

MEMORANDUM

DATE: March 2, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0132-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 1, 2018. 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

(3721 Lanamer Road)

2nd Election District

4th Council District

Andre F & Barbara A. Brown

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0132-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Andre F. and Barbara A. Brown, the legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit a proposed detached accessory structure (open carport) to be located in the side yard in lieu of the required rear yard; and (2) to amend the Final Development Plan (“FDP”) of Travancore Woods, Plat 2, Lot No. 34, only. A site plan was marked as Petitioners’ Exhibit 1.

Andre F. and Barbara A. Brown appeared in support of the petition. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”).

The site is approximately 1.39 acres in size and zoned RC-5. The property is improved with a single family dwelling constructed in 1998. Petitioners propose to install a carport at the end of an existing driveway, although a variance is required to do so.

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 variance relief; and

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Date 1-30-18

Bv LSW

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

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

The property is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to install the proposed carport. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. The proposed structure is modest in size (14 ft. x 20 ft.) and would not have a negative impact upon the community.

THEREFORE, IT IS ORDERED, this 30th day of **January, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the BCZR: (1) to permit a proposed detached accessory structure (open carport) to be located in the side yard in lieu of the required rear yard; and (2) to amend the FDP of Travancore Woods, Plat 2, Lot No. 34, only, 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.
2. Petitioners must comply with the ZAC comment of DEPS, a copy of which is attached hereto and incorporated herein.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 1-30-18

2

Rv bw



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 3721 LANAMER RD. RANDALLSTOWN Currently zoned RC 5
Deed Reference 3483D 100408 10 Digit Tax Account # 2200030146
Owner(s) Printed Name(s) ANDRE F. BROWN, JR. & BARBARA A. BROWN

(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)

... Section 400.1 – to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard; and to amend the Final Development Plan of TRAVANCORE WOODS, Plat 2, Lot #34 only.

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):

ANDRE F. BROWN, JR. BARBARA A. BROWN
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

3721 LANAMER RD. RANDALLSTOWN MD.
Mailing Address City State

21133 443-204-5538 GRANDRE@COMCAST.NE.
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 2018-0132-A Filing Date 11/9/17 Estimated Posting Date 11/19/17 Reviewer [Signature]

Rev 5/5/2016

ORDER RECEIVED FOR FILING

Date 1-30-18

By [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: 3721 LANAMER RD. RANDALLSTOWN MD. 21133
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)

VEHICLES PARKED IN SIDE DRIVEWAY HAVE BEEN DAMAGED BY FALLING LIMBS FROM OVER HANGING TREES. RATHER THAN REMOVE THE TREES, A CARPORT NEXT TO THE HOUSE PROVIDES PROTECTION. THE AREA CURRENTLY HAS A LEVEL ASPHALT SURFACE. THE AREA BEHIND THE HOUSE IS SLOPED AND UNPAVED.

THE CARPORT WOULD SIT 220+ FT FROM THE STREET AND APPROX 20' FROM SIDE PROPERTY LINE. ~~BE~~ WHICH HAS 20 FT TREES ALONG PROPERTY LINE OBSCURING IT FROM VIEW.

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

Andre F. Brown
Signature of Owner (Affiant)

ANDRE F. BROWN SR.
Name- Print or Type

Barbara A. Brown
Signature of Owner (Affiant)

BARBARA A. BROWN
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 31st day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Andree F. Brown, Sr., and Barbara A. Brown

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

AS WITNESS my hand and Notaries Seal

WILLIAM A. THOMPSON, JR.
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires July 30, 2019

William A. Thompson, Jr.
Notary Public

July 30, 2019
My Commission Expires

REV. 5/5/2016

Item #0132

ZONING PROPERTY DESCRIPTION FOR 3721 LANAMER ROAD

Beginning at a point on the west side of Lanamer Road, which has a 50-foot right of way, at a distance of +/-125 feet west of the centerline of the nearest improved intersecting street Laborman Road, which has a 50-foot right of way. Being Lot #34 in the subdivision of TRAVANCORE WOODS as recorded in Baltimore County Plat Book #66, Folio #114, containing 1.39 acres. Located in the 2nd Election District and 4th Councilmanic District.

Item #0132



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2018-0132-A

Address: 3721 Lanamer Rd.

Petitioner(s): Brown

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Andrew Meyers
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
3704 Laborman Drive
Address

Randallstown Md 21133
City State Zip Code

410-207-2290
Telephone Number

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

[Signature] 12/4/17
Signature Date

[Signature] 12/4/17
Signature Date
Revised 9/18/98 - wcr/scj

ZONING PROPERTY DESCRIPTION FOR 3721 LANAMER ROAD

Beginning at a point on the west side of Lanamer Road, which has a 50-foot right of way, at a distance of +/-125 feet west of the centerline of the nearest improved intersecting street Laburman Road, which has a 50-foot right of way. Being Lot #34 in the subdivision of TRAVANCORE WOODS as recorded in Baltimore County Plat Book #66, Folio #114, containing 1.39 acres. Located in the 2nd Election District and 4th Councilmanic District.

