

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
S/Corner of Intersection of
Ransome & Wilmont Drives
(6704 Ransome Drive)
2nd Election District
2nd Councilmanic District
James S. Henry, et ux
Petitioners

* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-470-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Residential Variance in which the Petitioners request relief from Section 1802.3.B (211.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 25 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for 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, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy 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 P.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
Date 6/8/92
By [Signature]

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this eight day of June, 1992 that the Petition for Administrative Variance requesting relief from Section 1802.3.B (211.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 25 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/8/92
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1992

Mr. & Mrs. James S. Henry
6704 Ransome Drive
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/Corner of the Intersection of Ransome and Wilmont Drives
(6704 Ransome Drive)
2nd Election District - 2nd Councilmanic District
James S. Henry, et ux - Petitioners
Case No. 92-470-A

Dear Mr. & Mrs. Henry:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

ORDER RECEIVED FOR FILING
Date _____
By _____

MICROFILMED

92-470-A

#498

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the Assessor's and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3-B (211.3) of The Act to Amend a Variance of 15' in Lieu of the Required 25'.

of the Zoning Regulations of Baltimore County for the following reasons: (unless hereby or personal affidavit)
We need more space in kitchen & dining rooms. We are unable to function in present rooms & we would like to extend our family. It is not feasible to put addition at the rear as the kitchen and dining rooms are at the side of the house where we are planning to extend.

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

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:

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

Legal Owner(s):
James S. Henry
James S. Henry
J. S. Henry

City: Baltimore Md Zip Code: 21207

Address: 6704 Ransome Dr Phone: 298-0363

City: Baltimore Md Zip Code: 21207

Address: Same as above Phone: 298-0363

ORDER RECEIVED FOR FILING
Date 6/8/92
By [Signature]

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 _____, 19____, 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: JLM DATE: 5-27-92

ESTIMATED POSTING DATE: _____ ESTIMATED CLOSING DATE: _____

ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT
IN SUPPORT OF ADMINISTRATIVE VARIANCE

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) believe competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside in 6704 Ransome Drive
Balto Md 21207

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)
We need more space in kitchen and dining rooms, we are unable to function in present rooms and we would like to extend our family. It is not feasible to put addition at the rear as the kitchen and dining rooms are at the side of the house where we are planning to extend.

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

James S. Henry
James S. Henry

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, _____, a Notary Public of the State of Maryland, do hereby certify, on _____ day of _____, 19____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as each Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal.
5/12/92
My Commission Expires: 9/1/92

MICROFILMED

92-470A

Zoning Description for 6704 Ransome Drive

BEING THAT PROPERTY LOCATED ON THE SOUTH CORNER OF THE INTERSECTION OF RANSOME DRIVE AND WILMONT DRIVE, BOTH ROADWAYS BEING 50 FT WIDE; SAID PROPERTY BEING LOT NO. 3 IN THE SUBDIVISION OF HILLTOP ESTATES, AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 24, FOLIO 29, CONTAINING .25 ACRES. ALSO KNOWN AS 6704 RANSOME DRIVE.

#498

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-470-A

District: 2nd Date of Posting: June 6, 1992
Posted for: Residential Variance
Petitioner: James S. Henry & James S. Henry
Location of property: S/Corner of Ransome Drive and Wilmont Drive, 6704 Ransome Drive
Location of signs: South side of 6704 Ransome Drive

Remarks: _____
Posted by: [Signature] Date of return: 6-12-92
Number of Signs: 7

MICROFILMED

receipt

HEARING FEE	QTY	PRICE
ZONING VARIANCE (IRL)	1	\$50.00
POSTING SIGNS / ADVERTISING	1	\$35.00
TOTAL:		\$85.00

ACCOUNT: R-001-6150
NUMBER: 19200498
NAME: HENRY
PLEASE MAKE CHECKS PAYABLE TO BALTIMORE COUNTY
BN C00353PH05-27-92

MICROFILMED

111 West Chesapeake Avenue
Towson, MD 21204

June 9, 1992

(410) 887-3353

Mr. & Mrs. James S. Henry
6704 Ransome Drive
Baltimore, MD 21207

RE: Item No. 498, Case No. 92-470-A
Petitioner: James S. Henry, et ux
Petition for Administrative Variance

Dear Mr. Henry:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED



Your petition has been received and accepted for filing this
27th day of May, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: James S. Henry, et ux

Petitioner's Attorney:

MICROFILMED

Development Review Committee Response Form
Authorized signature: *Francis Morsey* Date: 6/15/92

