

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
F/S Carrbridge Circle, 284 ft. N of Landrake Road
8207 Carrbridge Circle
8th Election District
3rd Councilmanic District
Michael S. Craft, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-86-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory garage in the side yard, in lieu of the rear yard, 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 15TH day of October, 1992 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory garage in the side yard, in lieu of the rear yard, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 15, 1992

Mr. and Mrs. Michael S. Craft
8207 Carrbridge Circle
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 93-86-A

Dear Mr. and Mrs. Craft:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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:mmn
encl.



Petition for Administrative Variance
93-86-A
to the Zoning Commissioner of Baltimore County
for the property located at 8207 Carrbridge Circle, Towson 21204
which is presently zoned DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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, hereby petition for a Variance from Section 400.1 to allow an accessory garage in the side yard in lieu of the rear yard.

Family room addition at rear of house redefined garage location as the side yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Under the penalty of perjury, I, or we, declare that the information furnished herein is true and correct to the best of our knowledge and belief, and that the subject matter of this petition is a matter of public interest.

Legal Owner(s):
Michael S. Craft
Margaret L. Craft
8207 Carrbridge Cir 8287405
Towson MD 21204
Michael Craft
8207 Carrbridge 5823131

REVIEWED BY: LG DATE: 9/10/92
ESTIMATED POSTING DATE: 9/27/92

ITEM #: 87

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

That the Affiant(s) does/so presently reside at 8207 Carrbridge Circle
Towson MD 21204

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: (Indicate hardship or practical difficulty)

Family room addition to rear of house
redefined garage location as side yard.

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

Michael S. Craft
Margaret L. Craft

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of SEPTEMBER 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL S. CRAFT AND MARGARET L. CRAFT

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

9/9/92

My Commission Expires: 9/1/93

ZONING DESCRIPTION

Beginning at a point on the east side of Carrbridge Circle which is 50 feet wide at the distance of 283.67 feet north of the centerline of the nearest improved intersecting street, Landrake Road which is 60 feet wide. Being Lot #14, Block B, Plat 1, Section #5 in the subdivision of Thornleigh as recorded in Baltimore County Plat Book #28, Folio #116, and containing 11018.21 square feet in lot. Also known as 8207 Carrbridge Circle and located in the 8th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Variance
Petitioner: Michael S. Craft
Location of property: 8207 Carrbridge Circle, 284 N. Landrake Rd.
Location of Sign: Facing road way, on property of Baltimore
Remarks: Michael S. Craft
Posted by: Michael S. Craft
Number of Signs: 1
Date of Posting: 9/10/92
Date of return: 9/10/92

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: _____ Account: R 001-6150
Number: _____
POSTED FOR FILING FEE: _____
NOTARIAL FEE: _____
ADDITIONAL FEE: _____
TOTAL FEE: _____

Cashier Validation

Please Make Checks Payable To Baltimore County \$85.00
BA 0011149607 10-92

111 West Chesapeake Avenue
Towson, MD 21204

October 8, 1992

(410) 887-3353

Mr. & Mrs. Michael S. Craft
8207 Carrbridge Circle
Towson, MD 21204

RE: Item No. 89, Case No. 93-86-A
Petitioner: Michael S. Craft, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Craft:

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
10th day of September, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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

Petitioner: Michael S. Craft, et ux
Petitioner's Attorney:

Development Review Committee Response Form
Authorized signature *Walter T. Anderson* Date *9/28/92*

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Meeting Date: 6-1-92

COUNT 1

Walter T. Anderson and Charles E. Maynard	100	9/21/92	<i>comment</i>
DED DEPRM RP STP TE			
✓ Oliver Jones/Long Green Hotel	101		NC
DED DEPRM RP TSP TE			
✓ William G. Zimmermann for Estate of A.V. Williams	86		NC
DED DEPRM RP STP TE			
✓ Lorenz Construction, Inc.	87		NC
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn	88		NC
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		NC
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Naviasky	97		NC
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		NC
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		NC
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 10

Rec'd jw 9/24/92

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 89 (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it
does not access a State roadway and is not effected by any State Highway Administration
projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 9/24/92
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 22, 1992

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

SUBJECT: Petitions from Zoning Advisory Committee
September 21, 1992

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

Lorenz Construction Inc. Item No. 87 ✓
Michael and Margaret Craft, Item No. 89 ✓
Eric and Margaret Naviasky, Item No. 97 ✓

