

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
 N/S Cromwood Road, 225 ft. W of c/1 Littlewood Ave
 1826 Cromwood Road
 9th Election District
 6th Councilmanic District
 Paul J. Guzzo, et ux
 Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 93-364-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Paul J. Guzzo and Barbara A. Guzzo, for that property known as 1826 Cromwood Road in the Cromwood Subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 7 ft., for a proposed addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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, 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, photographs, 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

ORDER RECEIVED FOR FILING
 Date 4/22/93
 By Th. Hordt

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 22nd day of May, 1993 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 7 ft., for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

- The 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 retaining, said property to its original condition.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

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 By Th. Hordt

LES:mmn

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

May 27, 1993

Mr. and Mrs. Paul J. Guzzo
 1826 Cromwood Road
 Baltimore, Maryland 21234

RE: Petition for Administrative Variance
 Case No. 93-364-A
 1826 Cromwood Road

Dear Mr. and Mrs. Guzzo:

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
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmn
 encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1826 Cromwood Rd.
 which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of required 7 ft., for a proposed addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) *WE EXPECT THE MOTHER OF BARBARA TO MOVE IN DUE TO FINANCING PROBS*
SEE FILE

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.

Contract Purchaser/Lessee
 Type of Petition Name
 Signature
 Address
 City State Zipcode
 Attorney for Petitioner
 Type of Petition Name
 Signature
 Address
 City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1993, that the subject matter of this petition be set for a public hearing, to be held on May 27, 1993, at 10:00 AM, in the Zoning Department of Baltimore County, and that the property be posted.

REMOVED BY *JH* DATE 4/22/93
 ESTIMATED POSTING DATE 5/19/93
 ITEM # 378

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) herein 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 1826 Cromwood Road Baltimore Md 21234

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)

MRS. GUZZO'S MOTHER IS ALMOST 80 YEARS OLD AND IN FAILING HEALTH. WE EXPECT THAT SHE WILL HAVE TO MOVE IN WITH US. THE ADDITION IS TO PROVIDE BOTH PARTIES WITH SOME PRIVACY.

SEE BRIEF

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

Paul J. Guzzo *Barbara A. Guzzo*
Paul J. Guzzo *Barbara A. Guzzo*

I HEREBY CERTIFY, this 22nd day of May, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul J. Guzzo and Barbara A. Guzzo

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 hereinbefore set forth are true and correct to the best of their/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal:

4-20-93 *Shirley S. Ballew*

My Commission Expires: May 19, 1996

BRIEF # 378

TO COMMISSIONERS
 PRACTICAL DIFFICULTIES

LOCATION ON SIDE OF HOUSE DOES NOT REQUIRE INSTALLATION OF NEW DOOR IN REAR, WHICH WOULD LEAD TO EXTENSIVE INTERIOR RENOVATION.

IF THE ADDITION WERE BUILT IN THE REAR, IT WOULD REQUIRE REMOVAL OF AT LEAST 1 LARGE OAK TREE. (APPROX. 100' HIGH)

ADDITION ON REAR WOULD CHANGE THE ARCHITECTURE MUCH MORE THAN ON THE SIDE. ALL THE HOUSES ON CROMWOOD RD. ARE SIMILAR.

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 1826 CROMWOOD ROAD
 Election District 9 Councilmanic District 6
 Beginning at a point on the North side of Cromwood Road (north, south, east or west) which is 50 (number of feet of right-of-way width) wide at a distance of 225 WEST (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street Summit Rd (name of street) which is 50 (number of feet of right-of-way width) wide. *Being Lot # 17
 Block B, Section # 2 in the subdivision of Cromwood as recorded in Baltimore County Plat (name of subdivision)
 Book # 18, Folio # 80, containing 5500.4 1/2 ACRES (square feet and acres)
 *NOW CALLED LITTLEWOOD RD
 If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, block and subdivision description as shown, instead state: "As recorded in Deed Lib # Folio # " and include the measurements and directions (notes and bounds only) here and on the plat in the correct location.
 Example of notes and bounds: N.87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft., to the place of beginning.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