Item #0132



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 5379469

Sold To:

Andre Brown Sr - CU00633760
3721 Lanamer Rd
Randallstown, MD 21133-1532

Bill To:

Andre Brown Sr - CU00633760
3721 Lanamer Rd
Randallstown, MD 21133-1532

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

Jan 09, 2018

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: # 2018-0132-A
3721 Lanamer Road
W/s of Lanamer Road, 125 ft. +/- W/of Laburman Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Andre & Barbara Brown, Sr.

Variance: to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard; to amend the Final Development Plan of Travancore Woods, Plat 2, Lot #34 only.

Hearing: Monday, January 29, 2018 at 1:30 p.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 1/668 January 9 5379469

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/10/2018

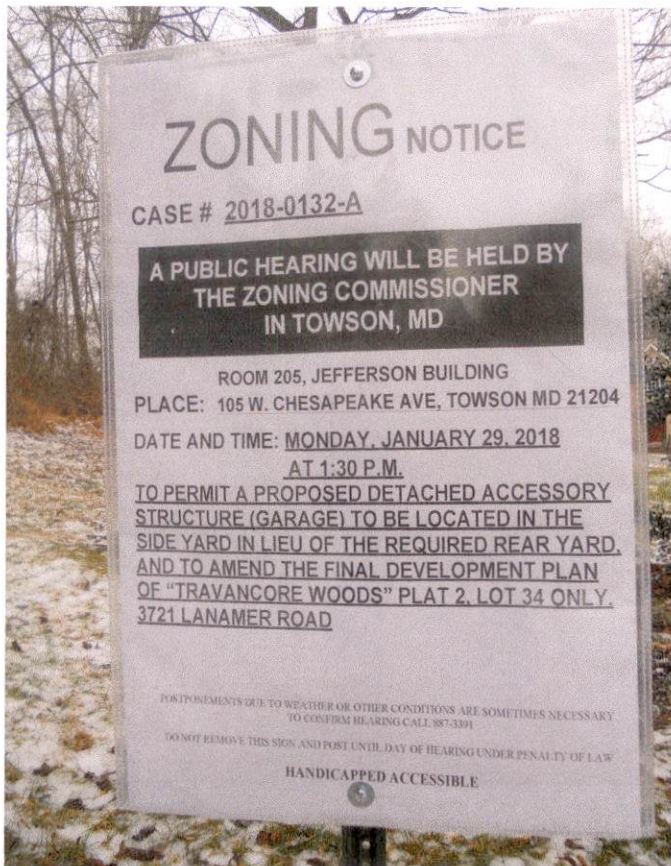
Case Number: 2018-0132-A

Petitioner / Developer: ANDRE BROWN, SR.

Date of Hearing: JANUARY 29, 2018

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:
3721 LANAMER ROAD

The sign(s) were posted on: JANUARY 10, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/15/2017

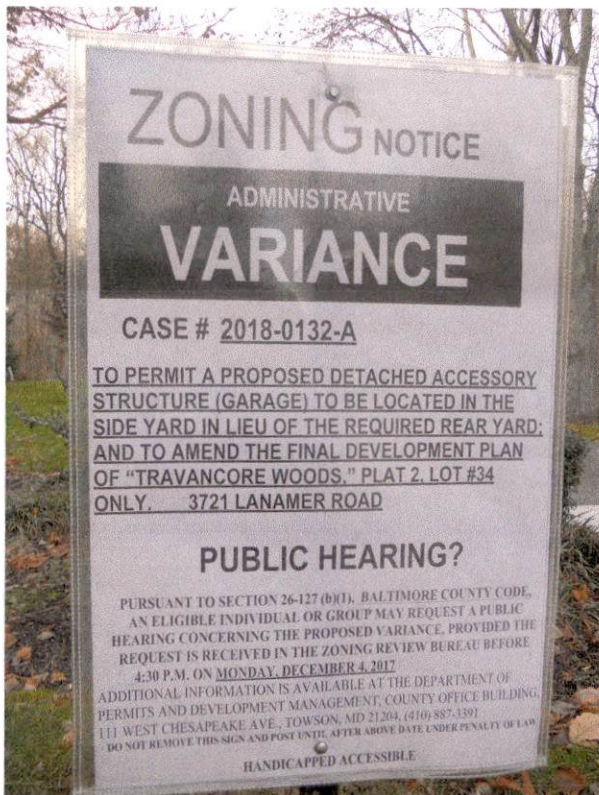
Case Number: 2018-0132-A

Petitioner / Developer: ANDRE BROWN, SR.

Date of Hearing (Closing): DECEMBER 4, 2017

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:
3721 LANAMER ROAD

The sign(s) were posted on: NOVEMBER 15, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

December 19, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0132-A

3721 Lanamer Road

W/s of Lanamer Road, 125 ft. +/- W/of Laburman Road

2nd Election District – 4th Councilmanic District

Legal Owners: Andre & Barbara Brown, Sr.

