day of _____, 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 2017-0340-A Filing Date 6/29/17 Estimated Posting Date 7/2/17 Reviewer [Signature]

Petition Property Description

Submitted by Andre & Marian White

Zoning property description for 9318 Lyonswood DR, Owings Mills, MD 21117.

Beginning at a point on the north side of Lyonswood Dr, which is 35' wide at a distance of +/- 190' south east of the centerline of the nearest improved intersecting street, Owings Mills Blvd which is 50' wide.

Being lot #77, section B in the subdivision of Lyonswood as recorded in Baltimore County Plat book #62, Folio #76 containing 8,128 square feet of lot. Located in the 2nd election District and 4th Council District.

Item #0340

CERTIFICATE OF POSTING

Date: 7-2-17

RE: Case Number: 2017-0340-A

Petitioner/Developer: Andre & Marian White

Date of Hearing/Closing: 7-17-17

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 9318 Lyonswood Dr

The signs(s) were posted on 7-2-17
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0340-A

TO PERMIT A REAR YARD FENCE 6 FEET IN
HEIGHT THAT ADJOINS THE FRONT YARD OF ANOTHER
IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF
42 INCHES AND MAXIMUM SETBACK OF 10 FEET

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 7/17/17

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CRESAPERE AVE.
TOWSON, MD. 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0340 -A Address 9318 Lyonswood Dr

Contact Person: David Davall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/20/17 Posting Date: 7/2/17 Closing Date: 7/17/17

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 2017- 0340 -A Address 9318 Lyonswood Dr

Petitioner's Name Andre + Martin White Telephone 410 299 7558

Posting Date: 7/2/17 Closing Date: 7/17/17

Wording for Sign: To Permit a rear yard fence 6 feet in height that
adjoins the front yard of another in lieu of the maximum
allowed height of 42 inches and minimum setback of
10 feet

Revised 7/9/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0340-A
Property Address: 9318 Lyonswood Dr
Property Description: north side of Lyonswood Dr, +/- 190' south
of Owings Mills Blvd
Legal Owners (Petitioners): ANDRE + MARIAN WHITE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RACHEL PETERLIN
Company/Firm (if applicable): _____
Address: 213 SACRED HEART LN
REISTERSTOWN MD 21136

Telephone Number: 443-934-2679

Revised 7/9/2015

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

Nº 150392

Date: 6/20/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				875.00

Total: 875.00

Rec From: Andre White

For: zoning hearing - case # 2017-0340-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
6/22/2017 6/20/2017 14:37:42 5
REG WSSS WALKIN LRD
>>RECEIPT # 899837 6/20/2017 GFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 150392
Recpt Tot 175.00
1.00 CK 180.00 CA
15.00- CG
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

July 20, 2017

Andre & Marian White
9318 Lyonswood Drive
Owings Mills MD 21117

RE: Case Number: 9318 Lyonswood Drive, Address:

Dear Mr. & Ms. White:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 20, 2017. 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

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



Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/28/17

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. 2017-0340-A.

*Administrative Variance
Attn: Andree Marion White
9318 Lyonswood Drive*

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,

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov
My telephone number/toll-free number is 866.998.0367

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: June 29, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0340-A
Address 9318 Lyonswood Drive
(White Property)

Zoning Advisory Committee Meeting of **July 3, 2017**.

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

Reviewer: Steve Ford

Date: 6-29-2017



AREA OF VARIANCE +/- 50'

Item #0390



AREA OF
VARIANCE

$\pm 50'$

Item #0340



Item #0340



[item #0346]



AREA OF
VARIANCE +/- 50'

Item #0340

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
-------------------------	-------------------	---

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

6-29

DEPS

(if not received, date e-mail sent _____)

No

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

6-28

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

5-11

COMMUNITY ASSOCIATION

Lynwood - Approved

5-26

ADJACENT PROPERTY OWNERS

Wayne Cook - No object.

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: _____

7-2-17

by

Pison

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 02 Account Number - 2200004994								
Owner Information										
Owner Name:		WHITE ANDRE C WHITE MARIAN				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		9318 LYONSWOOD DR OWINGS MILLS MD 21117-7142				Deed Reference:		/15399/ 00428		
Location & Structure Information										
Premises Address:		9318 LYONSWOOD DR 0-0000				Legal Description:		.1866 AC 9318 LYONSWOOD DR LYONSWOOD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0067	0019	0456		0000	B		77	2016	Plat Ref:	0062/0076
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1995		1,943 SF		650 SF		8,128 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2016		As of 07/01/2016		As of 07/01/2017		
Land:		100,800		100,800						
Improvements		165,000		212,000						
Total:		265,800		312,800		281,467		297,133		
Preferential Land:		0						0		
Transfer Information										
Seller: GODWIN REGINALD				Date: 07/23/2001		Price: \$239,900				
Type: ARMS LENGTH IMPROVED				Deed1: /15399/ 00428		Deed2:				
Seller: NVR HOMES INC				Date: 12/20/1995		Price: \$195,475				
Type: ARMS LENGTH IMPROVED				Deed1: /11356/ 00511		Deed2:				
Seller: BLACK HORSE RUN JOINT VENTURE				Date: 09/25/1995		Price: \$35,508				
Type: ARMS LENGTH VACANT				Deed1: /11229/ 00752		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017				
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 08/24/2010										
Homeowners' Tax Credit Application Information										