Project Name: Stonegate at Patapasco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED TE (Waiting for developer to submit plans first)
Zoning Issue: TE
Meeting Date: 6-1-92

COUNT 1
✓ Keith M. And Patricia M. Lambert 496 6-2-92 NC

COUNT 1
✓ Samuel Frank And David Granat 494 6-8-92 NC

✓ Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 NC

✓ William J. And Elizabeth G. Wachter 497 NC

✓ Anita R. And James S. Henry 498 NC

✓ Douglas R. Small 499 NC

✓ Lyle L. Boltinghouse 500 NC

✓ Glenn A. And Patricia A. Sudano 501 NC

✓ Howard W. Dawson, Sr. 503 NC

MICROFILMED

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 10, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

- Keith & Patricia Lambert - Item 496
- William & Elizabeth Wachter - Item 497
- James & Anita Henry - Item 498
- Lyle Boltinghouse - Item 500
- Glenn & Patricia Sudano - Item 501
- Howard Dawson - Item 503

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.8.92.txt
Petitns.txt

RECEIVED
JUN 16 1992
ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *R. Adams* Date: 6/15/92

Project Name: Stonegate at Patapasco (Aerial Property)
File Number: Albert F. And Ann B. Nocar
Waiver Number: 478
Zoning Issue: N/C
Meeting Date: 6-1-92

DEPRM TE
Maryland Marine Manufacturing Co., Inc. 479 N/C

DEPRM TE
Stonegate at Patapasco (Aerial Property)
ZON DED TE (Waiting for developer to submit plans first)

COUNT 3
Keith M. And Patricia M. Lambert 496 N/C

DEPRM RP STP TE
Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 N/C

DEPRM RP STP TE
William J. And Elizabeth G. Wachter 497 N/C

DEPRM RP STP TE
Anita R. And James S. Henry 498 N/C

DEPRM RP STP TE
Douglas R. Small 499 N/C

DEPRM RP STP TE
Lyle L. Boltinghouse 500 N/C

DEPRM RP STP TE
Glenn A. And Patricia A. Sudano 501 N/C

DEPRM RP STP TE



Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ANEITA R. HENRY AND JAMES S. HENRY

Location: #6704 RANSOME DRIVE

Item No.: *498 (JCM) Zoning Agenda: JUNE 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Jerry Goff* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/KEK

RECEIVED
JUN 4 1992
ZONING OFFICE

MICROFILMED

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Walter P. K...* Date: 6/15/92

Project Name: Stonegate at Patapasco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED TE (Waiting for developer to submit plans first)
Zoning Issue: TE
Meeting Date: 6-1-92

COUNT 1
✓ Keith M. And Patricia M. Lambert 496 No Comment

COUNT 1
✓ Samuel Frank And David Granat 494 6-8-92

✓ Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 No Comment

✓ William J. And Elizabeth G. Wachter 497 No Comment

✓ Anita R. And James S. Henry 498 No Comment

✓ Douglas R. Small 499 No Comment

✓ Lyle L. Boltinghouse 500 No Comment

✓ Glenn A. And Patricia A. Sudano 501 No Comment

✓ Howard W. Dawson, Sr. 503 No Comment

COUNT 8
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

MICROFILMED

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *M. Bruce Kelly* Date: 6-15-92

Project Name: Stonegate at Patapasco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED TE (Waiting for developer to submit plans first)
Zoning Issue: TE
Meeting Date: 6-1-92

COUNT 5
Keith M. And Patricia M. Lambert 496 6-2-92 IN PROCESS

COUNT 1
✓ Samuel Frank And David Granat 494 6-8-92 NO COMMENTS

✓ Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 Written Comments

✓ William J. And Elizabeth G. Wachter 497 NO COMMENTS

✓ Anita R. And James S. Henry 498 NO COMMENTS

✓ Douglas R. Small 499 IN PROCESS

✓ Lyle L. Boltinghouse 500 NO COMMENTS

✓ Glenn A. And Patricia A. Sudano 501 Written Comments

✓ Howard W. Dawson, Sr. 503 NO COMMENTS

COUNT 8
FINAL TOTALS
COUNT 21
*** END OF REPORT ***

MICROFILMED



James S. and Anita R. Henry
6704 Ransome Drive
Baltimore, Maryland 21207

Re: CASE NUMBER: 92-470-A
LOCATION: S/C Intersection Ransome Drive and Wilcott Drive
6704 Ransome Drive
2nd Election District - 2nd 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.

1) Your property will be posted on or before June 14, 1992. The closing date is June 22, 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.

