

NO. 92-158-A
 PETITION FOR RESIDENTIAL VARIANCE
 JAMES J. JARVIS
 N. 5120 CRAB ORCHARD RD., SAC 11, W
 11th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The petitioner herein requests a variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to side lot setback of 18 ft. (for an addition) in lieu of the minimum required 50 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 46-127 (B)(1) of the Baltimore County Code. 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 Zoning Commissioner, the information, pictures, 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 Petitioner.

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 by the Zoning Commissioner for Baltimore County this 10th day of October, 1991 that the Petition for a Zoning Variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to side lot setback of 18 ft. (for an addition) in lieu of the minimum required 50 ft., in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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

LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES/mm

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-158-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1A03.4.B.4 to permit a building to side lot line setback of 18 feet in lieu of the

minimum required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (Indicate hardship or practical difficulty):

Owner desires to add a third bedroom to the existing house and interior layout restricts the location of the proposed addition to the East side of the house.

Property to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly swear and affirm, under the penalties of perjury, that I/We am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Type or Print Name

Signature

Address

City/Township/State

Type or Print Name

Signature

Address

City/Township/State

Attorney's telephone number

Legal Owner(s):

Name

Address

City/Township/State

Signature

Address

City/Township/State

Signature

Address

City/Township/State

Signature

Address

City/Township/State

Signature

Address

City/Township/State

DEPOSED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1991, that the subject matter of this petition is posted on the property on or before the 10th day of October, 1991.

A PUBLIC HEARING HEARD BEEN CONDUCTED AND/OR POSTED AS REQUIRED, BY AN OFFICER EMPLOYED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1991, that the subject matter of this petition is advertised, as required by the Zoning Law of Baltimore County, in his newspaper of general circulation throughout Baltimore County, that the property be reported, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 110, County Office Building in Towson, Baltimore County.

REVIEWED ON 10/16/91 DATE 10/16/91
 ITEM 168

ORDER RECEIVED FOR FILING

Date

By

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

92-158-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4302 Long Green Road, Glen Arm, Maryland 21057

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

Owner desires to add a third bedroom to the existing house and interior layout restricts the location of the proposed addition to the East side of the house.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and pay to provide additional information.

Signature of Affiant(s)

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Signature of Affiant(s)

McKEE & ASSOCIATES, INC.
 Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

Telephone: (301) 527-1555
 Facsimile: (301) 527-1563

October 8, 1991



DESCRIPTION OF
 4302 LONG GREEN ROAD
 11th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Beginning at a point in the centerline of Long Green Road at a distance of 500 feet west of the centerline of Crab Orchard Road and running thence along Long Green Road North 89° 17' 22" West 172.36 feet and South 58° 07' 56" West 106.80 feet; thence North 32° 14' 03" West 398.81 feet, North 57° 51' 04" East 107.50 feet, and South 48° 43' 17" East 506.44 feet to the place of beginning.

Containing 1.623 acres as recorded in deed Liber 6296, folio 03A.

Being known as 4302 Long Green Road and located in the 11th Election District.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11th Date of Posting: 10/10/91

Posted for: 10 days

Petitioner: Ellen M. Guercio

Location of property: 4302 Long Green Road, Hunt Valley, Maryland

Location of signs: 4302 Long Green Road, Hunt Valley, Maryland

Remarks:

Posted by: Lawrence E. Schmidt

Date of return: 10/16/91

Number of signs: 4

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

receipt

Account # 001 6150
 Number

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

October 16, 1991

COPY

Ellen M. Guercio
 5302 Long Green Road
 Glen Arm, MD 21057

Re: CASE NUMBER: 92-158-A
 LOCATION: 1/2 Long Green Road, 500' W of Crab Orchard Road
 4302 Long Green Road
 11th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 27, 1991. The closing date is November 12, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
 Zoning Commissioner, Baltimore County

