

94-380-A



Front to back

Back to front

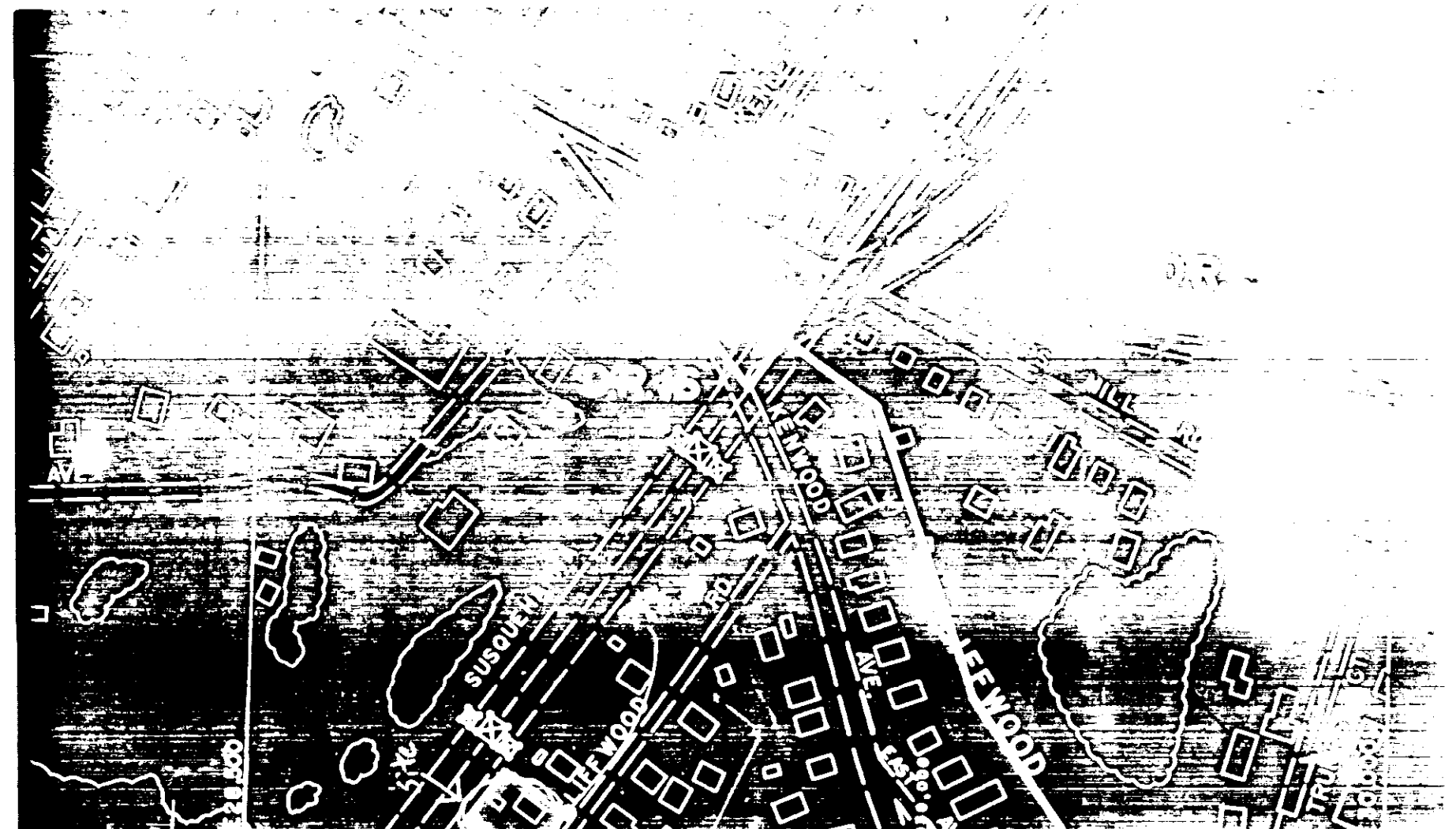
94-380-A



Front to back Garage at red flags



Garage location at red flags. Rear to front



NE 6-E ZONING MAP SCALE 1" = 200' LOCATION OVERLEA

94-380-A NE 6-E



94-380-A

#17M 375

688#

RE COUNTY ZONING AND ZONING GRAPHIC MAP

SCALE 1" = 200' ±	LOCATION OVERLEA	SHEET NE 6-E
DATE OF PHOTOGRAPHY JANUARY 1986		

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 15, 1994

Mr. Michael R. Citro, Jr.  
24 Cliffwood Avenue  
Baltimore, Maryland 21206

RE: Case No. 94-380-A, Item No. 375  
Petitioner: Michael Richard Citro, Jr.  
Petition for Administrative Variance

Dear Mr. Citro:

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 March 31, 1994, and a hearing was 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.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

4-8-94

Re: Baltimore County  
Item No: # 375 (JLL)

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

Dear Ms. Minton:

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 Small*  
DAVID R. RAMSEY, ACTING CHIEF  
John Connessabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 - Baltimore, MD 21202-3717  
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 11, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

94-380-A

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 356, 367, 369, 370, 372 and 375.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*  
Division Chief: *Carol Kears*

PK/JL:lw

ZAC356/PZONE/ZAC1

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

APRIL 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Michael Richard Citro, Jr.  
24 Cliffwood Avenue  
Baltimore, Maryland 21206

Re: CASE NUMBER: 94-380-A (Item 375)  
24 Cliffwood Avenue  
2425 Cliffwood Avenue, 570' W of Kenwood Avenue  
14th Election District - 6th Councilmanic