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
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

Q2-470-A

498

May 22, 1992

To Whom it May Concern:

As you are aware P. Dr. Dr. and
Manda R. Harris Dr. of 676 Ransom
Drive, Baltimore, Maryland 21207 have
projections of expansion to 6704
Ransom Drive, Baltimore, Maryland
21207 owned by James and Anita
Henry.

If you should need to contact
our home, please feel free to do so
at 410-944-2746. We appreciate your
concern in regards to expansion
in our direction.

Sincerely,
Suffern Harris Corp.
Manda R. Harris Dr.

MICROFILMED

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 5704 RANSOME DRIVE
 Subdivision name: HILLTOP ESTATES
 plat book: 24, sheet 29, map 4, position: NONE
 OWNER: JAMES & ANITA HENRY

See pages 2 & 3 of the CHECKLIST for additional required information

PETITIONER'S EXHIBIT 1

PROPOSED 8' x 27' 10" x 10' 11" 3H

WILLIAM STREET
 WILMOUTH DRIVE
 WISSAP HILL RD

Lot size: acreage: _____ square feet: _____

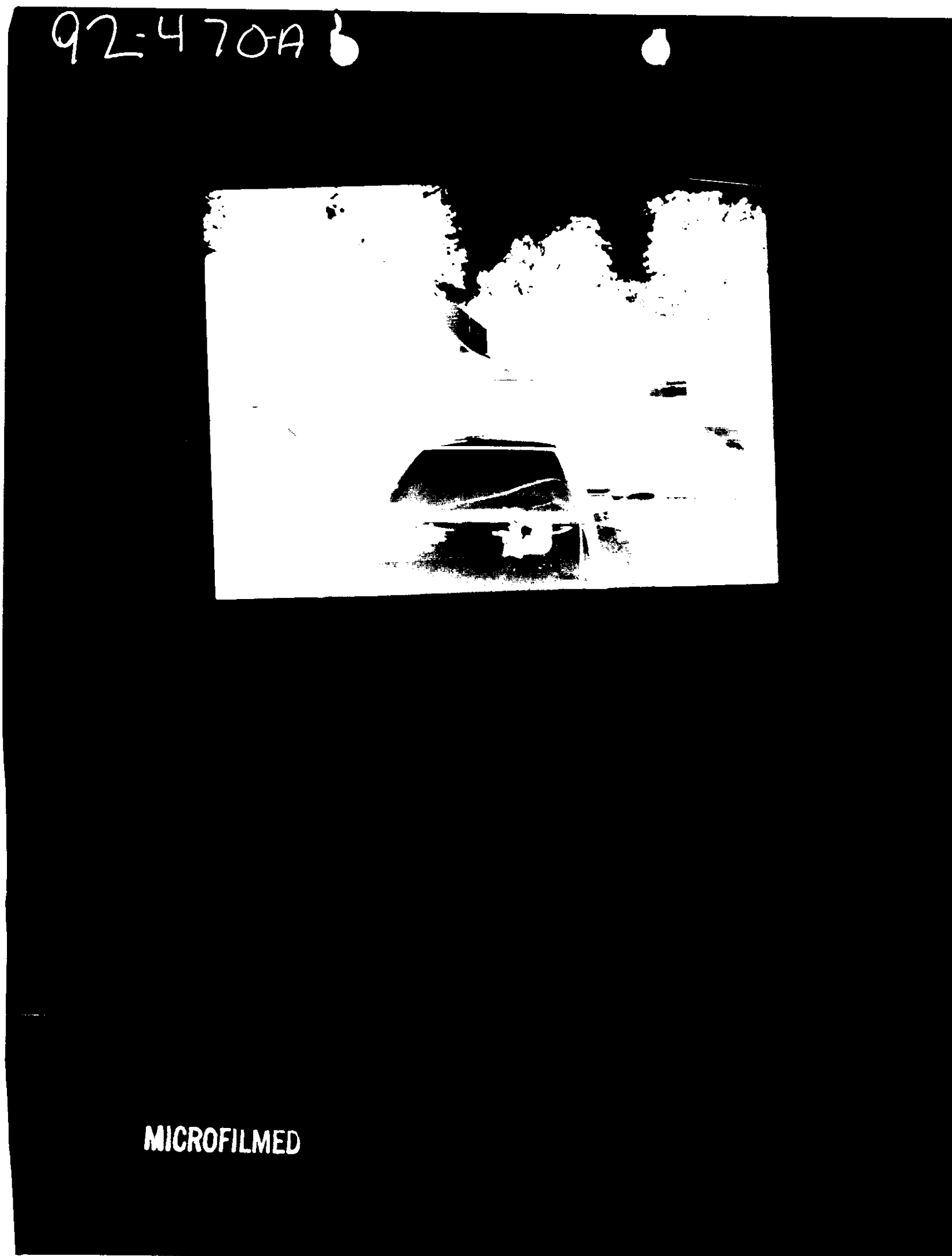
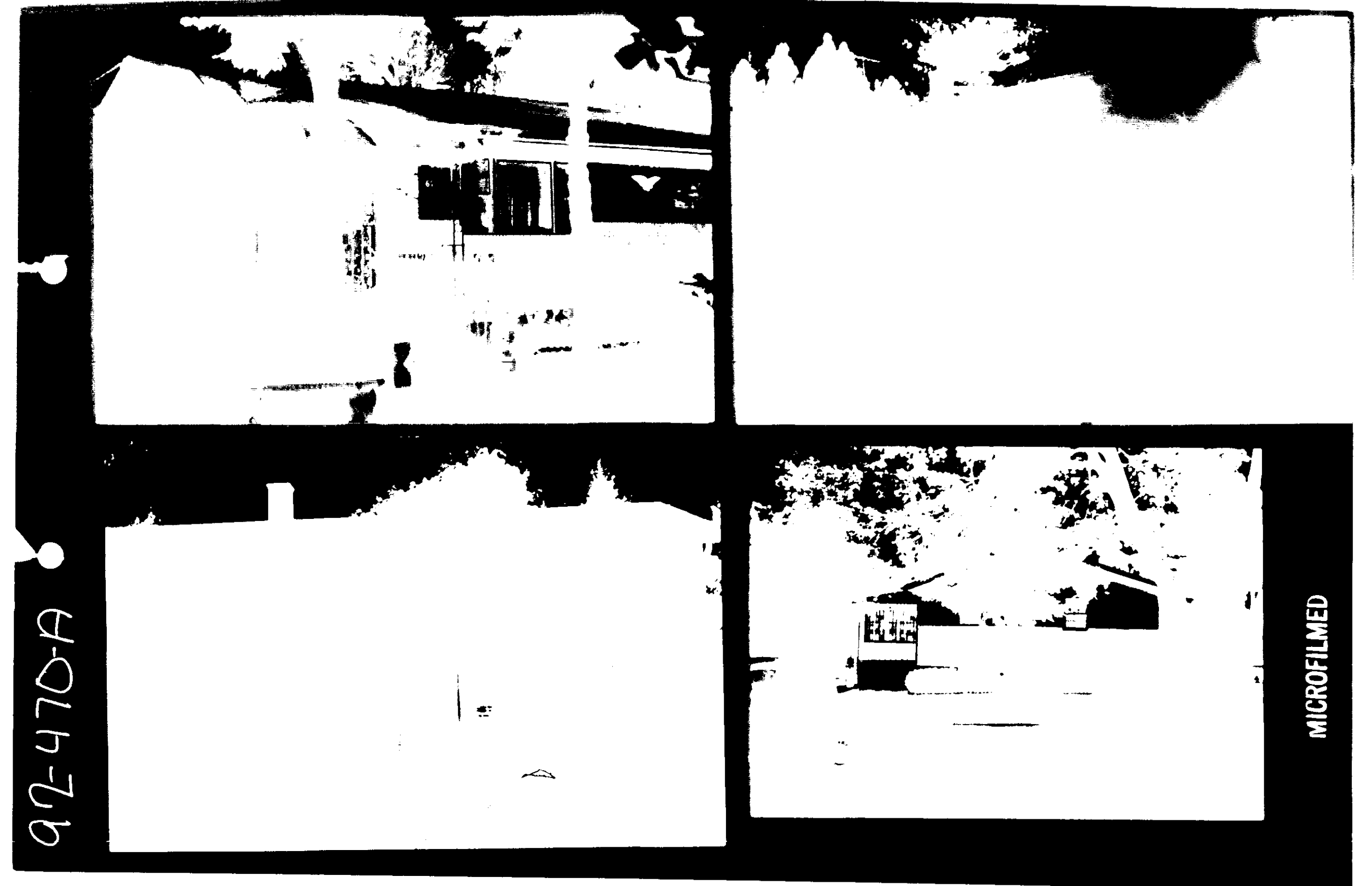
SEWER: WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: _____