Variance to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard; to amend the Final Development Plan of Travancore Woods, Plat 2, Lot #34, only.

Hearing: Monday, January 29, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Brown, Sr., 3721 Lanamer Road, Randallstown 21133
Andrew Meyers, 3704 Laburman Drive, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 9, 2018.**
- (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, January 9, 2018 Issue - Jeffersonian

Please forward billing to:
Andre Brown, Sr.
3721 Lanamer Road
Randallstown, MD 21133

443-204-5538

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0132-A

3721 Lanamer Road
W/s of Lanamer Road, 125 ft. +/- W/of Laburman Road
2nd Election District – 4th Councilmanic District
Legal Owners: Andre & Barbara Brown, Sr.

Variance to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard; to amend the Final Development Plan of Travancore Woods, Plat 2, Lot #34, only.

Hearing: Monday, January 29, 2018 at 1:30 p.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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0132 -A Address 3721 Lanamer Rd

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

Filing Date: 11/9/17 Posting Date: 11/19/17 Closing Date: 12/04/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0132 -A Address 3721 Lanamer Rd

Petitioner's Name Andre Brown Telephone 443 204 5538

Posting Date: 11/19/17 Closing Date: 12/04/17

Wording for Sign: To Permit a proposed detached accessory structure (garage)
to be located in the side yard in lieu of the required rear yard;
and to amend the Final Development Plan of "Travancore Woods,"
Plat 2, Lot #34 only

Revised 6/30/2018

**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: 2018-0132 A
Property Address: 3721 LANAMER RD., RANDALLSTOWN, MD. 21133
Property Description: west side of Lanamer Rd, +/- 125' west of
Laburman Rd
Legal Owners (Petitioners): ANDRÉ + BARBARA BROWN
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANDRÉ + BARBARA BROWN
Company/Firm (if applicable): _____
Address: 3721 LANAMER RD.
RANDALLSTOWN, MD. 21133

Telephone Number: 443-204-5538

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

NO 160531

Date: 11/9/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub-Obj	Dept Obj	BS Acct	Amount
001	006	0000		5150				5150

Total: 5150

Rec From: A. Brown

For: Zoning hearing - case # 2018-0132-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTION TIME
 11/09/2017 11/09/2017 10:44:10
 REC USG FOLKIN ERB
 RECEIPT # 92532 11/09/2017
 Dept 5- 528 ZONING VERIFICATION
 CR NO. 160531
 Receipt Tot \$150.00
 \$150.00 CR \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 23, 2018

Andre F & Barbara A Brown
3721 Lanamer Road
Randallstown MD 21133

RE: Case Number: 2018-0132 A, Address: 3721 Lanamer Road

Dear Mr. & Ms. Brown:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 9, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 11/21/17

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. 2018-0132-A -

*Administrative Variance
Andre F. & Barbara A. Brown
3721 Lanhamer Road*

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,

for Richard Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

1-29-18 12-4 formal seminar

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: December 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0132-A
Address 3721 Lanamer Road
(Brown Property)

Zoning Advisory Committee Meeting of **November 27, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

Please be advised there is a Forest Buffer Easement violation on the property. The building permit for the carport will remain on hold by Environmental Impact Review until the Forest Buffer Easement violation is addressed by the property owner.

Reviewer: Charles Batchelder

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2017

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2017
Item No. 2018-0132-A, 0133-X, 0135-A, 0136-A, 0137-SPHA

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

*

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VKD: efc
cc: file

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: December 12, 2017

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Reviewer: Charles Batchelder

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: December 12, 2017

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Reviewer: Charles Batchelder

ORDER RECEIVED FOR FILING

Date 1-30-18

By BW

CASE NAME _____
CASE NUMBER 20180132-A
DATE 1/29/18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]



Debra Wiley

From: Debra Wiley
Sent: Friday, January 19, 2018 10:12 AM
To: 'apmcontractingco@aol.com'
Subject: RE: case # 2018-0132-A - Postponement Request

Good Morning Mr. Meyers,

At the request of ALJ Beverungen, I am replying on his behalf to your concern.

Postponement requests outside of the 5 days prior to a scheduled hearing are to be handled by the Office of Zoning Review. Since this hearing is scheduled for January 29th, I am suggesting that you contact that office for their response to your postponement request. They can be reached at 410-887-3391.

Thank you for contacting the Office of Administrative Hearings.

From: Drew Meyers [<mailto:apmcontractingco@aol.com>]
Sent: Thursday, January 18, 2018 1:11 PM
To: apmcontractingco@aol.com; John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Re: case # 2018-0132-A

I received a notice dated December 19, 2017, of zoning hearing scheduled for Monday, January 29, 2018 (attached).

It was supposed to be posted by Tuesday, January 9, 2018. It was not (see attached photo, it should have day/date stamp on photo, January 10 at 9:44 am).