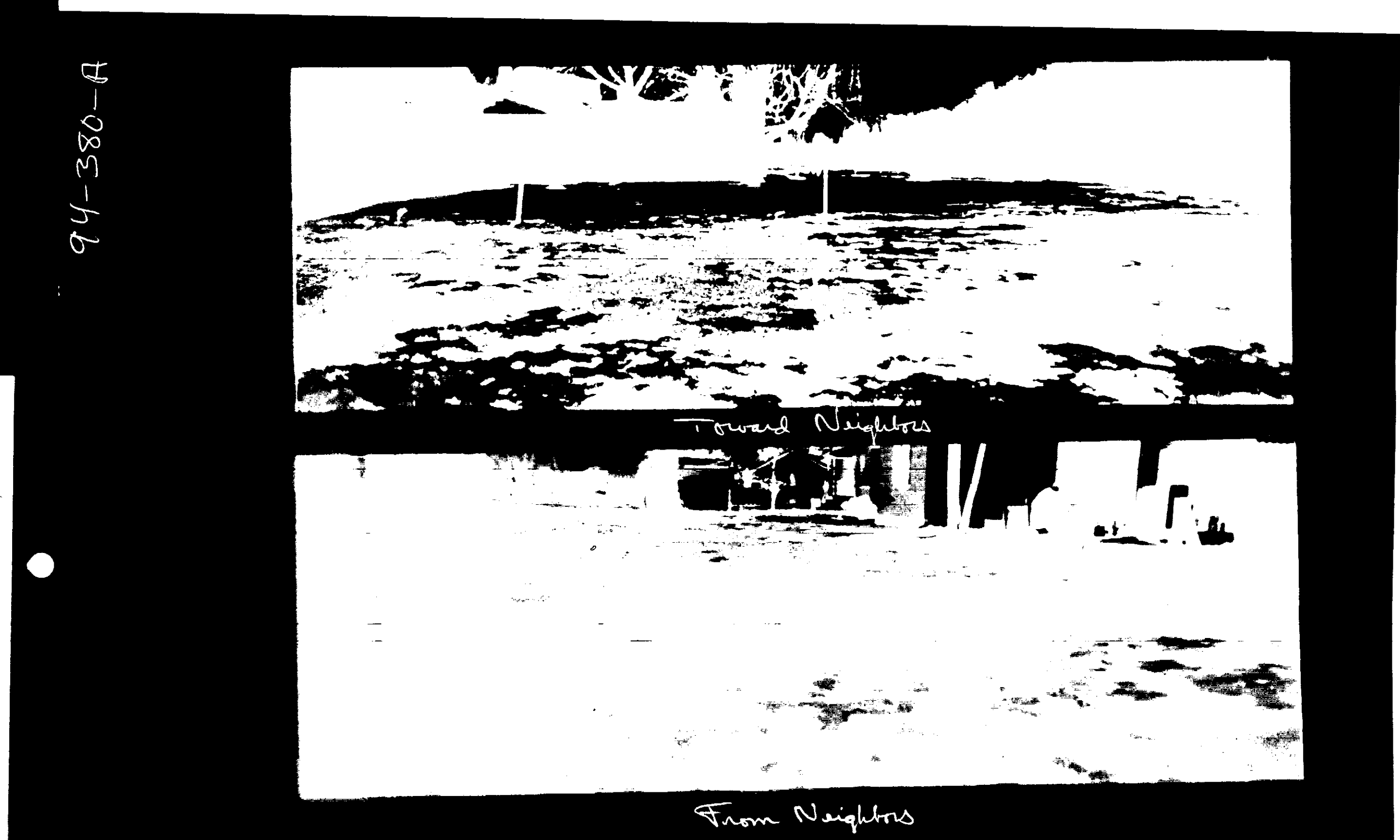
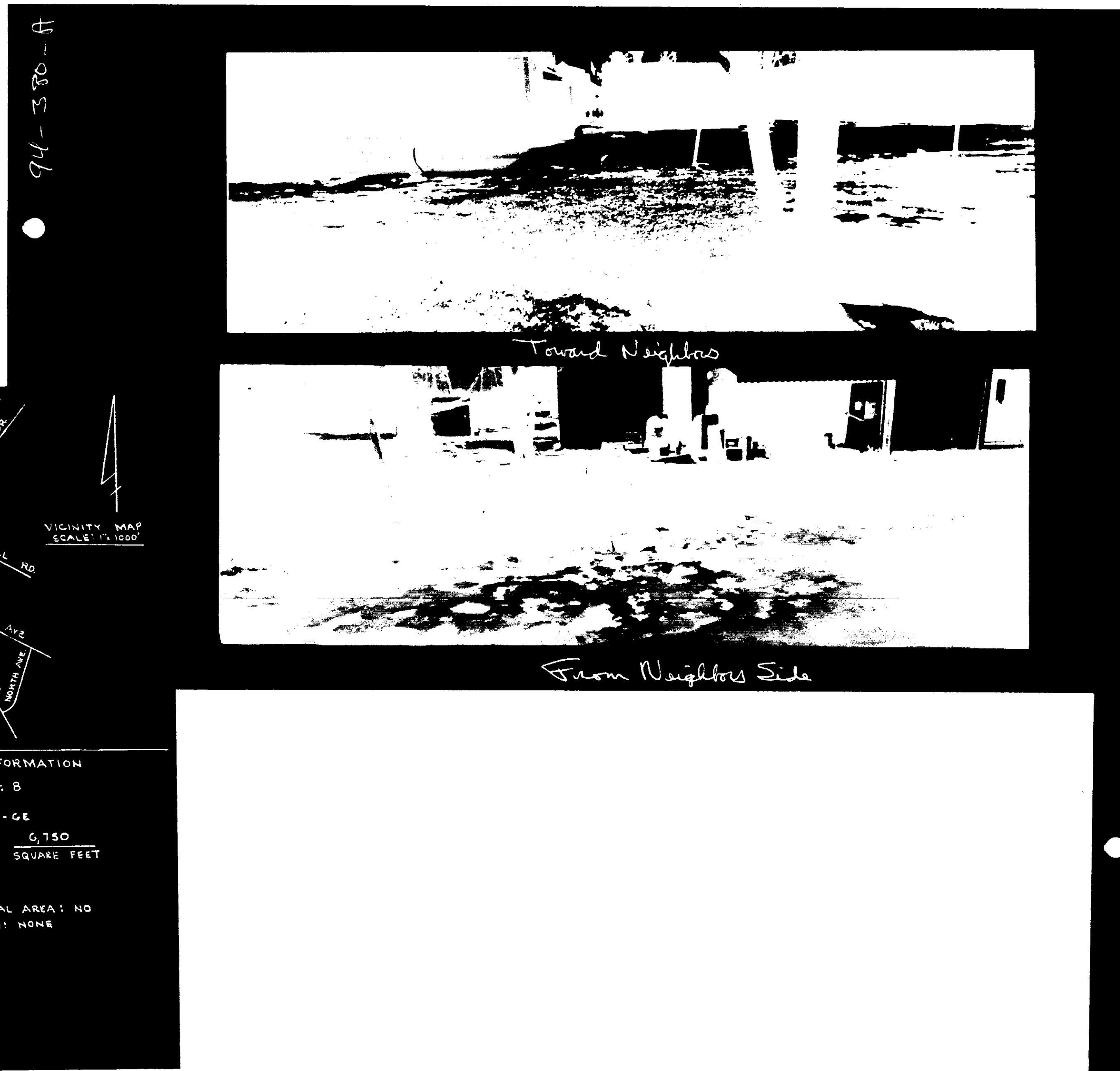
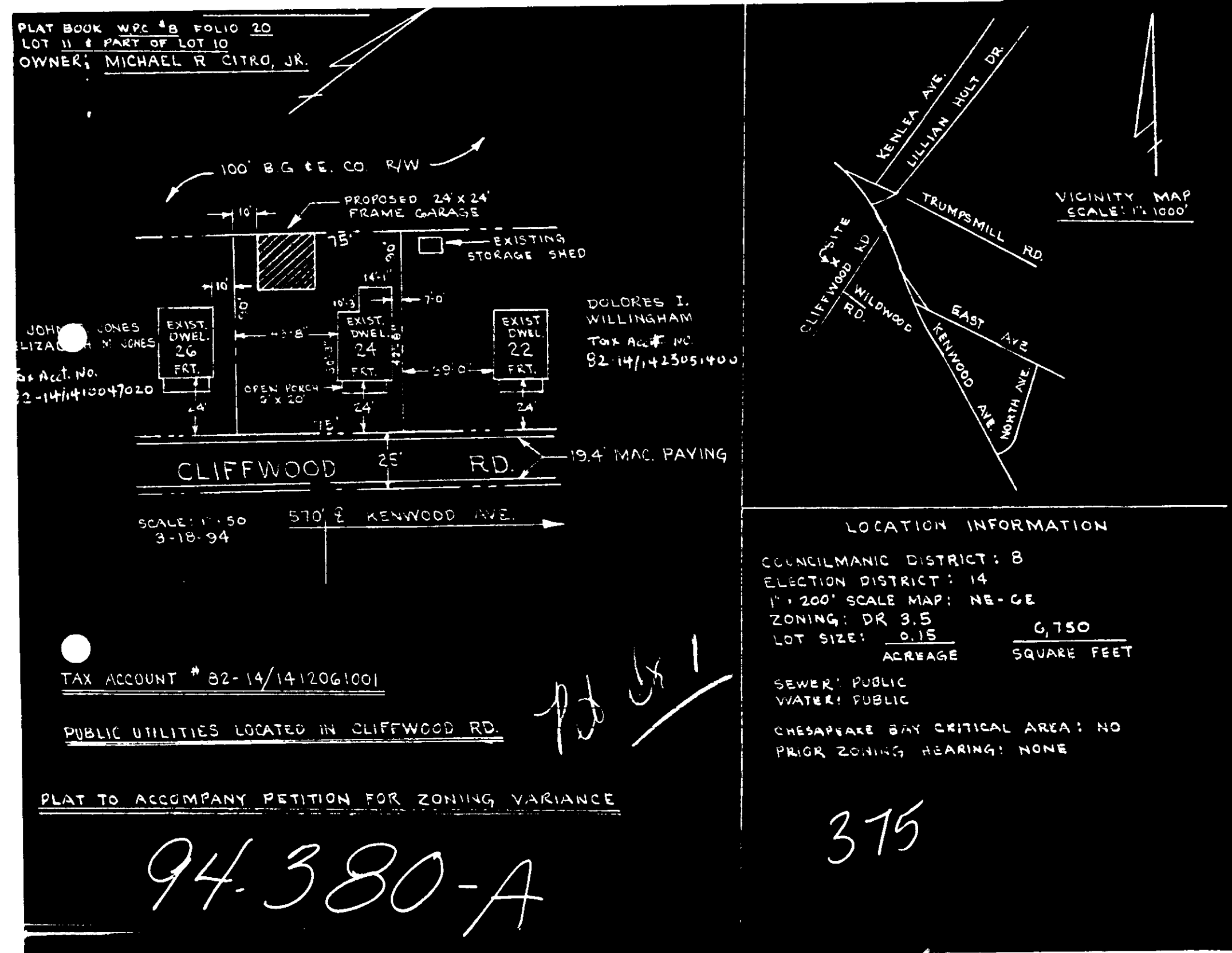
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case should reference the case number and be directed to 887-3393. This notice also serves as a reaffirmation regarding the administrative process.