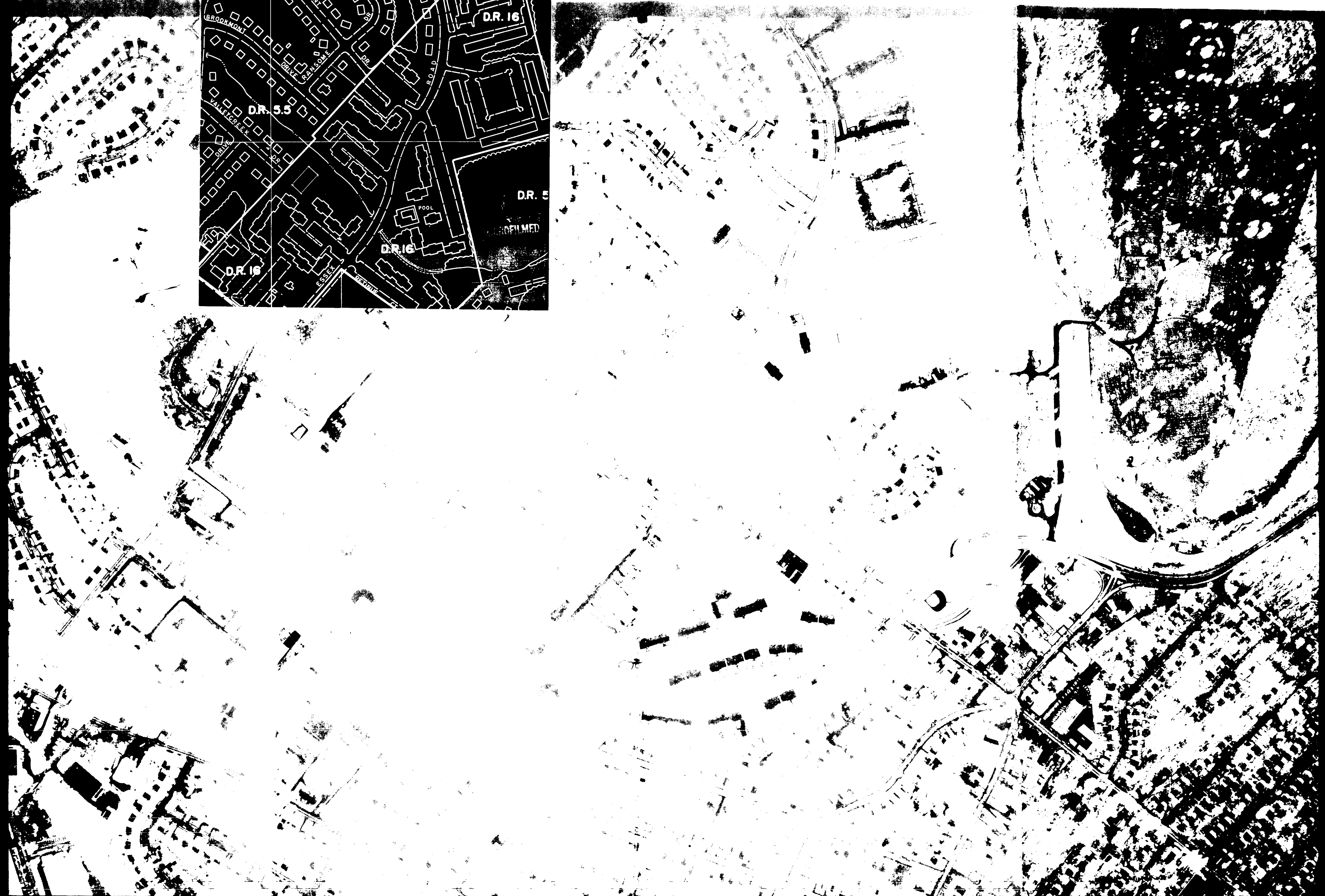
Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE#: _____
 JCM 498

North
 date: 5/22/92
 prepared by: JCM
 Scale of Drawing: 1" = 20'

Q2-470-A

MICROFILMED





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

92-470
A

SCALE 1" = 200' ±	LOCATION WOODLAWN	SHEET N.W. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	

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

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
S/Corner of Intersection of
Ransome & Wilmont Drives
(6704 Ransome Drive)
2nd Election District
2nd Councilmanic District
James S. Henry, et ux
Petitioners

* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-470-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for 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, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy 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 Petitioners.