I request the proper posting and rescheduling of zoning hearing.

Thank you
Andrew P. Meyers

APM Contracting Company
"A Property Management Company"
apmcontractingco@aol.com

Debra Wiley

From: Debra Wiley
Sent: Friday, January 19, 2018 7:32 AM
To: Kristen L Lewis
Cc: John E. Beverungen
Subject: RE: case # 2018-0132-A

I'll ask him. Since it's beyond the 5 day, John really shouldn't be involved and especially since Arnold is answering his concern.

From: Kristen L Lewis
Sent: Thursday, January 18, 2018 3:13 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: case # 2018-0132-A

I just spoke with Arnold, and he said that the case should not be postponed, because as the Mr. Meyers indicated he received notification of the case in well enough time before posting was even due to go up. Also, the day it was to be posted was icy conditions.

Kristen Lewis
PAL - Zoning Review
410-887-3391

1/19/18
icy conditions,
sign posted
1/10/18

From: Debra Wiley
Sent: Thursday, January 18, 2018 2:57 PM
To: Kristen L Lewis <kewis@baltimorecountymd.gov>; June Wisnom <jwisnom@baltimorecountymd.gov>
Cc: John Beverungen <johnbeverungen@gmail.com>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: FW: case # 2018-0132-A

Please see attached scheduled for January 29th and see how Arnold wants to handle.

Thanks.

From: John E. Beverungen
Sent: Thursday, January 18, 2018 2:40 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: case # 2018-0132-A

Is this an AV? What do we do with this?

From: Drew Meyers [<mailto:apmcontractingco@aol.com>]
Sent: Thursday, January 18, 2018 1:11 PM
To: apmcontractingco@aol.com; John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Re: case # 2018-0132-A

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"A Property Management Company"
apmcontractingco@aol.com

Debra Wiley

From: Kristen L Lewis
Sent: Thursday, January 18, 2018 3:19 PM
To: Debra Wiley
Subject: RE: case # 2018-0132-A

Oh, I was under the assumption that John would inform Mr. Meyers, since he was emailed directly.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Debra Wiley
Sent: Thursday, January 18, 2018 3:16 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: John Beverungen <johnbeverungen@gmail.com>
Subject: RE: case # 2018-0132-A

Kristen,

By copy of this email to John, I'm making him aware that your office will advise him of Arnold's message.

Thanks.

From: Kristen L Lewis
Sent: Thursday, January 18, 2018 3:13 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: case # 2018-0132-A

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Kristen Lewis
PAI – Zoning Review
410-887-3391

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Subject: FW: case # 2018-0132-A
Attachments: photo.jpeg; photo.jpeg

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"A Property Management Company"
apmcontractingco@aol.com

Laburman DR





KEVIN KAMENETZ
County Executive

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

December 19, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0132-A

3721 Lanamer Road

W/s of Lanamer Road, 125 ft. +/- W/of Laburman Road

2nd Election District - 4th Councilmanic District

Legal Owners: Andre & Barbara Brown, Sr.

Variance to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard; to amend the Final Development Plan of Travancore Woods, Plat 2, Lot #34, only.

Hearing: Monday, January 29, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Brown, Sr., 3721 Lanamer Road, Randallstown 21133
Andrew Meyers, 3704 Laburman Drive, Randallstown 21133

- NOTES:** (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 9, 2018.
(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.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment12/12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comment12/12DEPS
(if not received, date e-mail sent _____)Comment

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)11/21

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/9/18SIGN POSTING Date: 1/10/18by O'KeefePEOPLE'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 - 2200020146			
Owner Information					
Owner Name:	BROWN ANDRE F BROWN BARBARA A		Use:	RESIDENTIAL	
Mailing Address:	3721 LANAMER RD RANDALLSTOWN MD 21133-1532		Principal Residence:	YES	
			Deed Reference:	/34830/ 00408	
Location & Structure Information					
Premises Address:		3721 LANAMER RD 0-0000		Legal Description:	1.395 AC 3721 LANAMER RD WS TRAVANCORE WOODS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0076	0004	0082		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	34	2016		0066/ 0114	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1998	3,352 SF		1.3900 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	77,900	77,900			
Improvements:	369,400	363,000			
Total:	447,300	440,900	440,900	440,900	
Preferential Land:	0			0	
Transfer Information					
Seller: RESERVOIR WOODS LLC		Date: 05/04/1998		Price: \$66,500	
Type: ARMS LENGTH VACANT		Deed1: /34830/ 00408		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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 09/10/2013					
Homeowners' Tax Credit Application Information					

LOCATION OF
PROPOSED GARAGE

Item # 0132



ANTHONY J. PETERA
TUCUMAN, CA.