- 1) Your property will be posted on or before April 10, 1994. The closing date (April 25, 1994) 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 Commissioners. They 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 Commissioners), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Carl Jablon*  
Arnold Jablon  
Director

Printed with Soybean Ink  
on Recycled Paper



IN RE: PETITION FOR ADMIN. VARIANCE  
 NE/S Cliffwood Avenue, 570' W  
 of Kenwood Avenue  
 (24 Cliffwood Avenue)  
 14th Election District  
 6th Councilmanic District  
 Michael R. Citro, Jr.  
 Petitioner

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 94-380-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, Michael R. Citro, Jr. The petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located partially in the side yard in lieu of entirely in the rear yard, with a 0 foot rear lot line setback in lieu of the minimum required 2.5 feet, for a proposed garage 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

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 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 30th day of April, 1994 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located partially in the side yard in lieu of entirely in the rear yard, with a 0 foot rear lot line setback in lieu of the minimum required 2.5 feet, for a proposed garage, 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 relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

TMK:bjs

*Timothy M. Kotroco*  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 4/30/94  
 By [Signature]

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21284

April 30, 1994

(410) 887-4386

Mr. Michael R. Citro, Jr.  
 24 Cliffwood Avenue  
 Baltimore, Maryland 21206

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
 NE/S Cliffwood Avenue, 570' W of Kenwood Avenue  
 (24 Cliffwood Avenue)  
 14th Election District - 6th Councilmanic District  
 Michael R. Citro, Jr. - Petitioner  
 Case No. 94-380-A

Dear Mr. Citro:

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 the Zoning Administration Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs  
 cc: People's Counsel  
 file

**Petition for Administrative Variance**  
 to the Zoning Commissioner of Baltimore County

for the property located at 24 Cliffwood Avenue

which is presently zoned DR 3.5  
 residential

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(s)

400.1 B.C.Z.R. TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED PARTIALLY IN THE SIDE YARD IN LIEU OF ENTIRELY IN REAR YARD WITH A 0 FOOT REAR LOT LINE SETBACK IN LIEU OF THE REQUIRED 2.5 FT. OF THE Zoning Regulations of Baltimore County. In the following reasons, (indicate hardship or practical difficulty) The shape of lot and existing house prevents building a garage in compliance with existing zoning laws. The house has no basement, therefore I have no inside storage for my lawn and garden equipment. In the near future I will lose the off-premise garage which I rent to store two antique vehicles since that property has recently been sold. Also, because these vehicles are not on my property, they are not covered by my homeowners insurance.

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.

Legal Name: Michael Richard Citro, Jr.  
 Signature: *Michael Richard Citro, Jr.*  
 Address: 24 Cliffwood Avenue, Baltimore, Maryland 21206  
 Phone: 828-9879  
 Myself at work M-F 8-5

ORDER RECEIVED FOR FILING  
 Date 4/30/94  
 By [Signature]

REVIEWED BY: DATE 4/10/94  
 ESTIMATED POSTING DATE: 4/10/94  
 ITEM # 315

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

That the Affiant(s) do presently reside at 24 Cliffwood Avenue, Baltimore, Maryland 21206

That based upon personal knowledge of the following as the facts upon which I base the request for an Administrative Variance at the above address:

The shape of lot and existing house prevents building a garage in compliance with existing zoning laws. The house has no basement, therefore, I have no inside storage for my lawn and garden equipment. In the near future, I will lose the off-premise garage which I rent to store my two antique vehicles since that property has recently been sold. Also, because these vehicles are not stored on my property, they are not covered by my homeowners insurance.

That Affiant(s) know(s) that if a signed affidavit is required by a newspaper and advertising fee and may be required to provide additional information.

*Michael Richard Citro, Jr.*  
 Michael Richard Citro, Jr.

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 16th day of March 1994, before me, a Notary Public of the State of Maryland, and in the County thereof, personally appeared

Michael Citro, Jr.  
 AS WITNESS my hand and Notarial Seal this 16th day of March 1994.

*Rodell B. Liberman*  
 Rodell B. Liberman  
 Notary Public  
 7-1-97

**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 24 Cliffwood Avenue (address)  
 Election District 14 Councilmanic District 6

Beginning at a point on the northeast side of Cliffwood Avenue which is 25 feet (number of feet of right-of-way width)

wide at a distance of 570 feet westerly (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Kenwood Ave., Md. Route 588 (name of street)

which is 60 feet wide. \*Being lot # all of #11, (number of feet of right-of-way width) part of #10

Block # n/a, Section # n/a in the subdivision of Elwood (name of subdivision)

Block # W.P.C. No. 8, Folio # 20, containing 6750 sq. feet (square feet and acres)

\*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 Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.07 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: 14th Date of Posting: 4/5/94  
 Posted for: Variance  
 Petitioner: Michael Richard Citro, Jr.  
 Location of property: 24 Cliffwood Ave., NE/S, 570' W of Kenwood Ave.  
 Location of Sign: Signs are being posted being 24' x 36'  
 Remarks:  
 Posted by: [Signature] Date of return: 4/15/94  
 Number of Signs: 1

Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

receipt  
 94-380-A

3/31/94

1 RES VAR FILING CODE 010 \$50.00  
 (1) SIGN POSTING 080 35.00  
 TOTAL \$85.00

OWNER MICHAEL CITRO JR.  
 24 CLIFFWOOD AVE.