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

Prepared by: *Francis Morsey*

Division Chief: *Ervin McDaniel*

EMC/PM:

ITEM87/ZAC1

Rec'd jw 9/24/92

Development Review Committee Response Form
Authorized signature *Walter T. Anderson* Date *9/24/92*

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Meeting Date: 6-1-92

COUNT 1

Walter T. Anderson and Charles E. Maynard	100	9/21/92	<i>WIC</i>
DED DEPRM RP STP TE			
✓ Oliver Jones/Long Green Hotel	101		<i>MT</i>
DED DEPRM RP TSP TE			
✓ William G. Zimmermann for Estate of A.V. Williams	86		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Lorenz Construction, Inc.	87		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn	88		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Naviasky	97		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		<i>WIC</i>
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		<i>NIC</i>
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 10

Rec'd jw 9/24/92

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *Walter T. Anderson* Date *9/28/92*

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Meeting Date: 6-1-92

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Walter T. Anderson and Charles E. Maynard	100	9/21/92	<i>WIC</i>
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✓ Lorenz Construction, Inc.	87		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn	88		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Naviasky	97		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		<i>WIC</i>
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		<i>NIC</i>
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 29

*** END OF REPORT ***

Rec'd jw 9/29/92

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

SEPTEMBER 30, 1992 (410) 887-4500

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

RE: Property Owner: MICHAEL S. CRAFT AND MARGARET L. CRAFT
Location: #8207 CARRBRIDGE CIRCLE
Item No.: * 89 (LJG) Zoning Agenda: SEPTEMBER 21, 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: *CPTD R. Rife* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *Walter T. Anderson* Date *9/30/92*

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Meeting Date: 6-1-92

COUNT 1

Walter T. Anderson and Charles E. Maynard	100	9/21/92	<i>WIC</i>
DED DEPRM RP STP TE			
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✓ Richard H. O'Connell	99		<i>NIC</i>
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 9

*** END OF REPORT ***

RECEIVED
OCT 5 1992
ZONING OFFICE

Michael S. Craft and Margaret L. Craft
8207 Carbridge Circle
Towson, Maryland 21204

Re: CASE NUMBER: 93-86-A
LOCATION: 8207 Carbridge Circle, 284' E of Landrake Road
8207 Carbridge Circle
8th Election District - 3rd Councilmatic

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 referee regarding the administrative process.

1) Your property will be posted on or before September 27, 1992. The closing date is October 13, 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.