LOCATION OF PROPOSED
NEW STRUCTURE
(CARPORT)

Item # 0132



[illegible]

PHOTO OF ADJACENT
PROPERTY 3719 LANAMER



Item #0132

17/10/2019 10:00 AM
17/10/2019 10:00 AM



Item #0132

PHOTO OF ADJACENT
PROPERTY
3710 LABURNUM RD

Old Town of
1600
Hill & 1900

ENTRY TO PROPERTY FROM
LANAMER RD,



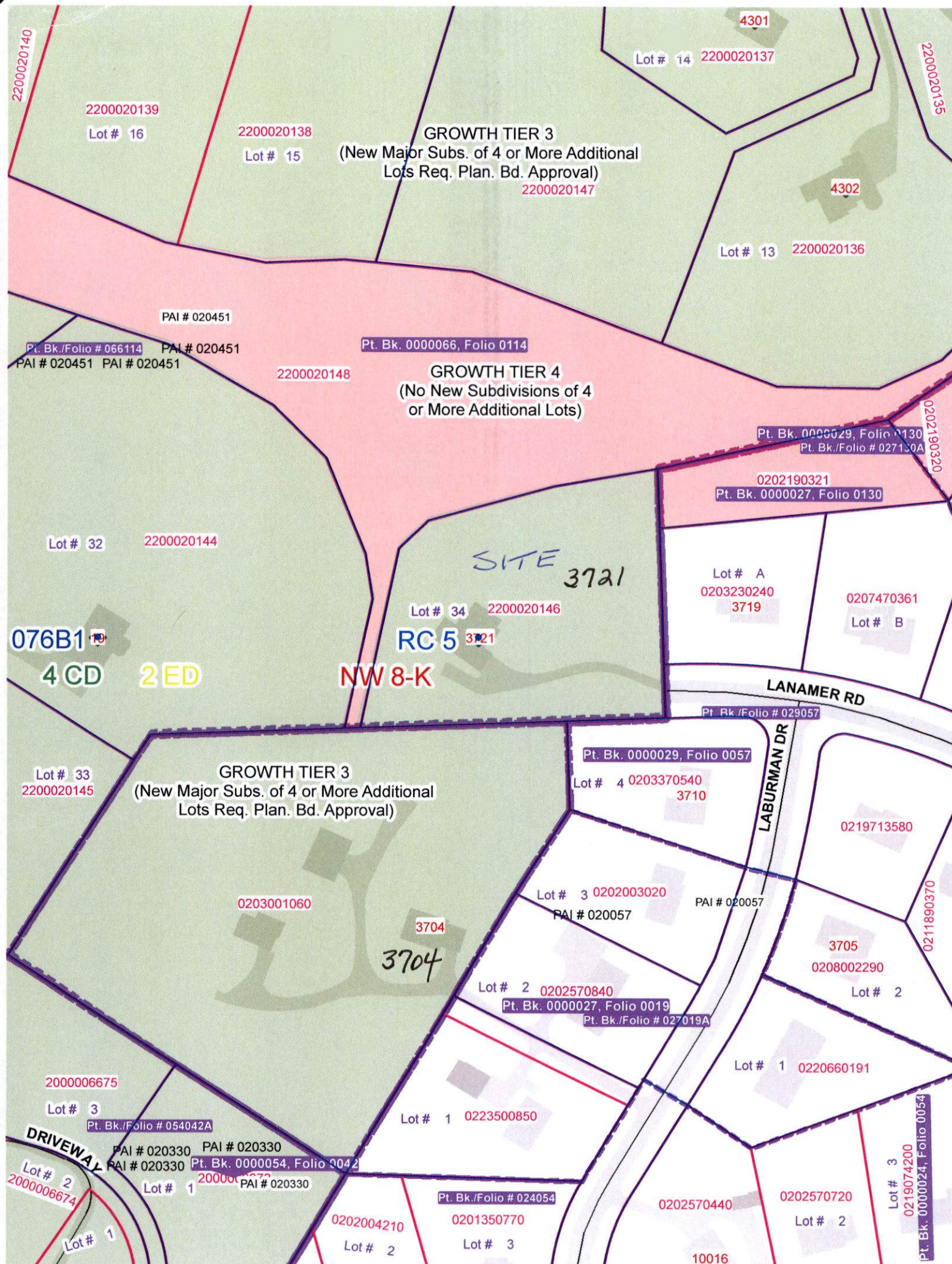
Item #0137

五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

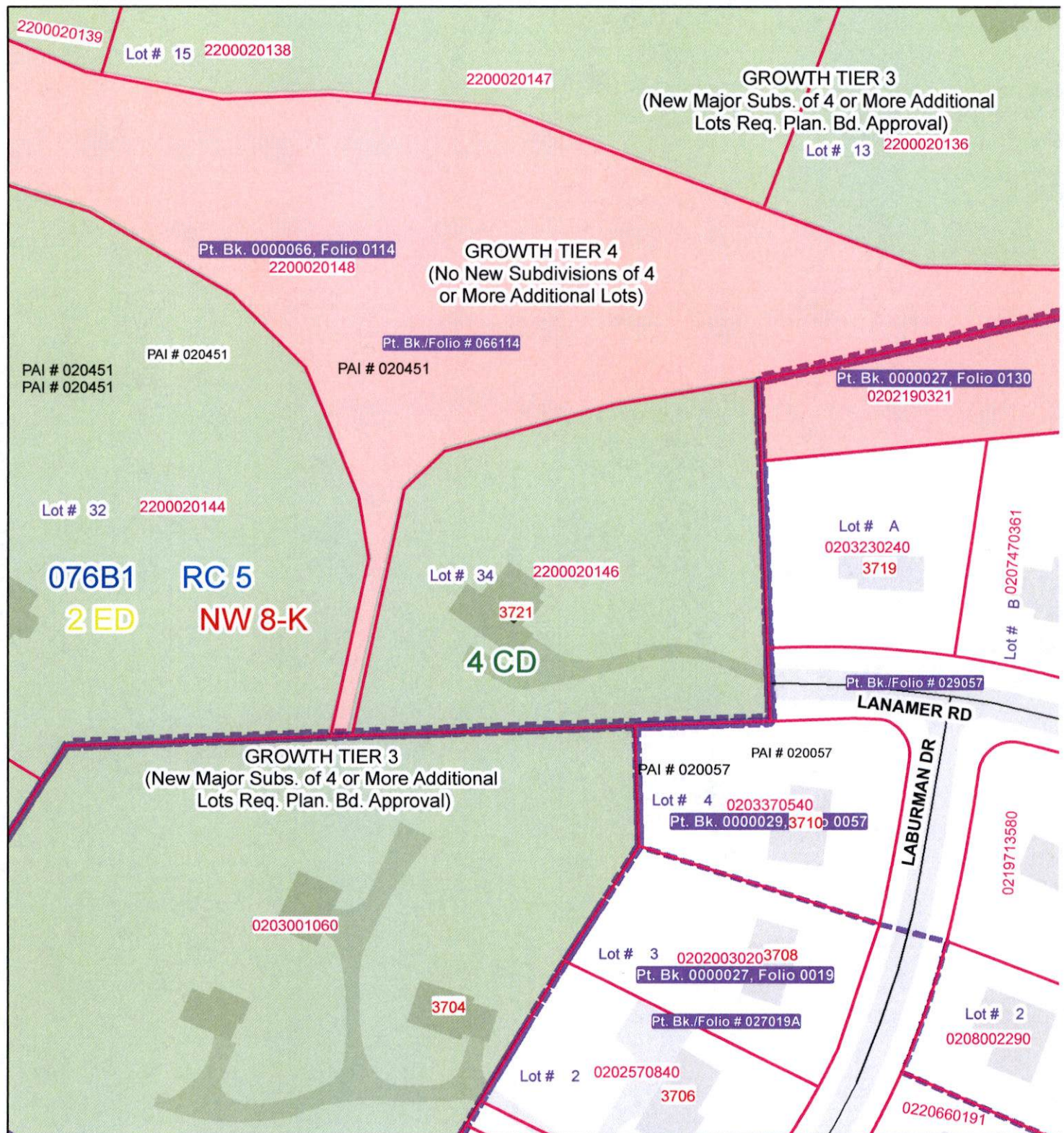
ADJACENT PROPERTY
3761 LABURMAN RD.
(ON OTHER SIDE OF TREES)