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management

111 West Chesapeake Avenue  
 Towson, MD 21284

(410) 887-3333

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
 Item No.: 315  
 Petitioner: Michael Citro Jr.  
 Location: 24 Cliffwood Ave.  
 PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: Michael Citro, Jr.  
 ADDRESS: 24 Cliffwood Ave

\*PHONE NUMBER: Work-828-9879 E-S-M-F

MUST BE SUPPLIED

94-380-A



Front to back

Back to front

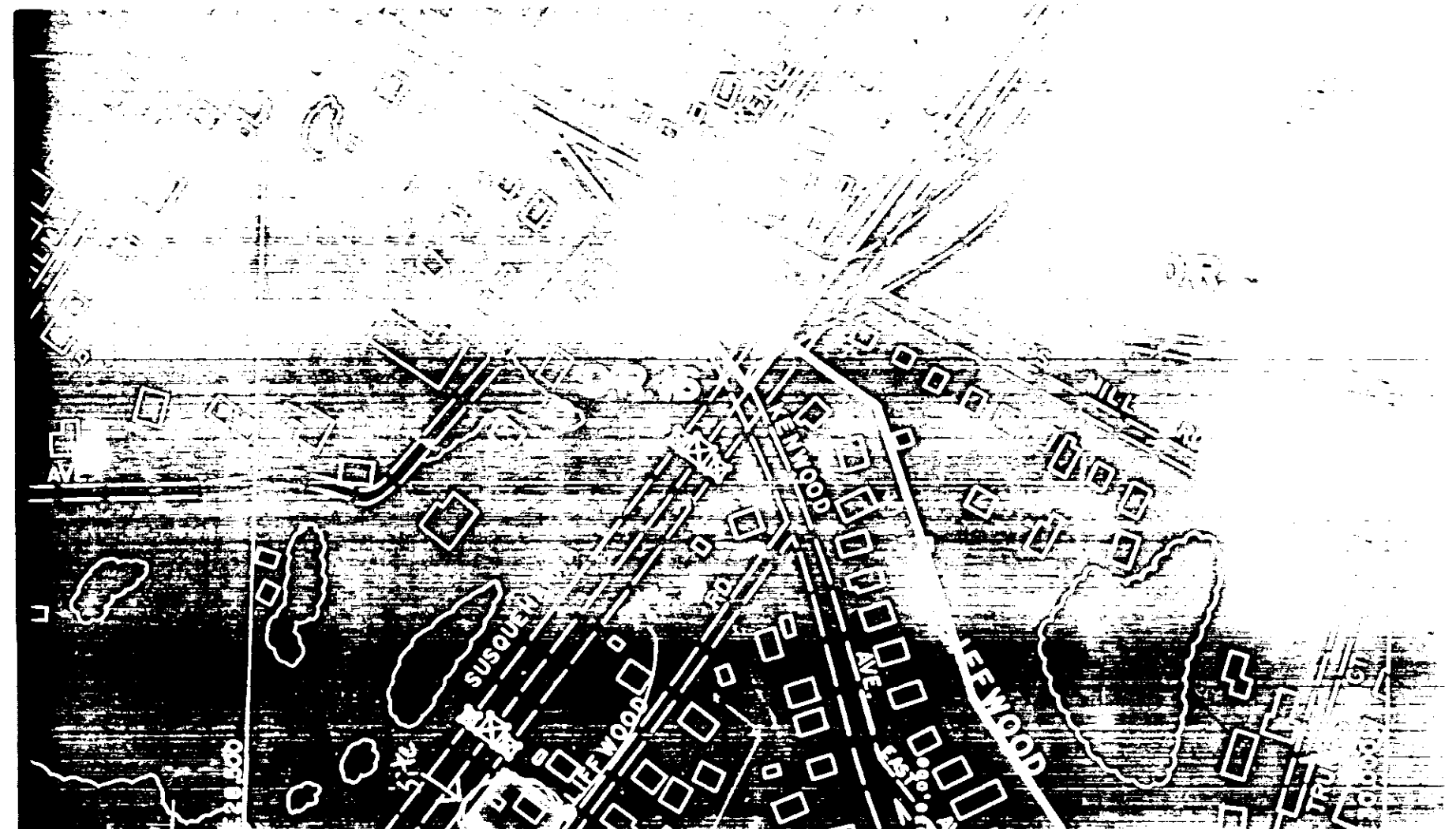
94-380-A



Front to back Garage at red flags



Garage location at red flags. Rear to front



NE 6-E  
SCALE 1" = 200' ±  
DATE OF PHOTOGRAPHY JANUARY 1986

94-380-A



94-380-A

#17M  
375

688#

RE COUNTY  
MINING AND ZONING  
GRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	OVERLEA	NE 6-E
DATE OF PHOTOGRAPHY JANUARY 1986		

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 15, 1994

Mr. Michael R. Citro, Jr.  
24 Cliffwood Avenue  
Baltimore, Maryland 21206

RE: Case No. 94-380-A, Item No. 375  
Petitioner: Michael Richard Citro, Jr.  
Petition for Administrative Variance

Dear Mr. Citro:

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 March 31, 1994, and a hearing was 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.