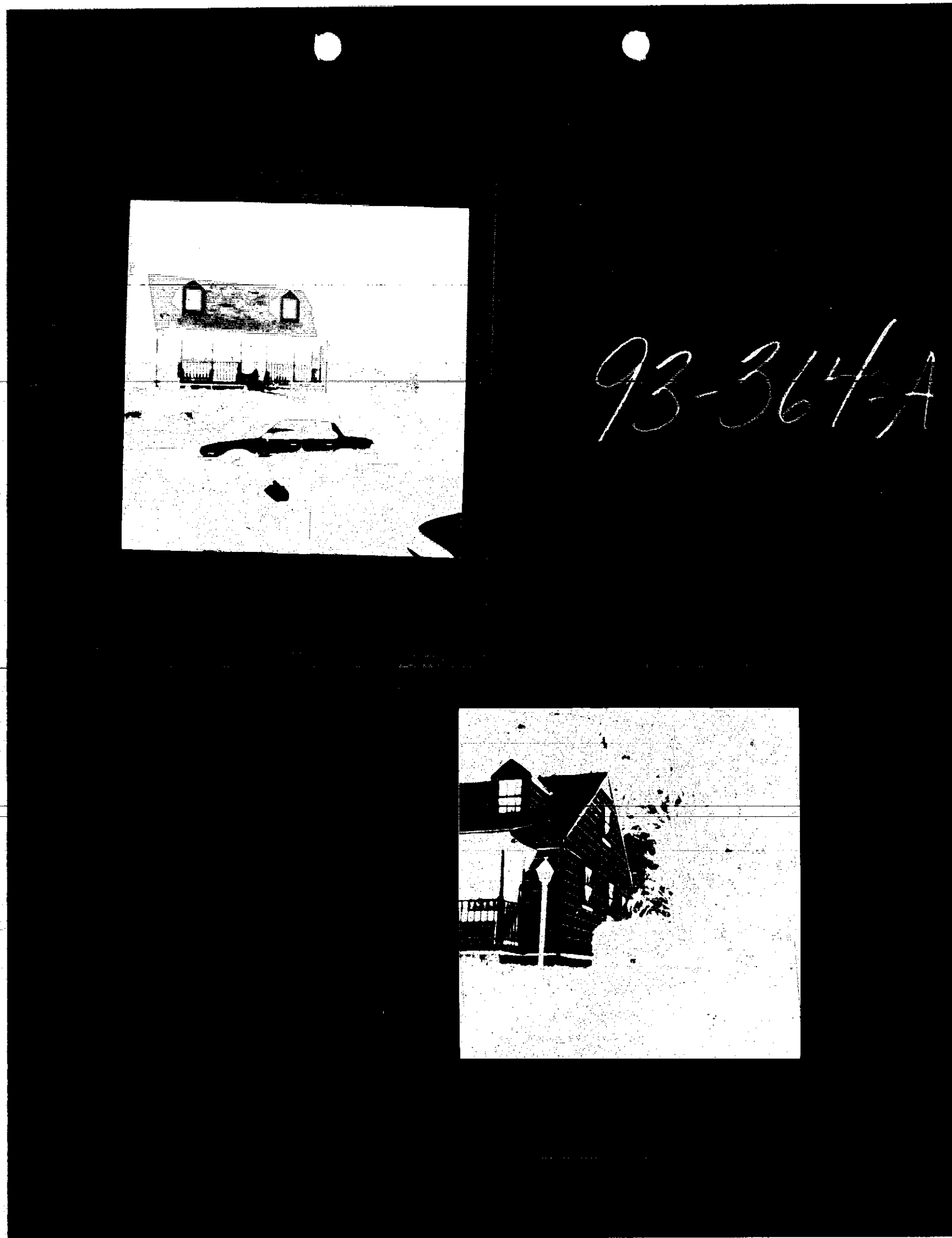
District 9A Date of Posting 5/19/93
 Posted for 1/10/93
 Petitioner: Paul & Barbara Guzzo
 Location of property: 1826 N/S Cromwood Rd, 225' W/Littlewood Hill
 Location of Sign: Entry, Seesway, or property of Petitioner
 Remarks:
 Posted by: *M. Hordt* Date of return: 5/19/93
 Number of Signs: 7

Baltimore County Zoning Administration & Development Management
 11 West Greengarden Avenue
 Towson, Maryland 21284