ORDER RECEIVED FOR FILING
Date 4/29/92
By [Signature]

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of June, 1992 that the Petition for Administrative Variance requesting relief from Section 1802.3.B (211.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 25 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/29/92
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1992

Mr. & Mrs. James S. Henry
6704 Ransome Drive
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/Corner of the Intersection of Ransome and Wilmont Drives
(6704 Ransome Drive)
2nd Election District - 2nd Councilmanic District
James S. Henry, et ux - Petitioners
Case No. 92-470-A

Dear Mr. & Mrs. Henry:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

ORDER RECEIVED FOR FILING
Date _____
By _____

MICROFILMED

92-470-A

#498

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the Assessor's map and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3-B (211.3) of The Act to Amend A VARIANCE OF 15' IN LIEU OF THE REQUIRED 25'.

of the Zoning Regulations of Baltimore County for the following reasons: (unless hereby or personal affidavit)
We need more space in kitchen & dining rooms. We are unable to function in present rooms & we would like to extend our family. It is not feasible to put addition at the rear as the kitchen and dining rooms are at the side of the house where we are planning to extend.

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

I/we agree to pay expenses of the above 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 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: _____
Legal Owner(s): James S. Henry
Type or print name: [Signature]
Signature: [Signature]
Type or print name: James S. Henry
Signature: [Signature]
Type or print name: J. S. Henry
City: _____ State: _____ Zip Code: _____
Address for Petitioner: 6704 Ransome Dr. Baltimore Md 21207
City: _____ State: _____ Zip Code: _____
Name, address and phone number of owner, contract purchaser or representative of the contract purchaser: Same as above
City: _____ State: _____ Zip Code: _____

ORDER RECEIVED FOR FILING
Date _____
By _____

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 _____, 19____, 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: JLM DATE: 5-27-92
ESTIMATED POSTING DATE: _____ ESTIMATED CLOSING DATE: _____

AFFIDAVIT
IN SUPPORT OF ADMINISTRATIVE VARIANCE

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) believe competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
That the Affiant(s) do(es) presently reside in 6704 Ransome Drive
City Balto Md 21207

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance as the above address: (unless hereby or personal affidavit)
We need more space in kitchen and dining rooms. We are unable to function in present rooms and we would like to extend our family. It is not feasible to put addition at the rear as the kitchen and dining rooms are at the side of the house where we are planning to extend.

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

[Signature] [Signature]
[Signature] [Signature]

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, _____, a Notary Public of the State of Maryland, do hereby certify, on this _____ day of _____, 19____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as each Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal.
5/12/92
My Commission Expires: 9/1/92

MICROFILMED

92-470A

Zoning Description for 6704 Ransome Drive

BEING THAT PROPERTY LOCATED ON THE SOUTH CORNER OF THE INTERSECTION OF RANSOME DRIVE AND WILMONT DRIVE, BOTH ROADWAYS BEING 50 FT WIDE; SAID PROPERTY BEING LOT NO. 3 IN THE SUBDIVISION OF HILLTOP ESTATES, AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 24, FOLIO 29, CONTAINING .25 ACRES. ALSO KNOWN AS 6704 RANSOME DRIVE.

#498

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-470-A

District: 2nd Date of Posting: June 6, 1992
Posted for: Residential Variance
Petitioner: James S. Henry
Location of property: S/Corner of Ransome Drive and Wilmont Drive, 6704 Ransome Drive
Location of signs: Sign post at 6704 Ransome Drive
Remarks: _____
Posted by: [Signature] Date of return: 6-12-92
Number of Signs: 1

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receipt

HEARING FEE	QTY	PRICE
ZONING VARIANCE (IRL)	1	\$50.00
POSTING SIGNS / ADVERTISING	1	\$35.00
TOTAL:		\$85.00

Account: R-001-6150
Number: 19200498
NAME: HENRY
Please Make CHECKS PAYABLE TO Baltimore County \$85.00
BN C00353PH05-27-92

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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

June 9, 1992

Mr. & Mrs. James S. Henry
6704 Ransome Drive
Baltimore, MD 21207

RE: Item No. 498, Case No. 92-470-A
Petitioner: James S. Henry, et ux
Petition for Administrative Variance

Dear Mr. Henry:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Your petition has been received and accepted for filing this
27th day of May, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: James S. Henry, et ux
Petitioner's Attorney:

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Development Review Committee Response Form
Authorized signature: *Francis Morsey* Date: 6/15/92

Project Name: Stonegate at Patapasco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Keith M. And Patricia M. Lambert 496 6-2-92 NC

COUNT 1
✓ Samuel Frank And David Granat 494 6-8-92 NC

✓ Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 NC

✓ William J. And Elizabeth G. Wachter 497 NC

✓ Anita R. And James S. Henry 498 NC

✓ Douglas R. Small 499 NC

✓ Lyle L. Boltinghouse 500 NC

✓ Glenn A. And Patricia A. Sudano 501 NC

✓ Howard W. Dawson, Sr. 503 NC

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MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 10, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