- 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.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

4-8-94

Re: Baltimore County  
Item No: # 375 (JLL)

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

Dear Ms. Minton:

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 Small  
DAVID R. RAMSEY, ACTING CHIEF  
John Connessabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 - Baltimore, MD 21202-3717  
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 11, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

94-380-A

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 356, 367, 369, 370, 372 and 375.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long  
Division Chief: Cathy Kears

PK/JL:lw

ZAC356/PZONE/ZAC1

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

APRIL 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Michael Richard Citro, Jr.  
24 Cliffwood Avenue  
Baltimore, Maryland 21206

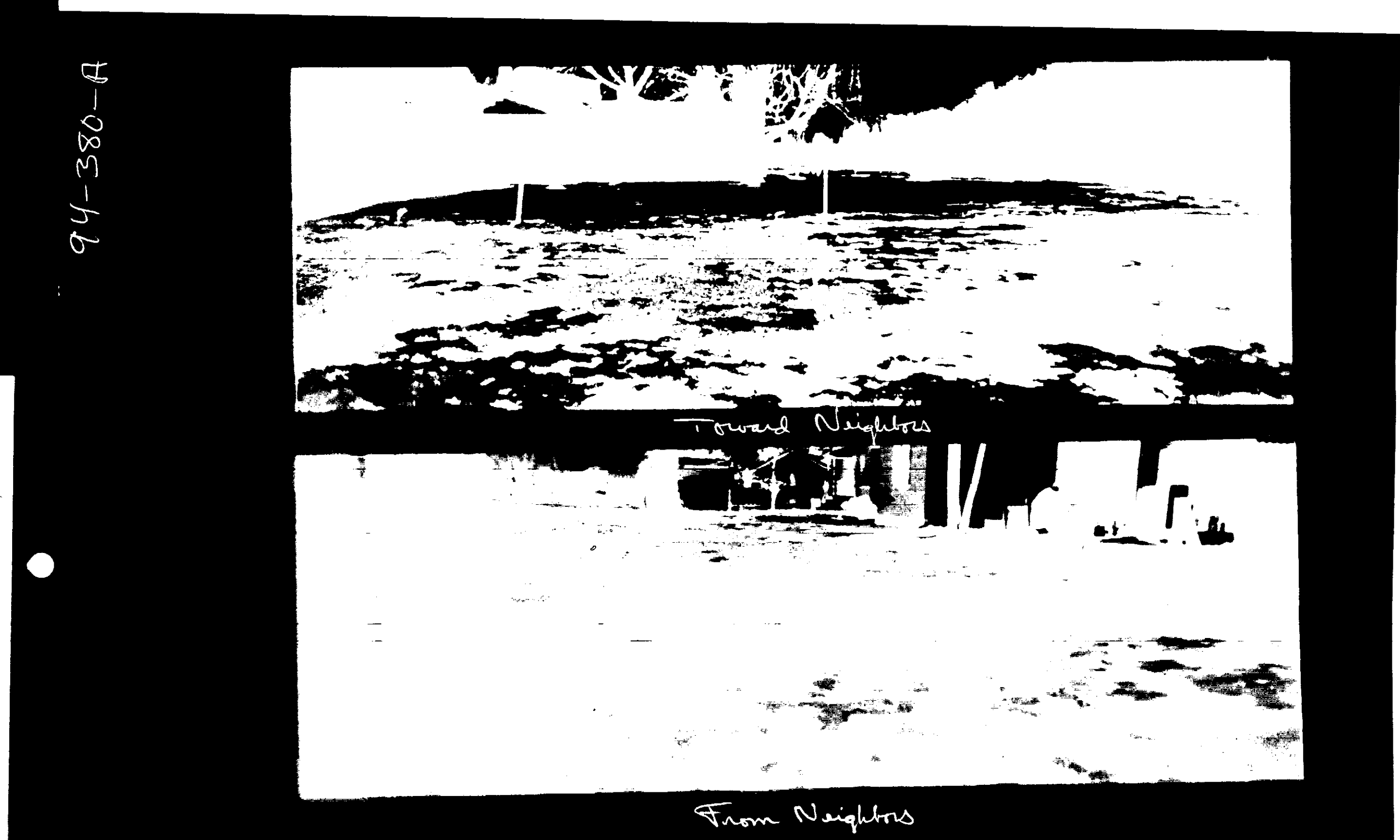
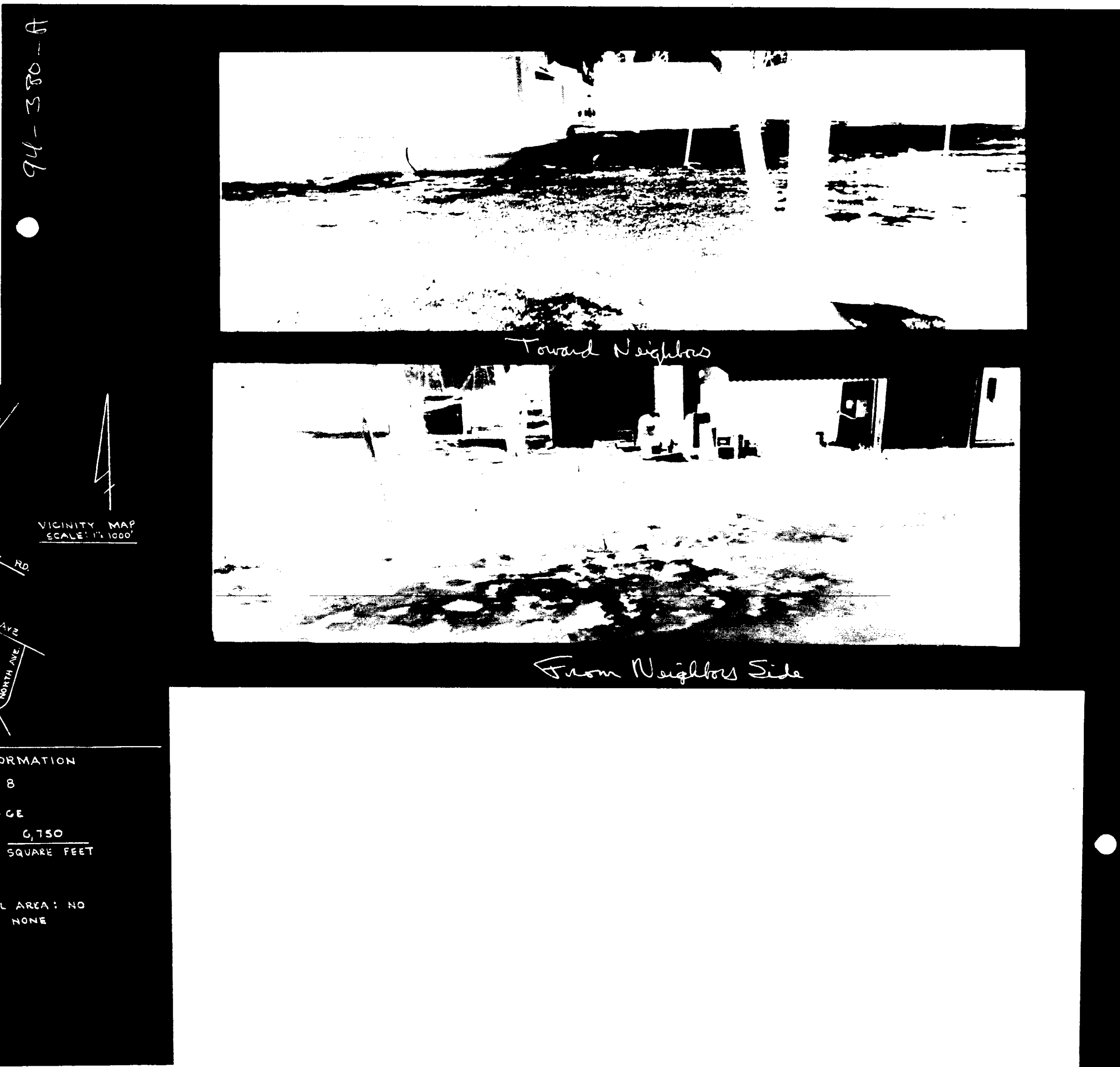
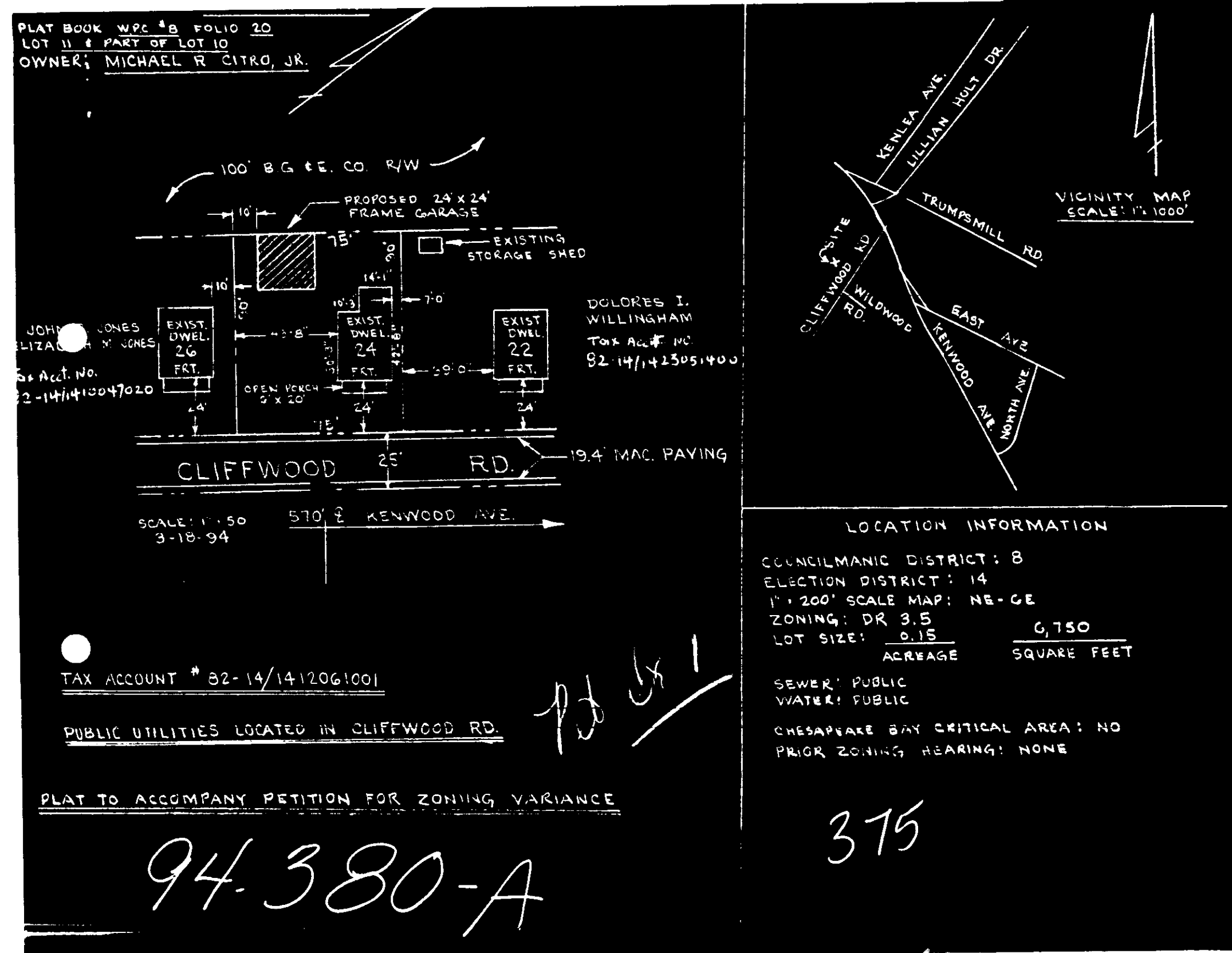
Re: CASE NUMBER: 94-380-A (Item 375)  
24 Cliffwood Avenue  
2425 Cliffwood Avenue, 570' W of Kenwood Avenue  
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case should reference the case number and be directed to 887-3393. This notice also serves as a reaffirmation regarding the administrative process.