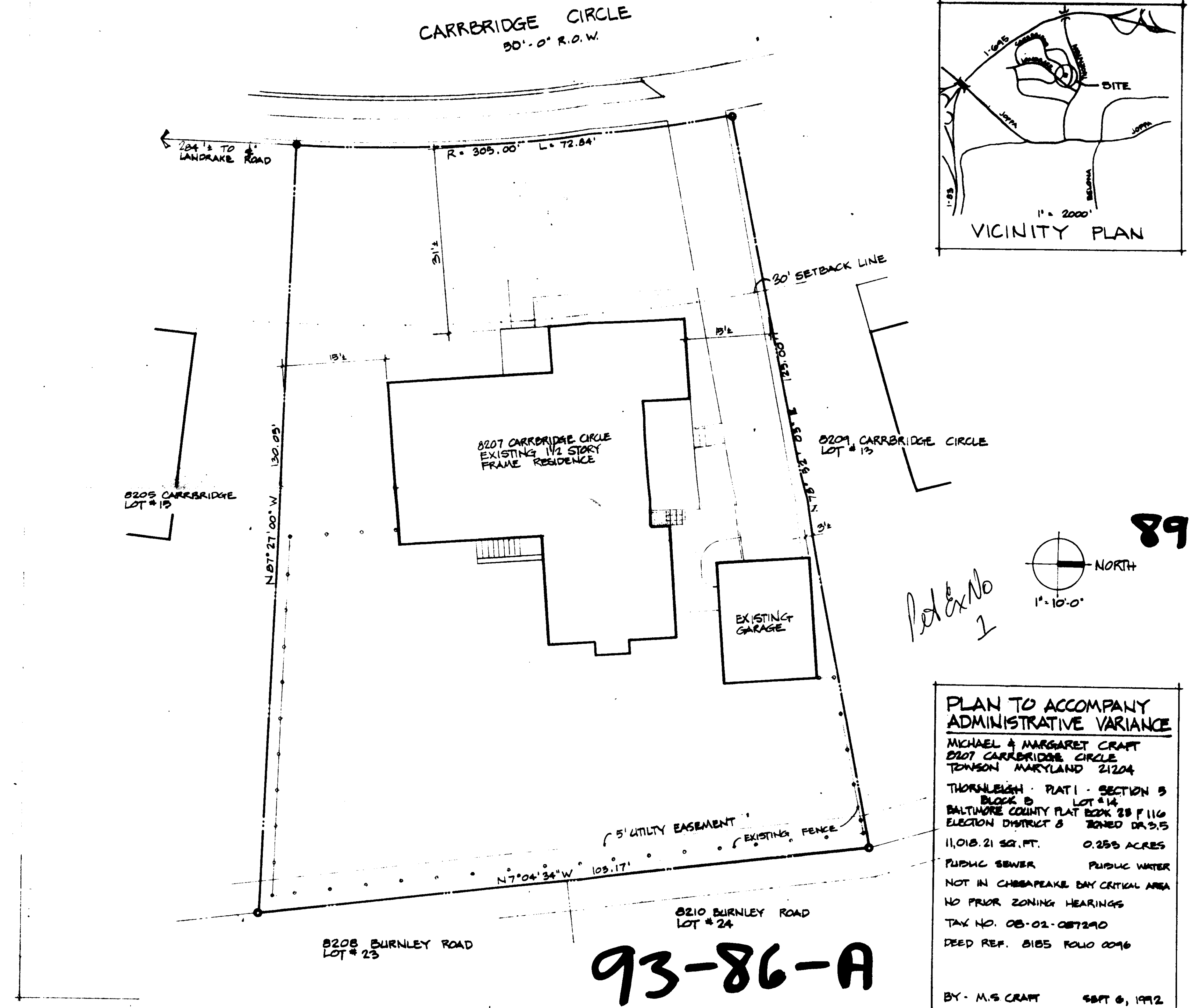
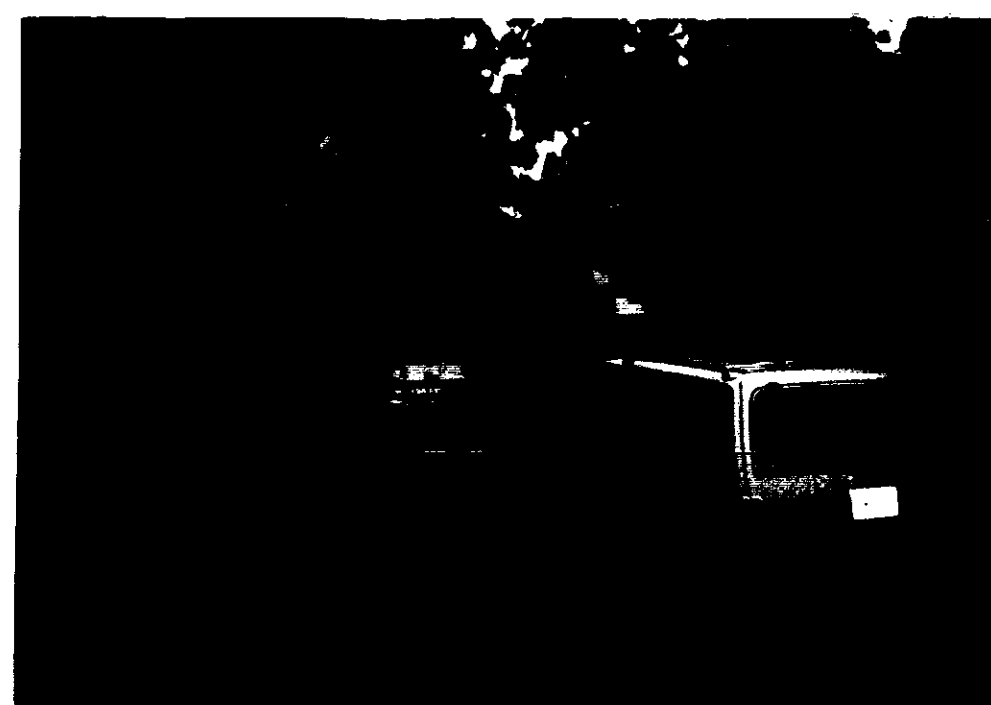
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