- Keith & Patricia Lambert - Item 496
- William & Elizabeth Wachter - Item 497
- James & Anita Henry - Item 498
- Lyle Boltinghouse - Item 500
- Glenn & Patricia Sudano - Item 501
- Howard Dawson - Item 503

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.8.92.txt
Petitns.txt

RECEIVED
JUN 16 1992
ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Richard J. Family* Date: 6/15/92

Project Name: Stonegate at Patapasco (Aerial Property)
File Number: Albert F. And Ann B. Nocar
Waiver Number: 478
Zoning Issue: N/C
Meeting Date: 6-1-92

DEPRM TE
Maryland Marine Manufacturing Co., Inc. 479 N/C

70476 Stonegate at Patapasco (Aerial Property)
ZON DED TE (Waiting for developer to submit plans first)

COUNT 3
Keith M. And Patricia M. Lambert 496 N/C

DEPRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 N/C

DEPRM RP STP TE William J. And Elizabeth G. Wachter 497 N/C

DEPRM RP STP TE Anita R. And James S. Henry 498 N/C

DEPRM RP STP TE Douglas R. Small 499 N/C

DEPRM RP STP TE Lyle L. Boltinghouse 500 N/C

DEPRM RP STP TE Glenn A. And Patricia A. Sudano 501 N/C

DEPRM RP STP TE



Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ANEITA R. HENRY AND JAMES S. HENRY

Location: #6704 RANSOME DRIVE

Item No.: *498 (JCM) Zoning Agenda: JUNE 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Jerry Goff* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/KEK

RECEIVED
JUN 4 1992
ZONING OFFICE

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Walter P. ...* Date: 6/15/92

Project Name: Keith M. And Patricia M. Lambert
File Number: 496
Waiver Number: No Comment
Zoning Issue: TE
Meeting Date: 6-2-92

COUNT 1
✓ Samuel Frank And David Granat 494 6-8-92

DEPRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 No Comment

✓ William J. And Elizabeth G. Wachter 497 No Comment

✓ Anita R. And James S. Henry 498 No Comment

✓ Douglas R. Small 499 No Comment

✓ Lyle L. Boltinghouse 500 No Comment

✓ Glenn A. And Patricia A. Sudano 501 No Comment

✓ Howard W. Dawson, Sr. 503 No Comment

COUNT 8
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

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Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *M. Bruce ...* Date: 6-15-92

Project Name: Keith M. And Patricia M. Lambert
File Number: 496
Waiver Number: No Comment
Zoning Issue: TE
Meeting Date: 6-2-92

COUNT 1
✓ Samuel Frank And David Granat 494 6-8-92

DEPRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 IN PROCESS

DEPRM RP STP TE William J. And Elizabeth G. Wachter 497 WRITTEN COMMENTS

DEPRM RP STP TE Anita R. And James S. Henry 498 NO COMMENTS

DEPRM RP STP TE Douglas R. Small 499 IN PROCESS

DEPRM RP STP TE Lyle L. Boltinghouse 500 NO COMMENTS

DEPRM RP STP TE Glenn A. And Patricia A. Sudano 501 WRITTEN COMMENTS

DEPRM RP STP TE Howard W. Dawson, Sr. 503 NO COMMENTS

COUNT 8
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

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James S. and Anita R. Henry
6704 Ransome Drive
Baltimore, Maryland 21207

Re: CASE NUMBER: 92-470-A
LOCATION: S/C Intersection Ransome Drive and Wilcott Drive
6704 Ransome Drive
2nd Election District - 2nd 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.

1) Your property will be posted on or before June 14, 1992. The closing date is June 22, 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.

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
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

Q2-470-A

498

May 22, 1992

To Whom it May Concern:

As owners Jeffrey P. De La and
Manda K. Harris of 6164 Roseme
Drive, Baltimore, Maryland 21207 have
projections of expansion to 6164
Roseme Drive, Baltimore, Maryland
21207 owned by James and Anita
Henry.

If you should need to contact
our home, please feel free to do so
at 410-944-2746. We appreciate your
concern in regards to expansion
in our direction.