Homeowners' Tax Credit Application Status: No Application

Date:

May 26, 2017

To Whom It May Concern,

Let it be known that I, Mr. Wayne Cook, the owner and occupant resident of 5 Lancashire Court, am aware of the intent of Andre & Marian White, of 9318 Lyonswood Drive, to install a six foot wooden privacy fence along the perimeter of their backyard. I am also aware that a portion of said 6' fence will be installed adjacent to the front side portion of my residence.

I am acknowledging I have no objections to the installation of the as described.

Thank you.

Wayne Cook

Mr. Wayne Cook

Item #0340

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2200004992			
Owner Information					
Owner Name:	COOK WAYNE L COOK ALVANIA R		Use:	RESIDENTIAL	
Mailing Address:	5 LANCASHIRE COURT OWINGS MILLS MD 21117		Principal Residence:	YES	
			Deed Reference:	/10818/ 00191	
Location & Structure Information					
Premises Address:		5 LANCASHIRE CT 0-0000		Legal Description:	.2907 AC 5 LANCASHIRE CT LYONSWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0067	0019	0456		0000	B 75
					Assessment Year: 2016
					Plat No: 2
					Plat Ref: 0067/0018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1994		2,876 SF			
				Property Land Area	
				12,662 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2016	07/01/2017
Land:		102,600	102,600		
Improvements		194,500	249,900		
Total:		297,100	352,500	315,567	334,033
Preferential Land:		0			0
Transfer Information					
Seller: NVR HOMES INC		Date: 11/03/1994		Price: \$235,550	
Type: ARMS LENGTH IMPROVED		Deed1: /10818/ 00191		Deed2:	
Seller: BLACK HORSE RUN JOINT VENTURE		Date: 06/27/1994		Price: \$34,581	
Type: ARMS LENGTH VACANT		Deed1: /10613/ 00476		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class			
			07/01/2016		07/01/2017
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 08/14/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

Mr. & Mrs. White
9318 Lyonswood Drive
Owings Mills, Maryland 21117

May 11, 2017

Lyonswood Homeowners Association, Inc.
P.O. Box 1563
Owings Mills, Maryland 21117

Dear Andre & Marian White:

We want to thank you for your Lyonswood Homeowners Association, Inc. (LHOA) Architecture Review Committee Request to make exterior changes to your home for improvements and updates. It is with pleasure that LHOA Board of Directors and Officers **approve** your request for the Black Shingle Roof and Exterior Backyard Fence. According to the Bylaws, all homeowners should maintain the exterior of their home in order to maintain the integrity of the community.

Again, we want to thank you for your request and look forward to seeing the changes to your home soon as well as your participation on the Architectural Review Committee.