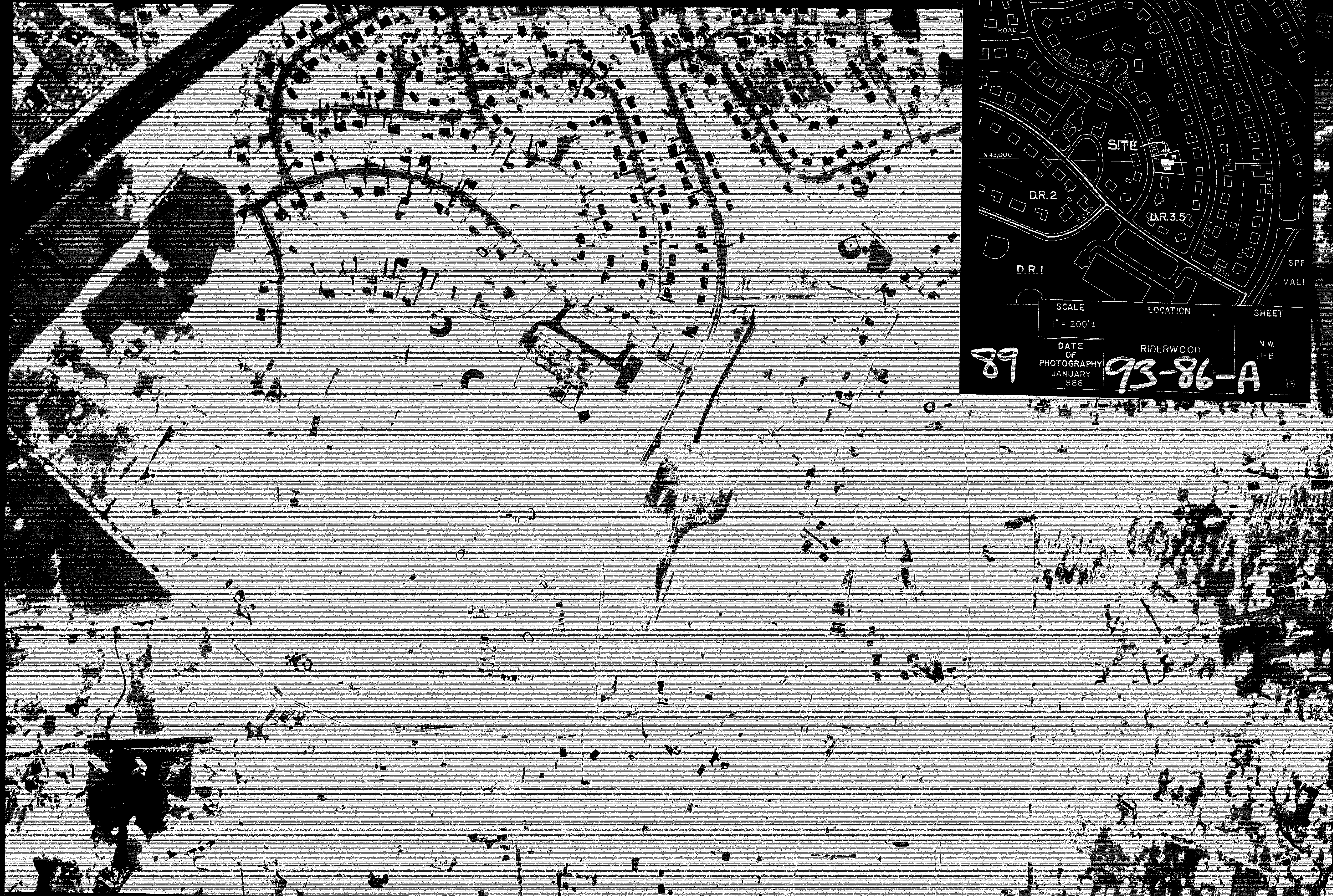
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

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.

Zoning Commissioner, Baltimore County

Printed on Recycled Paper





89	SCALE 1" = 200' ±	LOCATION RIDERWOOD	SHEET N.W. II-B
	DATE OF PHOTOGRAPHY JANUARY 1986	93-86-A	

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION RIDERWOOD	SHEET N.W. II-B
DATE OF PHOTOGRAPHY JANUARY 1986		

93-86-A

89