Sincerely,
Jeffrey P. De La
Manda K. Harris-De La

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Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 6104 RANOCME DR. E
 Subdivision name: HILLTOP ESTATES
 plat book: 24, sheet 29, sub 4, position: NONE
 OWNER: JAMES & ANITA HENRY

See pages 2 & 3 of the CHECKLIST for additional required information

PROPOSED 8x20' 10'-11 3/4"
 PETITIONER'S EXHIBIT 1

BLISSDALE RD
 WILMOTT DR
 WISSER MILL RD
 SUBJECT PROPERTY

Violinity Map
 scale: 1"=100'

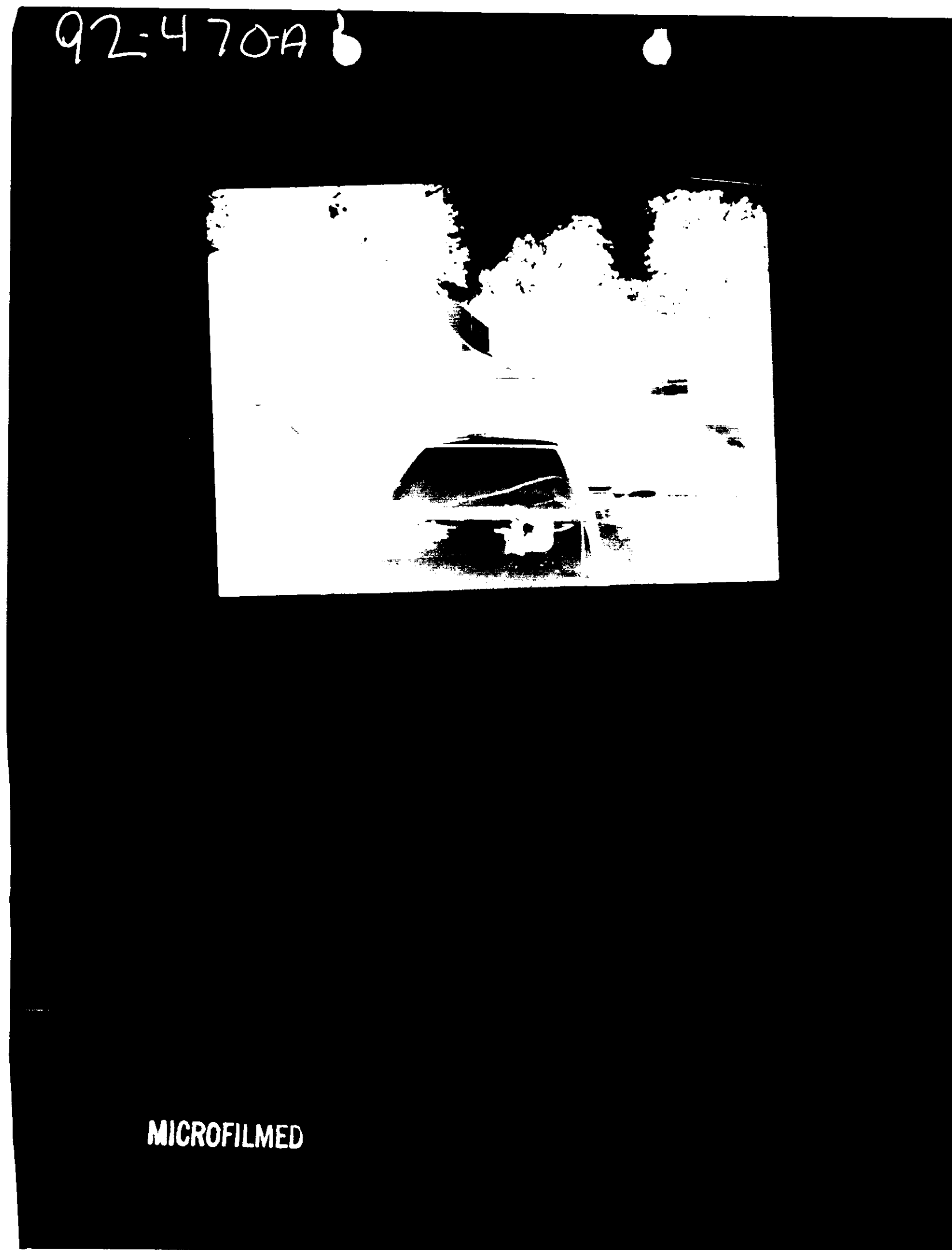
LOCATION INFORMATION
 Councilman's District: 2
 Election District:
 1"=200' scale map: NW 3F
 Zoning:
 Lot size: acreage square feet
 Sewer:
 Water:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings:

Zoning Office USE ONLY!
 reviewed by: ITEM #: CASE#:
 JCM 498

North
 date:
 prepared by:
 Scale of Drawing: 1"=

92-470-A

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

92-470
A

SCALE	LOCATION	SHEET
1" = 200' ±	WOODLAWN	N.W. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	