Sincerely,

Board of Directors

James Alexander
Lavone Grant
Ryan Smith

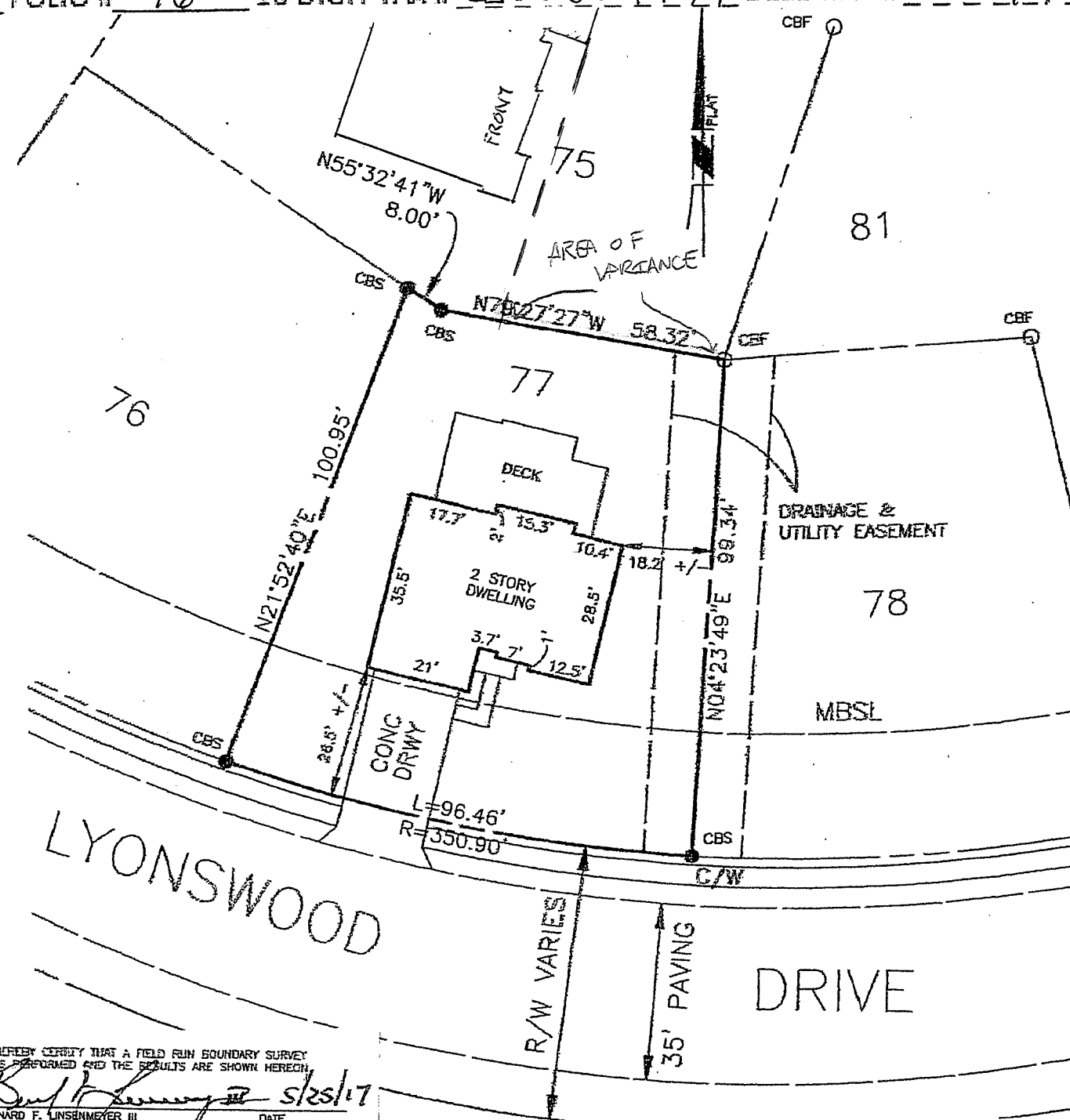
Officers

Kendra Green
Chris Franklin
Sylvia Mack



Item #0340

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 9318 LYONSWOOD DR. OWNER(S) NAME(S) ANDRE WHITE ; MARIAN WHITE
 SUBDIVISION NAME LYONSWOOD LOT # 77 BLOCK # — SECTION # B
 PLAT BOOK # 62 FOLIO # 76 10 DIGIT TAX # 2200004924 DEED REF. # 15399/00428



PLAN DRAWN BY _____

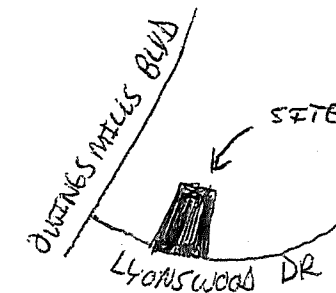
I HEREBY CERTIFY THAT A FIELD RUN BOUNDARY SURVEY
 WAS PERFORMED AND THE RESULTS ARE SHOWN HEREON.
Bernard F. Linsenmeyer III 5/25/17
 BERNARD F. LINSEMEYER III DATE
 LICENSE EXPIRATION DATE 01/28/19