Item #0132

1854: 1855
1856: 1857
1858: 1859



3721 Lanamer Road



Publication Date: 11/8/2017



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

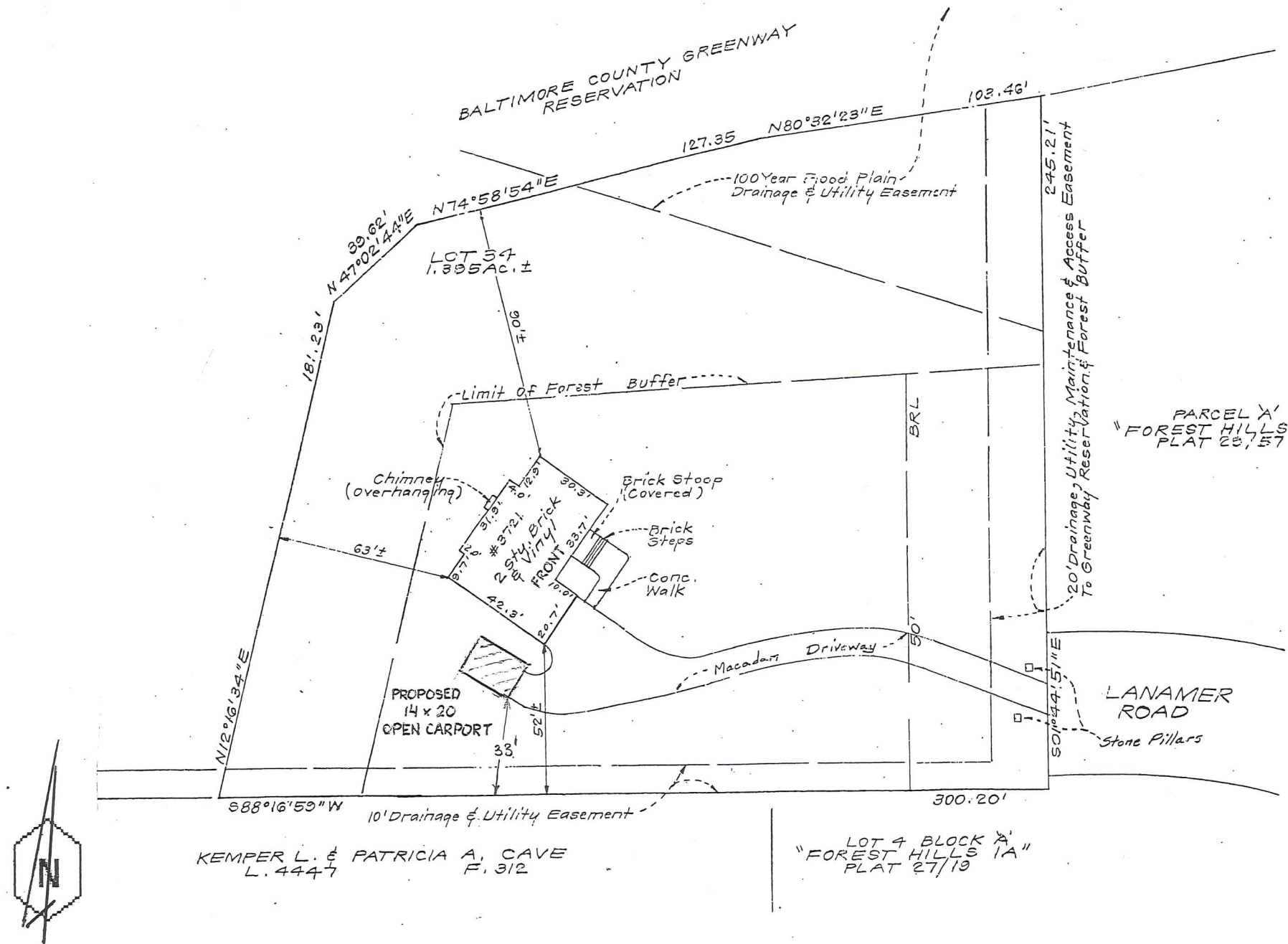


0 25 50 100 150 200
Feet

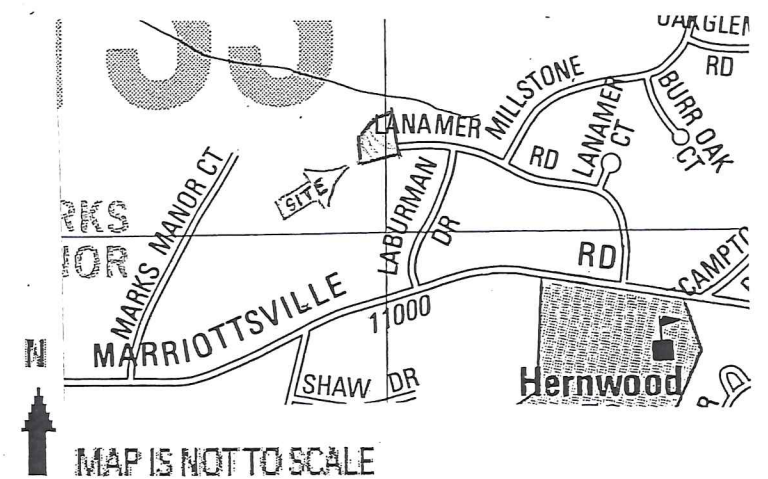
1 inch = 100 feet

Item # 0132

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3721 LANAMER ROAD OWNER(S) NAME(S) ANDRE + BARBARA BROWN
 SUBDIVISION NAME TRAVANCORE WOODS LOT # 34 BLOCK # _____ SECTION # _____
 PLAT BOOK # 66 FOLIO # 114 10 DIGIT TAX # 2200020146 DEED REF. # 34830/00408