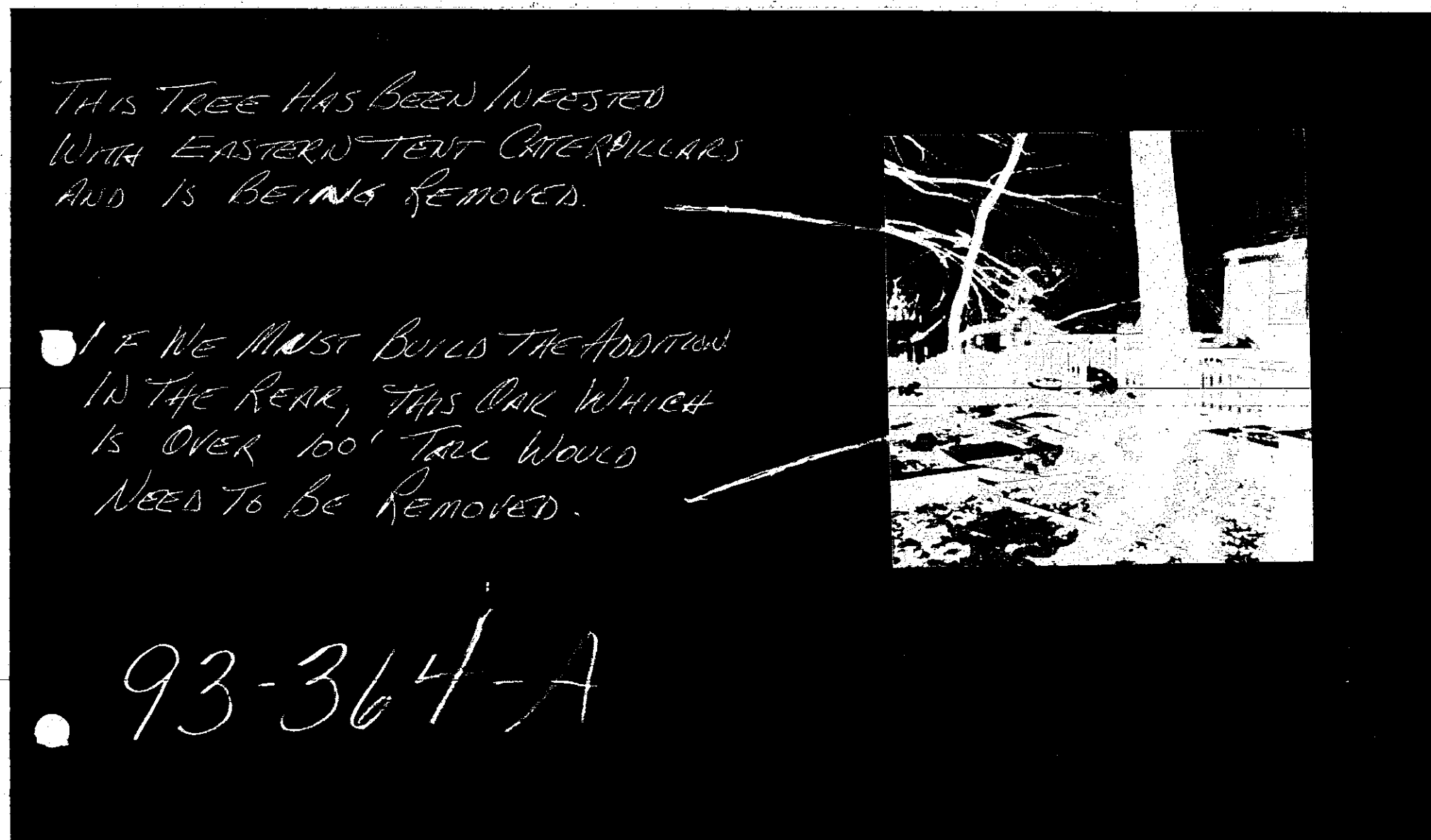
receipt
 93-364-A
 Account: R-001-4180
 Date 4/22/93
 FILING ADMIN RES VARIANCE CODE \$50.00
 (1) SIGN POSTING 080 35.00
 TOTAL = 85.00
 NAME: GUZZO
 ADDRESS: 1826 CROMWOOD RD.

