FINDINGS OF FACT AND CONCLUSIONS OF LAN

This matter comes before the Zoning Commissioner as an administrative variance filed by James Allender and Susanne Allender, his wife, for that property known as 18616 Falls Road in the northern section of Baltimore County. The Petitioner/property remers herein seek a variance from Section 1A00.3.8.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 13 ft., in lieu of the required 50 ft., for an attached garage on the south side, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Datitioners 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 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 weifare 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 B C Z P would result in practical difficulty and/or unreasonable hardship upon the Detitioners

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 2 day of April, 1994 that the Petition for a Zoning Variance from Section 1800.3.8.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 13 ft., in lieu of the required 50 ft., for an attached garage on the south side, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the

The Petitioners are hereby made sware 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 whatewer reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, and property to its original.

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

94-371-A

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenu Towson, MD 21201

(410) 887-4386

Mr. and Mrs. James E. Allender 18616 Falls Road Hampstead, Maryland 21074

RE: Petition for Administrative Zoning Variance Case No. 94-371-A Property: 18616 Falls Road

Dear Mr. and Mrs. Allender

Enclosed please find the decision rendered in the above captioned case. The Petition for an 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 say file an appeal within thirty (3D) days of the date of the order to the County Board of Appeals. If you require additional information concerning filling an appeal, please feel free to contact our Appeals Cierk at 80.7391.

Very truly yours, From Island Lawrence E. Schmidt Zoning Commissioner

W BALTHOOM COUNTY A -371- A

..... Date of return 1/ 5/04

Lamber of property 18 Wh Felh Rt. U/S, 380' c approfest howell As

Per a Pare 1/2/14

74-371-A

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M. Bland

for the property located at 1866 Faus Ro. us Ro. HAMPSTERD NO. 2014 This Position shall be their and the Other or Zening Ammenication a Development Hamagement.
The underspeed, logisl mercins of the properly shade in Bathress County and which is described in the description and plat disched bearts and make a part hereof, havely position for a Visions from Section 18 (2) (AOC), 2, B, 3 (VTD 6 APPRICE)

AND COUNTY OF THE SECTION OF T TO TERMIT A SUDE YARD SCHOKE FOR A FRUITSED ATTIKHED GARRILL ON DUTH SIDE)
OF 13 FT. IN LIEU OF THE REQUIRED GOFT. As the sing passion of this conce Court, in the Turning Law Balance Court, in the Salance Court, in the Salance Court, in the Salance Court, in the Salance Court, and the Salance Cour Property is to be posted and advertised as prescribed by Zoning Regulations.

Let we, agree to pay expenses of above Yearing advertises, posting, etc., upon filing of this patien, and Aurhan agree to and are in bound for the principle regulations and selections of Belismore Courts indicated nurseant of the Zonins Last for Balances Courts.

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

- IRDES E. KHENSER Var & Minds Sustane D. ALLENSER Distance Dallerin H- 374-1006 REIL FALLS RO. W- 486- 4445 Kimpsrico 40 21024

Affidavit in support of Administrative Variance

ercty affirms under the penalties of perjury to the Zoning Commissioner of Bultimore County, as follows That the information herein given is within the personal knowledge of the Affaint(s) and that Affaint(s) is three competent is testify thereto in the event that a public leaving is scheduled in the future with regard thereto.

That the Alluntin decide presently reads at 18616 FALLS P.O. floorstuo, flo. 2474

THE IS NOT ANGUER SOUR IN THE REVE YEAR BICKER OF THE EXISTING SUPPLIES FOR MID REIR SON DECK ASSER 15 TO BE MARIESO THE PROPERTY GIVES AT LICETED IN THE PLACE MADE OF ATTURED WORD REQUES THE DESERTED OF THE WINDOWS W THE HOSE, WITH ONE OF THEM DELVE IN EGRESS WINDOW IN THE

THE HELENT RESTRICTION. arre Dallerde,

System D. ALENDER 1 HERSEN CERTIFY, the 2014 top of 7 Mel. (1. 19 94) before me., a Notary Public of the State of Maryland, in and for the County aforeauth, percent in appeared James & Allinder I Susanie D michael

the Affants(s) herein, personally known or satisfactorily identified to me as such Affants(s), and made each in due form of law that the matters and facts heremakow set forth are true and correct to the best of his barchlade knowledge and belief

5/1/97

ZONING DESCRIPTION FOR 186/6 FALLS FD. HAMPSTEAD NO. 21074 Election District 5 Councilmanic Dirtrict 3 Beginning at a point on the WEST side of FALLS RD. (utreet on which property fronts) which is (number of feet of right-of way width) wide at a distance of 3800 SOUTH of the conterline of the nearest improved intersecting street UPPER BECKLEYSVILLE RD
[name of street] 50' | (number of feet of right-of-way width) wide. *Being Lot # / , Section # in the subdivision of RESUBD OF UT 1 SARY LEE PROPERTY OF recorded in Baltimore County Plat Book # 37 , Folio # 52 , containing 1,9797 Ac.

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

EXAMPLE 3 - Zoning Description

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 15' 00" N. 318 ft., and N.08 15' 22" N. 80 ft. to the place of beginning.