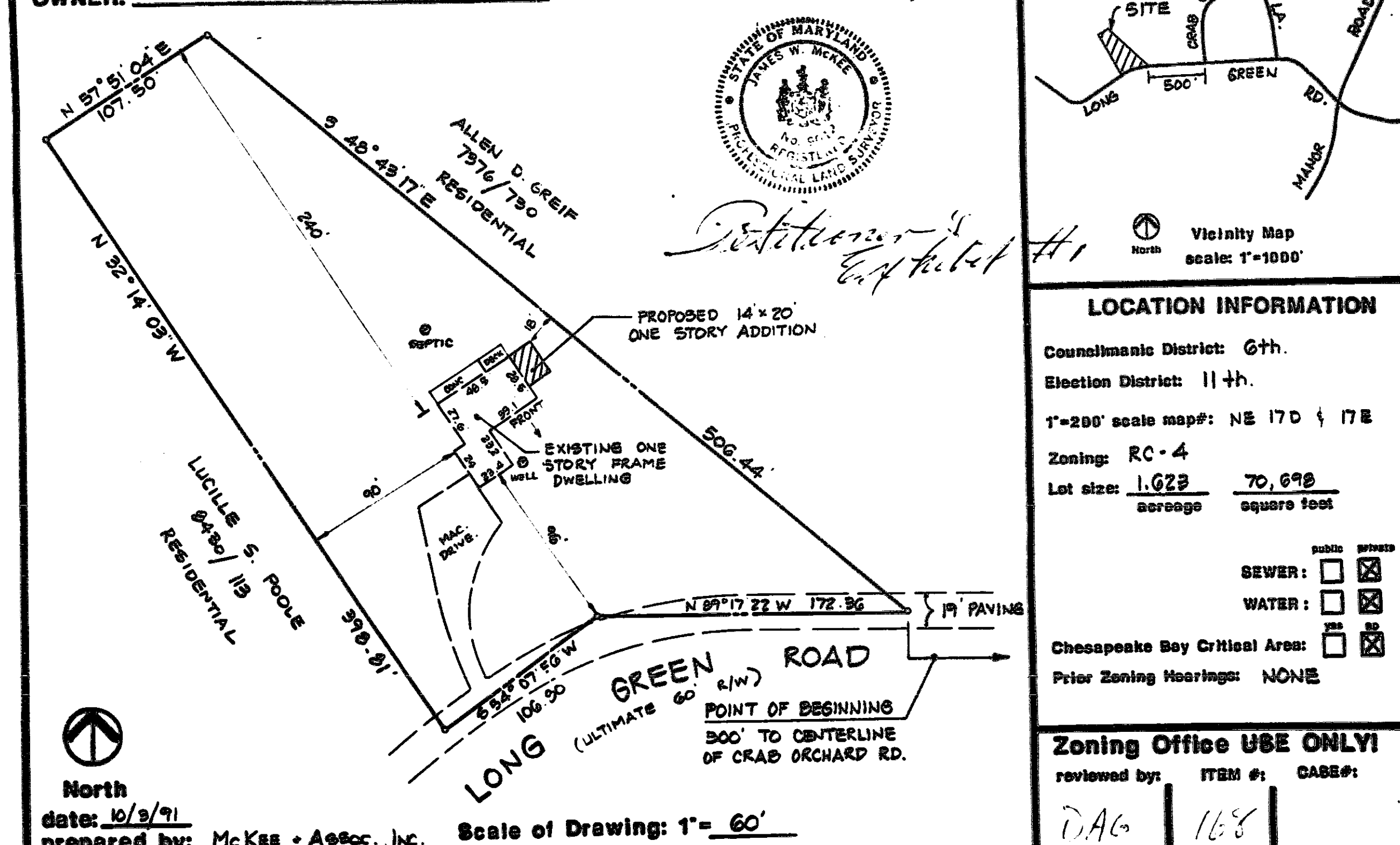
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 4302 LONG GREEN ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A DSED REF: 0298/034

plat book# folio# lot# section#

OWNER: ELLEN M. GUERCIO



LOCATION INFORMATION

Councilmanic District: 6th

Election District: 11th

1"=200' scale map: NE 17D & 17E

Zoning: RC-4

Lot size: 1.623 acreage

70,690 square foot

SEWER:

WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings: NONE

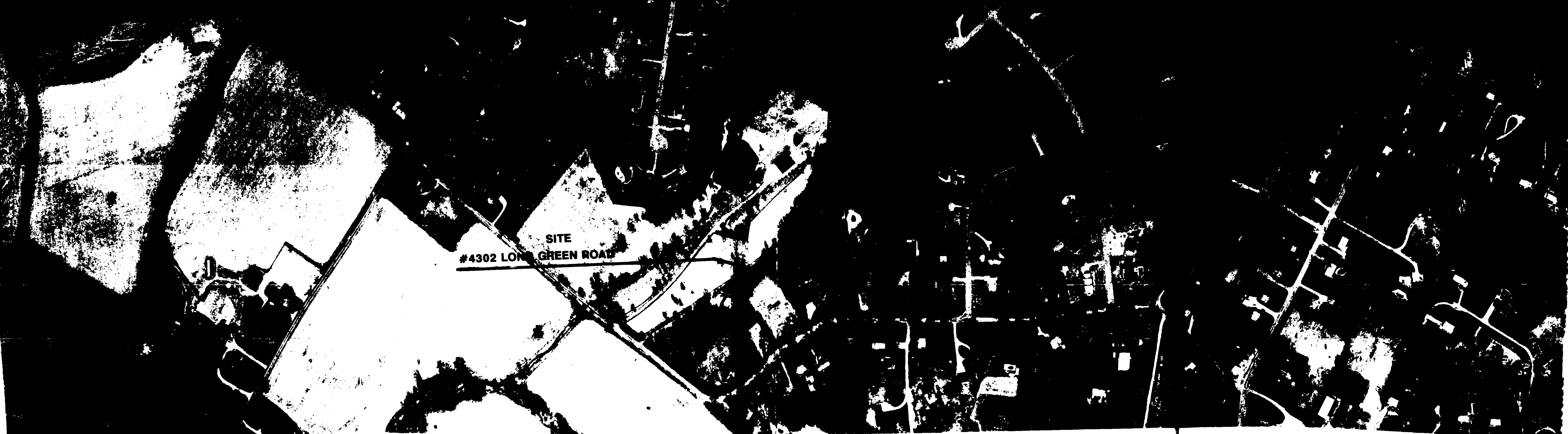
Zoning Office USE ONLY!

reviewed by: D.A.G.

ITEM #: 168

CASE#:

92-158-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

168
92-158-A

SCALE
1" = 200' ±

LOCATION
DULANEY VALLEY
AND
DANCE MILL ROADS

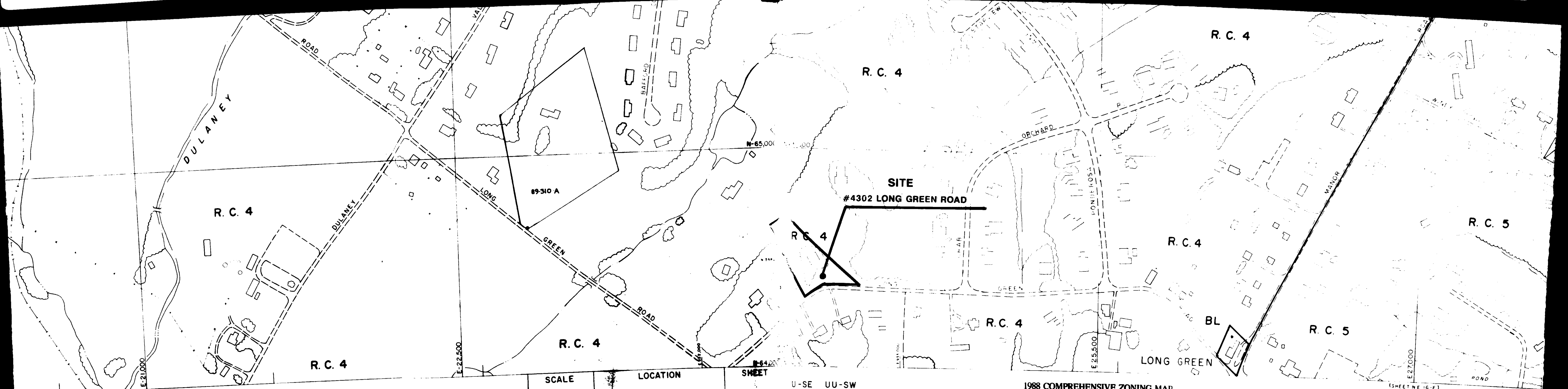
SHEET
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7-D

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PHOTOGRAPHICS, INC.
25401

ITEM # 168

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200' ±

LOCATION
DULANEY VALLEY
AND
DANCE MILL ROADS

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DATE
OF
PHOTOGRAPHY
JANUARY
1986

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1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

92-158-A *ITEM # 168*