

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 N/S Cord Street, 521 ft. E of Compass Road
 1011 Cord Street
 15th Election District
 6th Councilmanic District
 Edward L. Wickman, Sr., et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 92-290-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section III B.3 (1945 Regs.) (B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 7 ft. for a carport, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners 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 Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, 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, photos, 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 by the Zoning Commissioner for Baltimore County this 27th day of March 1992 that the Petition for a Zoning Variance from Section III B.3. (1945 Regs.) (B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 7 ft., for a carport, in accordance with Petitioners' 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 his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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/mmm

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

March 4, 1992

Mr. and Mrs. Edard L. Wickman, Sr.
 1011 Cord Street
 Baltimore, Maryland 21220

RE: Petition for Residential Zoning Variance
 Case No. 92-290-A

Dear Mr. and Mrs. Wickman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
 Zoning Commissioner

LES:mnn
 encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-290-A

The undersigned, legal owner(s) of the property located 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 III B.3. (1945 Regs) To permit a side yard setback of 3 feet in lieu of the required 7 feet.

of the Zoning Regulations of Baltimore County for the following reasons: (unless hereby or personal affidavit)

We have been at this address for 30 years and intend to make this our permanent home. Therefore, we are requesting a permit to add an attached carport to our home for our safety and well being as we grow older. (only asked for this variance because)

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: EDWARD L. WICKMAN SR.
 (type or print name)
 Signature: Edward L. Wickman Sr.
 Signature: DOROTHY A. WICKMAN
 City: Towson State: MD Zip Code: 21284
 Attorney for Petitioner: 1011 CORD ST. 686-5907
 (type or print name)
 Signature: GALT
 City: State: Zip Code: 21220
 Name, address and phone number of owner, contract purchaser or representative to be contacted: DOROTHY OR EDWARD WICKMAN
 1011 CORD ST. 686-5907

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March 1992 that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: [Signature] DATE: 2/27/92
 ESTIMATED POSTING DATE: 2/27/92 ESTIMATED CLOSING DATE: 3/16/92



ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE 92-290-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 that 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) dwindle presently reside at 1011 Cord St. Baltimore, MD 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (unless hereby or personal affidavit)

And well being as we grow older. This variance concerns the side yard setback. I am unable to park and have a safe and dry entrance to our home. Our neighbors at 1013 Cord St. have given their approval for this administrative variance. (with photos and affidavits from neighbors)

The Affiant(s) acknowledge(s) that if a public hearing is required to report and advertise the same may be required to provide additional information.

Signature: Edward L. Wickman Sr. and Dorothy A. Wickman

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of March 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward L. Wickman Sr. and Dorothy A. Wickman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal. My Commission Expires: 2-27-95

ZONING DESCRIPTION FOR 1011 Cord St. (Address)
 Beginning at a point on the North side of Cord Street which is 37' wide at the distance of 521' + east of the centerline of the nearest improved intersecting street, Compass Rd, which is 90' wide. *Being lot 122, Block 1, Section 122, in the subdivision of Victoria Villa as recorded in Baltimore County Plat Book 8122, Folio 1122, subdivision 4535.5 + 38.4. Also known as 1011 CORD ST. and located in the 15th Election District. (property address)

92-290-A

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

Account: R-001-6150
 Number

Date: 2/27/92
 Cashier Validation: [Signature]
 Please Make Checks Payable To: Baltimore County 60,00
 66 0409-55/04091 28-92

receipt

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 92-290-A

District: 15th Date of Posting: 2/16/92
 Posted for: Variance
 Petitioner: Edward L. Wickman Sr. and Dorothy A. Wickman
 Location of property: N/S Cord St., 521' E of Compass Rd, 1011 Cord St.
 Location of Sign: Facing Cord St., approx. 12' from roadway on property of Baltimore
 Remarks: [Signature]
 Posted by: [Signature] Date of return: 2/27/92
 Number of Signs: 1

111 West Chesapeake Avenue
 Towson, MD 21284 February 4, 1992 (410) 887-3353

Edward L. Wickman, Sr. and Dorothy A. Wickman
 1011 Cord Street
 Baltimore, Maryland 21220

Re: CASE NUMBER: 92-290-A
 LOCATION: N/S Cord Street, 521' E of Compass Road
 1011 Cord Street
 15th 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 rebuttal regarding the administrative process.

