

Baltimore County Government
Office of Zoning Administration
and Development Management

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

94-417-A

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, Director

For newspaper advertising:
Item No.: 410
Petitioner: ANTHONY & GEORGE RYAN
Location: 4009 MANOR OAKS RD.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: ANTHONY & GEORGE RYAN
ADDRESS: 4009 MANOR OAKS RD.
JACKSONVILLE, MD. 21131
PHONE NUMBER: 888-5900

AJ:gg5 (Revised 04/03/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 May 26, 1994 (410) 887-3353

Mr. & Mrs. Anthony W. Ryan
4009 Manor Oaks Road
Jacksonville, MD 21131

RE: Item No. 410, Case No. 94-417-A
Petitioner: Anthony W. Ryan, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Ryan:

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 April 27, 1994, 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.

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 05/05/94

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

RE: Property Owner:
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 603, 604, 605, 607, 608, 609, 610, 612, 613, AND 614.

RECEIVED
MAY 6 1994
ZADM

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

cc: File

Maryland Department of Transportation
State Highway Administration

C. James Lighthizer
Secretary
Hal Kassoff
Administrative

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

Re: Baltimore County
Item Nos. 410 (JRF)

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
for DAVID H. DANEY, ACTING CHIEF
John Conestable, 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 21203-0717
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: May 5, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 377, 397, 398, 399, 400, 402, 409, 410, 412 and 414.

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 M. Long
Division Chief: Barry L. Lewis

FK/JL:lw

ZAC.377/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 May 5, 1994 (410) 887-3353

TO: Anthony and Cecilia Ryan
4009 Manor Oaks Road
Jacksonville, Maryland 21131

Re: CASE NUMBER: 94-417-A (Item 410)
4009 Manor Oaks Road
SAC Manor Oaks Road and Colonial Oaks
10th Election District - 6th Councilmanic

PLEASE BE ADVISED THAT YOUR PETITION FOR ADMINISTRATIVE ZONING VARIANCE HAS BEEN ASSIGNED THE ABOVE CASE NUMBER. CONTACT MADE WITH THIS OFFICE REGARDING THE STATUS OF THIS CASE SHOULD REFERENCE THE CASE NUMBER AND BE DIRECTED TO 887-3391. THIS NOTICE ALSO SERVES AS A REFRESHING REGARDING THE ADMINISTRATIVE PROCESS.

- 1) Your property will be posted on or before May 8, 1994. The closing date (May 23, 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 Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set 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 a Baltimore County newspaper. Charges related to the reposting 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.

Arnold Jablon
Director

cc: Joseph L. Larson

SPELLMAN LARSON
& ASSOCIATES, INC.

Suite 107 Jefferson Building
105 West Chesapeake Avenue
TOWSON, MARYLAND 21204

Phone 301-823-3535

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
Baltimore County
County Office Bldg
Towson MD 21204

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ Documents

COPIES	DATE	NO.	DESCRIPTION
12	3/25/94	--	Plat to Accompany Petition for Zoning Variance
3	4/20/94	--	Petition for Administrative Variance
3	4/11/94	--	Legal Description
1	4/13/94	--	Zoning Map NE-19-D
1	4/13/94	--	Aerial Photo Map NE-19-D
1	--	--	Photo Exhibit
1	4/20/94	--	Check - \$135.00 Processing Fee

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: For processing for an Administrative Variance

410

COPY TO: Ed Kirby

SIGNED: Joseph L. Larson

If enclosures are not so noted, kindly notify your office.

PHOTO EXHIBIT 94-417-A

"A"

"B"

"C"

"D"

410

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner Manor Oaks Road and
Colonial Oaks Road
(4009 Manor Oaks Road)
10th Election District
6th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-417-A

Anthony W. Ryan, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 4009 Manor Oaks Road, located in the Jacksonville area of northern Baltimore County. The Petition was filed by the owners of the property, Anthony and Cecile Ryan. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 65 feet in lieu of the required 75 feet and to amend the Final Development Plan of Manor Oaks to permit a proposed addition to be built outside the building envelope 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 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 Zoning Commissioner for Baltimore County this 26th day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 65 feet in lieu of the required 75 feet and to amend the Final Development Plan of Manor Oaks to permit a proposed addition to be built outside the building envelope, 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 40-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 - Courthouse
400 Washington Avenue
Towson, MD 21204

May 26, 1994

(410) 887-4386

Mr. & Mrs. Anthony W. Ryan
4009 Manor Oaks Road
Jacksonville, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Manor Oaks Road and Colonial Oaks Road
(4009 Manor Oaks Road)
10th Election District - 6th Councilmanic District
Anthony W. Ryan, et ux - Petitioners
Case No. 94-417-A

Dear Mr. & Mrs. Ryan:

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 and Development Management Office at 887-1391.