SITE VICINITY MAP

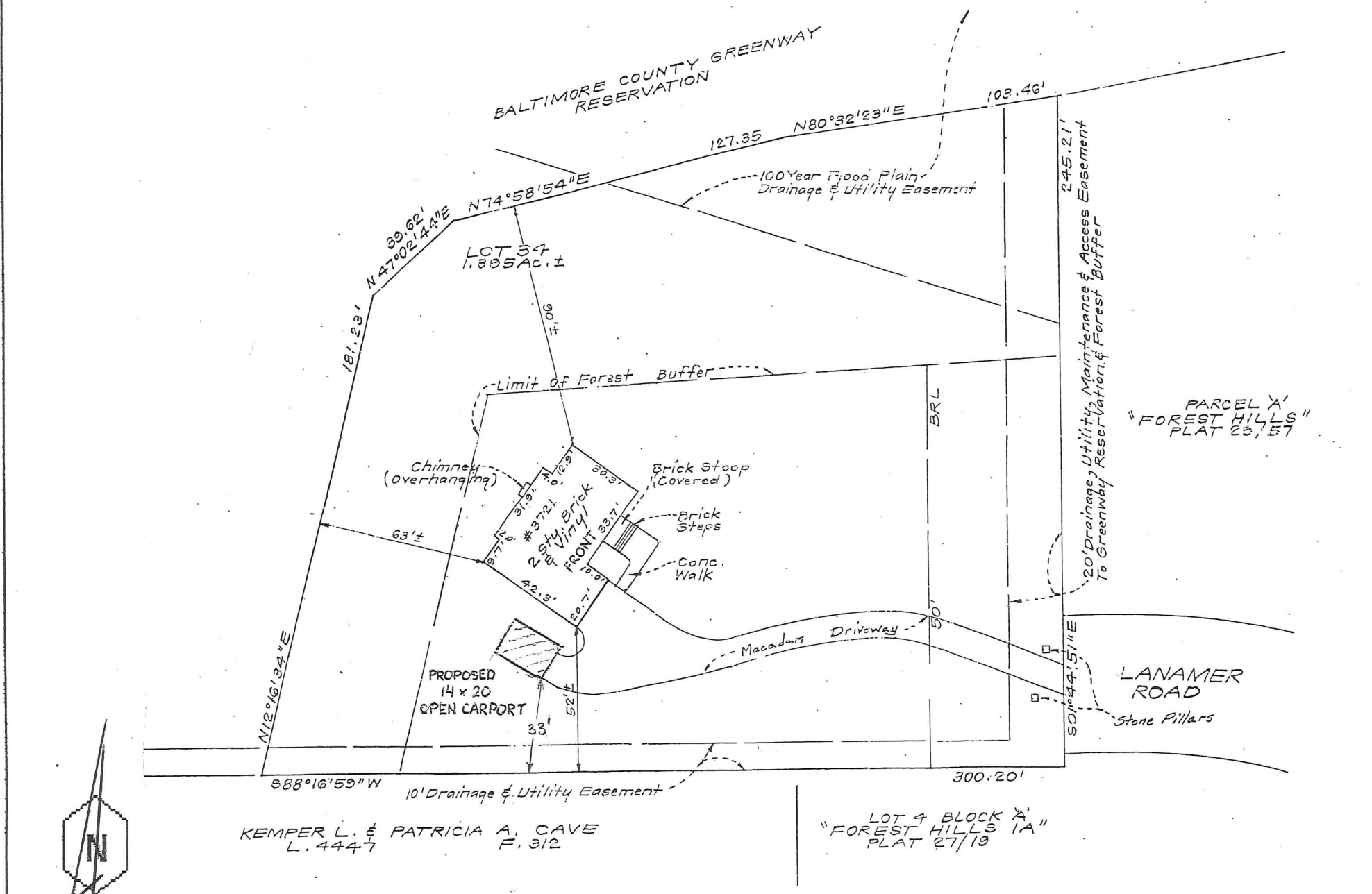


ZONING MAP# 076B1
 SITE ZONED RC 5
 ELECTION DISTRICT 2ND
 COUNCIL DISTRICT 4TH
 LOT AREA ACREAGE 1.39
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

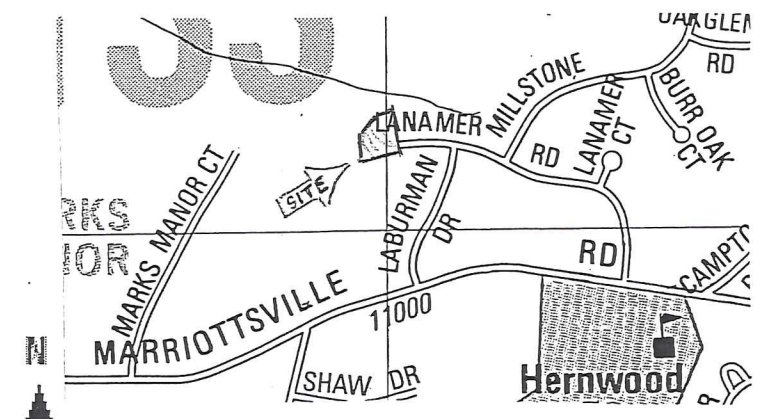
#2018-0132-A

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 SUBDIVISION NAME TRAVANCORE WOODS LOT # 34 BLOCK # _____ SECTION # _____
 PLAT BOOK # 66 FOLIO # 114 10 DIGIT TAX # 2200020146 DEED REF. # 34830/00408



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 076B1
 SITE ZONED RC 5
 ELECTION DISTRICT 2ND
 COUNCIL DISTRICT 4TH
 LOT AREA ACREAGE 1.39
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
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 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

R.D.
 #2018-0132-A
 Petitioners No. 1