- Four property will be posted on or before April 10, 1994. The closing date (April 25, 1994) 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 Commissioners. They 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.
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PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director



IN RE: PETITION FOR ADMIN. VARIANCE  
 NE/S Cliffwood Avenue, 570' W  
 of Kenwood Avenue  
 (24 Cliffwood Avenue)  
 14th Election District  
 6th Councilmanic District  
 Michael R. Citro, Jr.  
 Petitioner

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 94-380-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, Michael R. Citro, Jr. The petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located partially in the side yard in lieu of entirely in the rear yard, with a 0 foot rear lot line setback in lieu of the minimum required 2.5 feet, for a proposed garage 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

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 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 30th day of April, 1994 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located partially in the side yard in lieu of entirely in the rear yard, with a 0 foot rear lot line setback in lieu of the minimum required 2.5 feet, for a proposed garage, 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 relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

TMK:bjs

*Timothy M. Kotroco*  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 4/30/94  
 By [Signature]

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21284

April 30, 1994

(410) 887-4386

Mr. Michael R. Citro, Jr.  
 24 Cliffwood Avenue  
 Baltimore, Maryland 21206

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
 NE/S Cliffwood Avenue, 570' W of Kenwood Avenue  
 (24 Cliffwood Avenue)  
 14th Election District - 6th Councilmanic District  
 Michael R. Citro, Jr. - Petitioner  
 Case No. 94-380-A

Dear Mr. Citro:

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 the Zoning Administration Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs  
 cc: People's Counsel  
 file

**Petition for Administrative Variance**  
 to the Zoning Commissioner of Baltimore County

for the property located at 24 Cliffwood Avenue

which is presently zoned **DR 3.5 residential**

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(s)

400.1 B.C.Z.R. TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED PARTIALLY IN THE SIDE YARD IN LIEU OF ENTIRELY IN REAR YARD WITH A 0 FOOT REAR LOT LINE SETBACK IN LIEU OF THE REQUIRED 2.5 FT. OF THE Zoning Regulations of Baltimore County. In the following reasons, (indicate hardship or practical difficulty) The shape of lot and existing house prevents building a garage in compliance with existing zoning laws. The house has no basement, therefore I have no inside storage for my lawn and garden equipment. In the near future I will lose the off-premise garage which I rent to store two antique vehicles since that property has recently been sold. Also, because these vehicles are not on my property, they are not covered by my homeowners insurance.

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.

Legal Name: Michael Richard Citro, Jr.  
 Signature: *Michael Richard Citro, Jr.*  
 Address: 24 Cliffwood Avenue, Baltimore, Maryland 21206  
 Phone: 828-9879  
 Myself at work M-F 8-5

ORDER RECEIVED FOR FILING  
 Date 4/30/94  
 By [Signature]

REVIEWED BY: DATE 4/10/94  
 ESTIMATED POSTING DATE: 4/10/94  
 ITEM # 315

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

That the Affiant(s) do presently reside at 24 Cliffwood Avenue, Baltimore, Maryland 21206

That based upon personal knowledge of the following as the facts upon which I base the request for an Administrative Variance at the above address:

The shape of lot and existing house prevents building a garage in compliance with existing zoning laws. The house has no basement, therefore, I have no inside storage for my lawn and garden equipment. In the near future, I will lose the off-premise garage which I rent to store my two antique vehicles since that property has recently been sold. Also, because these vehicles are not stored on my property, they are not covered by my homeowners insurance.

That Affiant(s) know(s) that if a signed affidavit is required by a newspaper and advertising fee and may be required to post additional affidavits.

*Michael Richard Citro, Jr.*  
 Michael Richard Citro, Jr.

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 16th day of March 1994, before me, a Notary Public of the State of Maryland, and in the County aforesaid, personally appeared

Michael Citro, Jr.  
 AS WITNESS my hand and Notarial Seal, 3-16-94

*Rodell B. Liberman*  
 Rodell B. Liberman  
 Notary Public  
 7-1-97

**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 24 Cliffwood Avenue (address)  
 Election District 14 Councilmanic District 6

Beginning at a point on the northeast side of Cliffwood Avenue which is 25 feet (number of feet of right-of-way width)

wide at a distance of 570 feet westerly (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Kenwood Ave., Md. Route 588 (name of street)

which is 60 feet wide. \*Being lot # all of #11, (number of feet of right-of-way width) part of #10

Block # n/a, Section # n/a in the subdivision of Elwood (name of subdivision)

Block # W.P.C. No. 8, Folio # 20, containing 6750 sq. feet (square feet and acres)

\*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 Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.07 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: 14th Date of Posting: 4/5/94  
 Posted for: Variance  
 Petitioner: Michael Richard Citro, Jr.  
 Location of property: 24 Cliffwood Ave., NE/S, 570' W of Kenwood Ave.  
 Location of Sign: Signs are being posted being 24' x 36'  
 Remarks:  
 Posted by: [Signature] Date of return: 4/15/94  
 Number of Signs: 1

Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21286

receipt  
 94-380-A

3/31/94

1 RES VAR FILING CODE 010 \$50.00  
 (1) SIGN POSTING 080 35.00  
 TOTAL \$85.00

OWNER MICHAEL CITRO JR.  
 24 CLIFFWOOD AVE.

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management

111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3333

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
 Item No.: 315  
 Petitioner: Michael Citro Jr.

Location: 24 Cliffwood Ave.

PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: Michael Citro, Jr.

ADDRESS: 24 Cliffwood Ave

\*PHONE NUMBER: Work-828-9879 E-S M-F

MUST BE SUPPLIED