- Your property will be posted on or before February 16, 1992. The closing date is March 3, 1992. 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.
- 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).
- 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

92-290-A



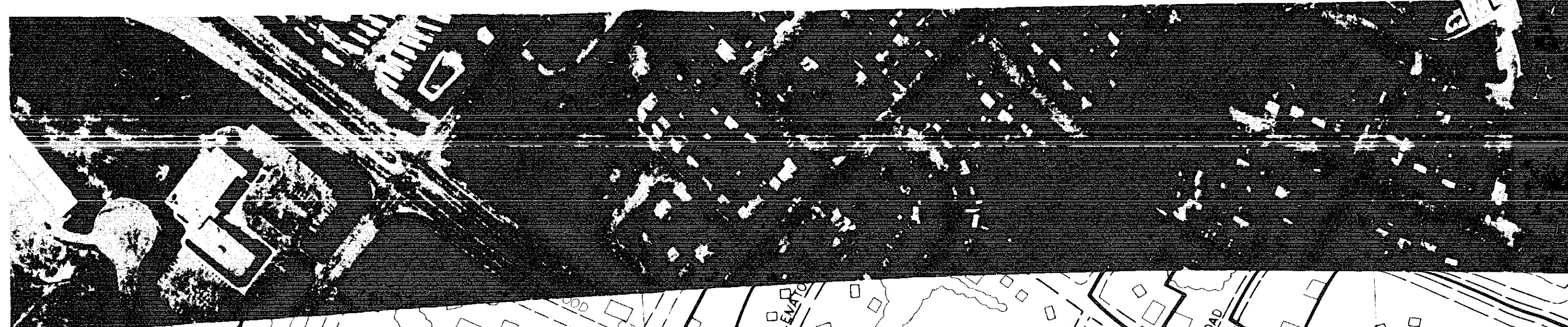
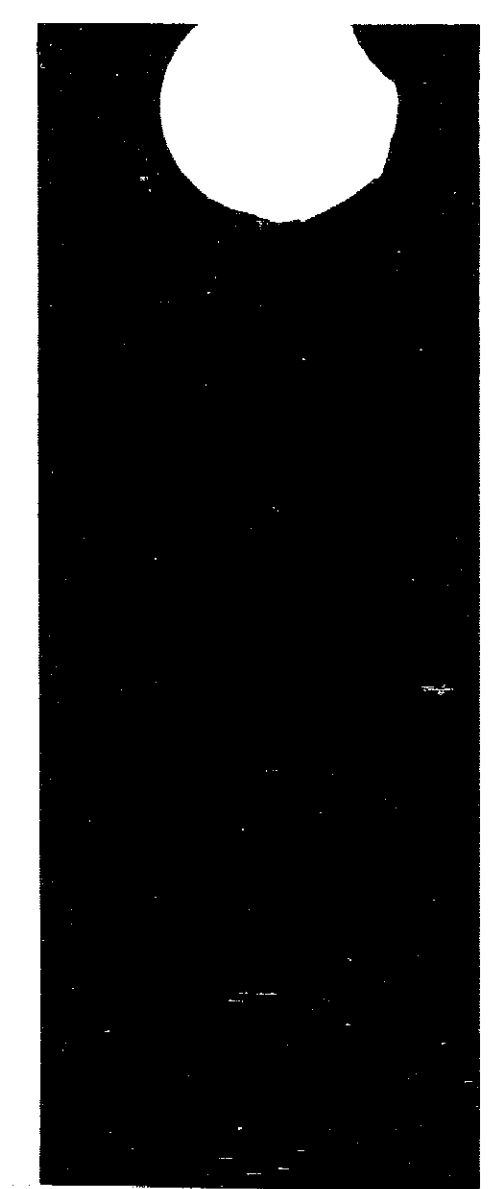
92-290-A



BM -

DRIVE

1000



SITE NE 4H
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
92-290-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



305
92-290-A

SITE NE 4H
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER	N.E. 4-H
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401