Very truly yours,

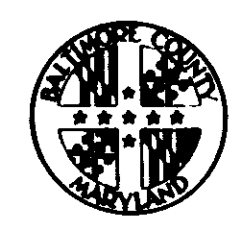
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph L. Larson
105 W. Chesapeake Avenue, Towson, Md. 21204

People's Counsel

file



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4009 MANOR OAKS ROAD

which is presently zoned R.C. 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(s) 1A04.3 B.3 to allow for a setback from the street centerline of 65' in lieu of the required 75' and to amend the Final Development Plan of Manor Oaks to build an addition of same outside the bldg. envelop.

Due to a requirement for additional living quarters a building addition is necessary wherein the existing setback requirements create a valid hardship and precludes adding the needed room without a variance.

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/Leasee:

DNA

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

DNA

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We, the undersigned, declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this petition.)

Legal Name(s)

Anthony W. Ryan

Signature

Cecile W. Ryan

(Type or Print Name)

Signature

4009 Manor Oaks Rd. 828-5900

Address

Jacksonville MD 21131

City

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Joseph L. Larson

105 W Chesapeake Ave 823-3535

Address

City

State

Zipcode

ORDER RECEIVED FOR FILING

REVIEWED BY: JLF DATE: 4/27/94
ESTIMATED POSTING DATE: 5-8-94

Zoning Commissioner of Baltimore County

ITEM #: 410

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury in 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) have competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at
address 4009 MANOR OAKS ROAD
City JACKSONVILLE MD 21131

I have based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (Include location in natural language)

Due to a requirement for additional living quarters a building addition is necessary wherein the existing setback requirements create a valid hardship and precludes adding the needed room without a variance.

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.

Signature of Affiant(s)
Anthony W. Ryan
Cecile W. Ryan

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 20th day of April, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

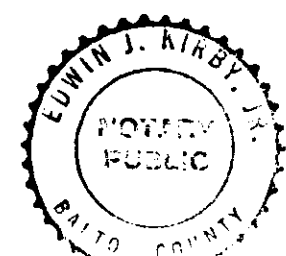
Anthony W. Ryan and Cecile W. Ryan

the Affiant(s) herein, personally known or satisfactorily identified to me as the 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 knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 20, 1994

My Commission Expires: June 1, 1997



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

ROBERT F. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

DESCRIPTION FOR A VARIANCE TO ZONING NO 4009 MANOR OAKS ROAD 10TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Manor Oaks Road, 50 feet wide, at the cutoff connecting the southeast side of Manor Oaks Road and the southwest side of Colonial Oaks Court, 50 feet wide, as shown on a Plat of Section Two Manor Oaks said Plat being recorded among the Plat Record of Baltimore County in Plat Book EHK Jr No. 53, Folio 19 and running thence and binding on said cutoff and running south 66 Degrees 55 Minutes 46 Seconds east 21.82 feet to the southwest side of Colonial Oaks Court herein referred to and running thence and binding on the southwest side of Colonial Oaks Court southeasterly by a curve to the left with a radius of 425.00 feet the distance of 173.06 feet thence leaving the southwest side of Colonial Oaks Court and running south 43 Degrees 09 Minutes 49 Seconds west 185.13 feet and north 42 Degrees 20 Minutes 51 Seconds west 266.13 feet to the southeast of Manor Oaks Road herein referred to and running thence and binding on the southeast side of Manor Oaks Road

#410



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

ROBERT F. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

DESCRIPTION FOR A VARIANCE TO ZONING NO 4009 MANOR OAKS ROAD 10TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Page:2

north 64 Degrees 50 Minutes 00 Seconds east 160.00 feet and northeasterly by curve to the left with a radius of 2975.00 feet the distance of 46.27 feet to the place of beginning.

Containing 1.003 acres of land, more or less.

Being Lot No 16 as shown on a Plat of Section Two Manor Oaks said Plat being recorded among the Plat Records of Baltimore County in Plat Book EHK Jr No. 53, Folio 19.

4/11/94



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10th Date of Posting: 5/2/94

Posted for: Anthony W. Ryan

Petitioner: Anthony W. Ryan

Location of property: 4009 Manor Oaks Rd, subsec. Colonial Oaks

Location of Sign: Along 700 & 800 on property being posted

Remarks: [Signature]

Posted by: [Signature] Date of return: 5/12/94

Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 1st Chesapeake Avenue
Towson, Maryland 21204

Account: R0C14190

Number: # 410

Date: 4/27/94

RYAN - 4009 Manor Oaks Rd.

OIO - Variance \$ 50.00

O30 - SPH \$ 50.00

O80 - Sign \$ 25.00

\$ 135.00

01A0180075M1CHRC
PA C0101040M04-27-94

\$135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