- 3/24/94 IRES. VAK FILMS FEE CODE OID 1 SHOW THE FEE COS 080 \$35.00 TOTAL = \$85.00 OWNER: ALLENDER LOC: 18616 FALLS RD.

Baltimore County Government Office of Zoning Administration

111 West Chesapeake Avenue

(410) 887,3353

mm + 363

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Battimore County Zoning Regulations require that notice be given to the questal public/resignoring property owners relative to property constructions and the construction of the parties of the property which represent the property and placement of the companies of the a sign on the property and placement of the property of the prope

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and abould be remitted directly to the enverpaper. COM-PAYMENT OF ADVERTISING PAIS WILL STAY ISSUED OF EXPENSION CONTR.

ARNOLD JABLON, DIRECTOR

For newspaper advertising: Item No.: 363 Petitioner: JAMES + SEMENT ALLENDER Location: 18616 Faus Ro. Hamperson Mr 21024 PLEASE FORMARD ADVERTISING BILL TO: Jenes + Sommer ADDRESS: 18616 FACES RO. HAMPOSTERO MO 21074

PHONE NUMBER: 374-1006

MUST BE SUPPLIED

BEDROOM. THE MAKE GUARE MUST BE ATTACHED BECAUSE OF

The Affancies acknowledgery that is a process in find. Affancies with the required to may be required to provide additional undernation.

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The process in the Affancies.

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111 West Chesapeake Avenue Towson, MD 21204 April 8, 1994

(410) 887-3353

William C

LUCATION MAP SCOLE: 1" 2000"

LOCATION INFORMATION anties Dietriet 5

ske Bay Critical Area: 📋 💆 Prior Zoning Hearings: Alcount

1'-200' scale map#: NW 3/-I Zening RC 2 Let size: <u>/-9797</u>

VARIANCE PLAN 363

Mr. and Mrs. James E. Allender 18616 Falls Road Hampstead, Maryland 21074

RE: Case No. 94-371-A, Item No. 363 Petitioner: James E. Allender, et ux. Petition for Administrative Variance

HAMPSTEAD MD. 210

ALLENDER

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans shalled with the above referenced patitions of the committee of the committee

Enclosed are all comments submitted thus far from the masterns of JAC that offer or request information on Page 1 with the Configuration of Page 1 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 March 23, 1994, and a hearing was scheduled executingly.

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

38-38 355 36516

The director of Zoning Administration and Development Nanopement has instituted a system whether the Zoning storage to the Zoning storage and the Zoning storage and all aspects of the Zoning regulations and petitions fling requirements can file their petitions with this office without the secessity of a preliminary review by zoning personnel.

-SEPTIC

Maryland Department of Transportation State Highway Administration

Hal Kassoff 4-1-94

O. James Lighthizer

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Re: Baltimore County Item No.: + 363 (JLL)

Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204 Dear Ms. Minton:

Ms Charlotte Minton Zoning Admir

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 project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, Bob Swall DAVID A. RAMSEY, ACTIVITY CHIEF Engineering Access Permits Division

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewice Toll Free Mailing Address: P.O. Box 717 - Saltimore, MD 21203-0717 Street Address: 707 North Calvert Street - Saltimore, Maryland 21202

94-371-A

Tree worth side of house.



Parking area - south side of house.

location of proposed garage.

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 03/30/94

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MRIL SIDP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: BEE BELOW Zoning Agendas

Gentlesen:

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.

The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 356,357,360,362,363, 364 AND 365.

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

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BUTLOS OF CASE PRINCE ASSESSMENT

111 West Chesapeake Avenue Towson, MD 21204

MACH 31, 1994

CASE MARBER: 94-371-8 (Item 363) 18616 Falls Road M/S Falls Road, 3800° E of Epper Heckleppville Road 54h Election District - 2rd Compellancie

Please in advised that your feetilion for Abdulartrative Zoning Variance has been enriged the above case names. Contact, such with this office remedies the artists of this case should reference the one names and in distinction [387-322]. This notice also nevers on a certoster opening the absidiartive process.

1) Your property will be posted on or before hyell 3, 1994. The closing data (hyell 19, 1994) is the shoulding for a minjoint to file a formal request for a public houring, lifter the closing date, its file will be not reclosed by its hands per depart dample constanters. They may cold great the respectate valid, (a) day we requested railed, or (b) dample constant valid. The constant valid is not constant to the constant valid of the constant valid of the constant valid valid of the constant valid valid

2) In cases requiring public baseing (shother due to a mighton's formal request or by Order of the Conductors), the property will be reported and notion of the baseing will appear in a baltimore County sunspaper. Changes related to the reporting and nonequer colventiating are specials by the politicomer(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 \$60,00 charge.

PLEASE UNCRESTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MIST OF THRONGS FIRML REVIEW. ORDERS ARE NOT ANALISALE FOR DISTRIBUTION VAR PICK-UP. MIST READY, THE ORDER MILL BE FORMADDED TO YOU WIR FIRST CLASS MAIL.

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363 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SOUTH OF ALBANTOWN

OF N.W. OWN 31.-I