CAPPED IRON BAR SET
 CAPPED IRON BAR FOUND

CBS
 CBF

DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 067A3

SITE ZONED DR 3.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE .1866

OR SQUARE FEET 8,128

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

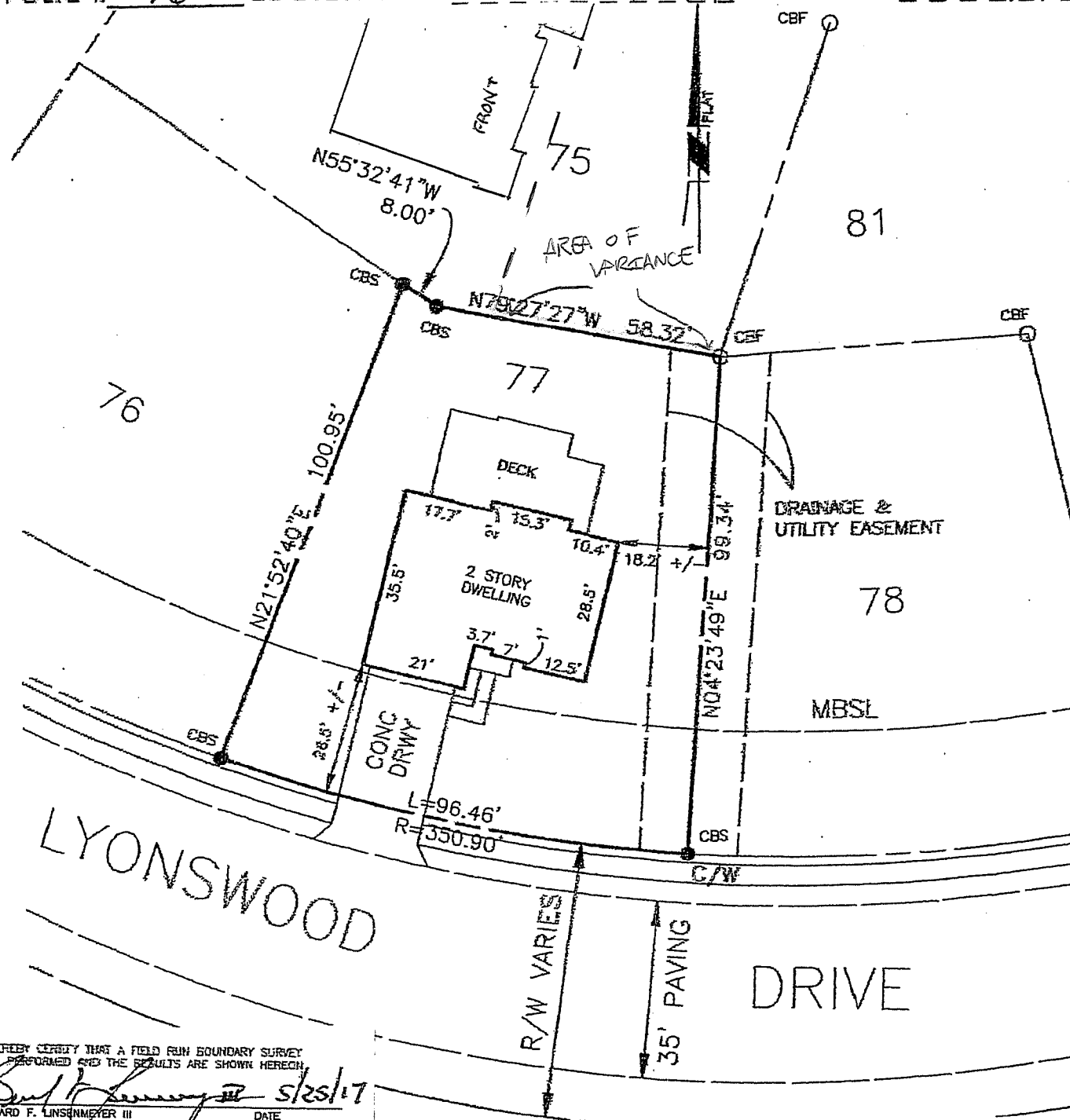
VIOLATION CASE INFO:

RAM

#2017-0340-A

Pet. Ech.
 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 9318 LYONSWOOD DR. OWNER(S) NAME(S) ANDRE WHITE ; MARIAN WHITE
 SUBDIVISION NAME LYONSWOOD LOT # 77 BLOCK # — SECTION # B
 PLAT BOOK # 62 FOLIO # 76 10 DIGIT TAX # 2200004924 DEED REF. # 15399/00428



PLAN DRAWN BY _____

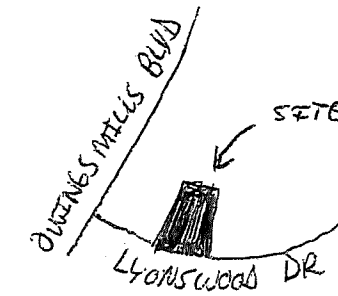
I HEREBY CERTIFY THAT A FIELD RUN BOUNDARY SURVEY
 WAS PERFORMED AND THE RESULTS ARE SHOWN HEREON.
Bernard F. Linschmeyer III 5/25/17
 BERNARD F. LINSCHMEYER III DATE
 LICENSE EXPIRATION DATE 01/28/19

CAFFED IRON BAR SET
 CAFFED IRON BAR FOUND

CBS ●
 CBF ○

DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 067A3

SITE ZONED DR 3.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE .1866

OR SQUARE FEET 8,128

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:

#2017-0340-A