03A03M0168M1CHR
 BA C009:19A04-22-93 \$85.00
 Please Make Checks Payable To: Baltimore County

Cashier Validation



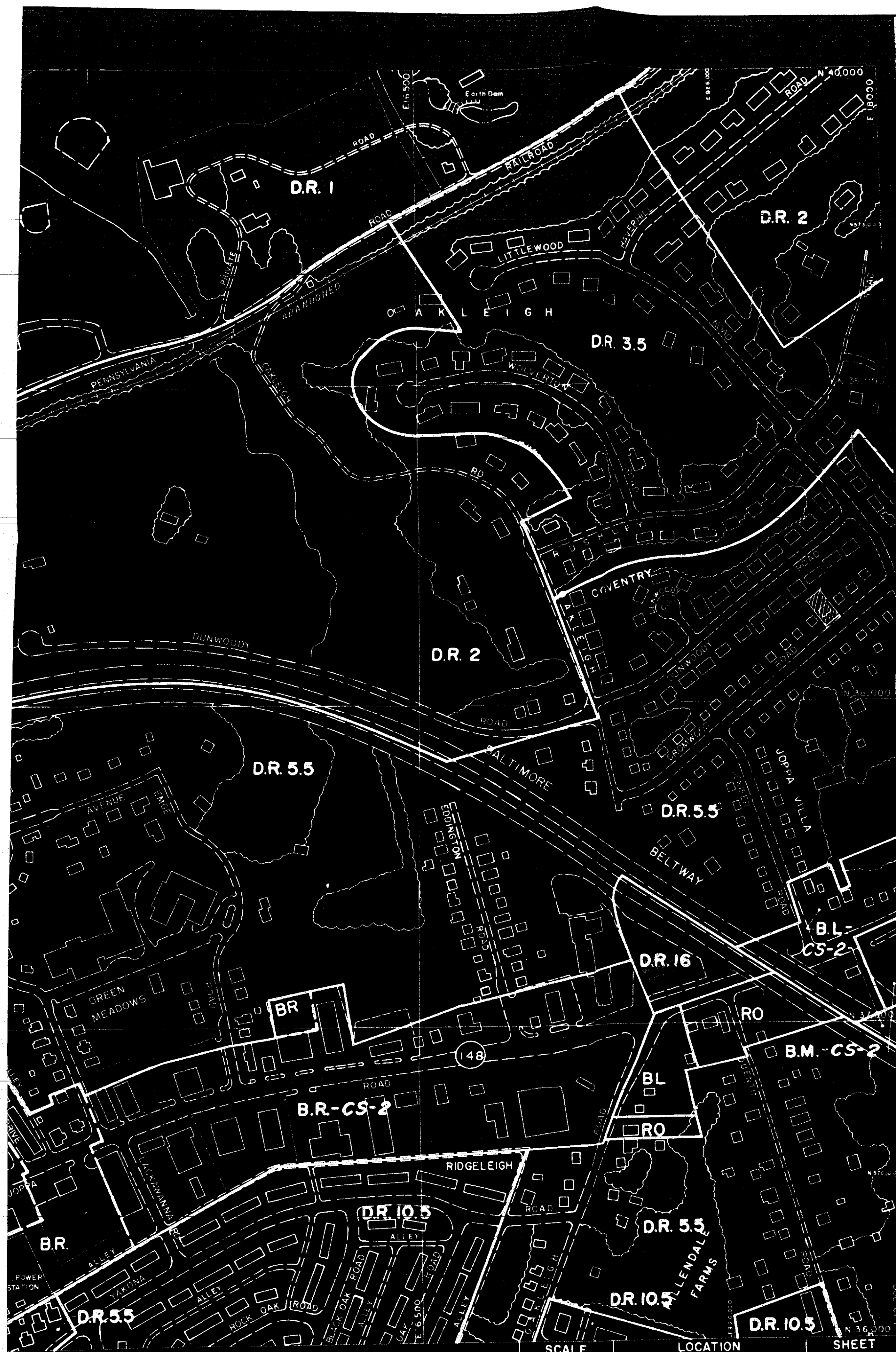
93-364-A



THIS TREE HAS BEEN INFESTED WITH EASTERN TENT CATERpillARS AND IS BEING REMOVED.

IF WE MUST BUILD THE ADDITION IN THE REAR, THIS OAK WHICH IS OVER 100' TALL WOULD NEED TO BE REMOVED.

93-364-A



BALTIMORE COUNTY AND ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William Howard IV
Chairman, County Council

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
OAKLEIGH
BAYNESVILLE

SHEET
N.E.
10-C

378-A
93-364-A