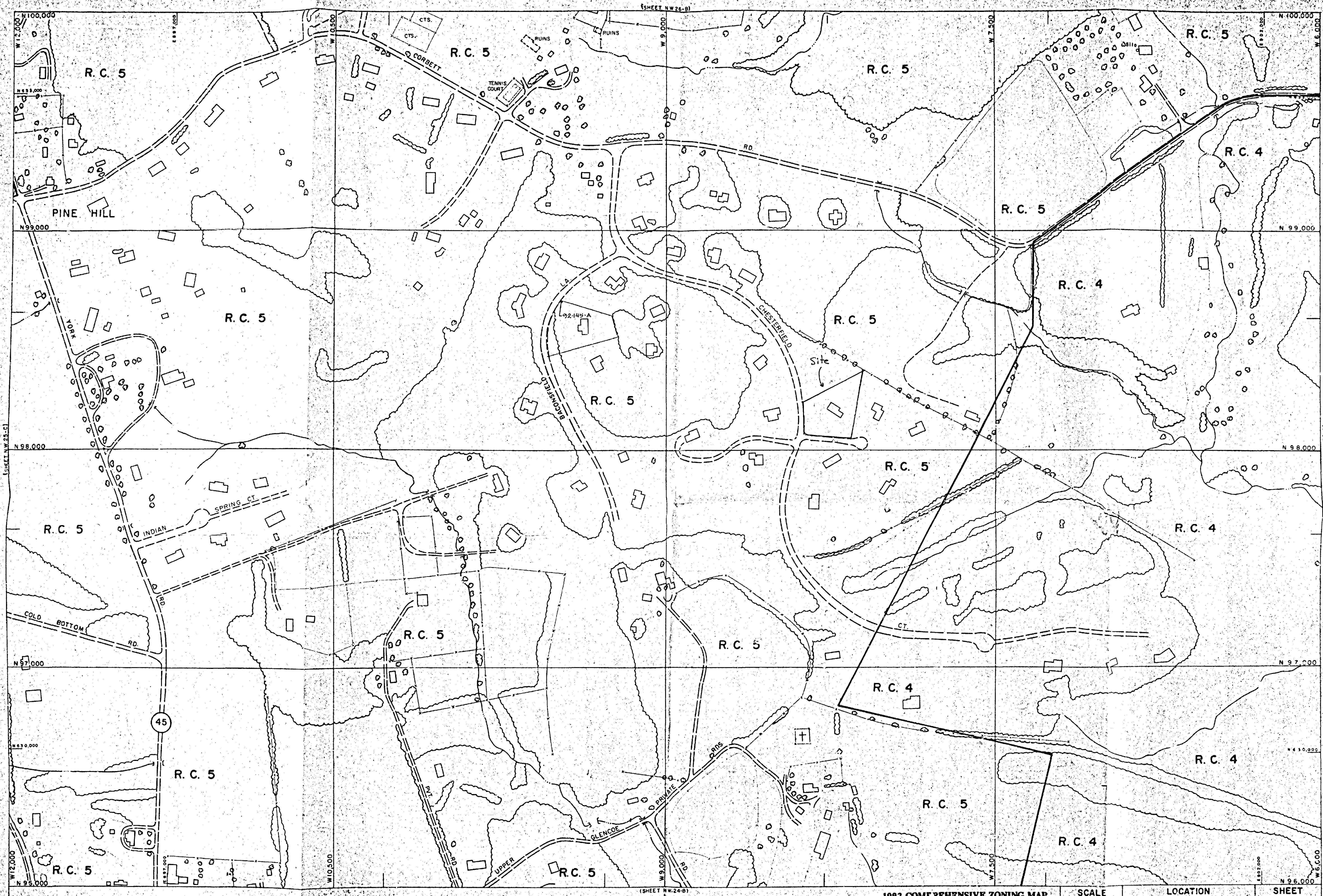




DD-NE
HH-SE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

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, 190-92

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

Chairman, County Council

Chairman, County Council

SCALE
1" = 200'

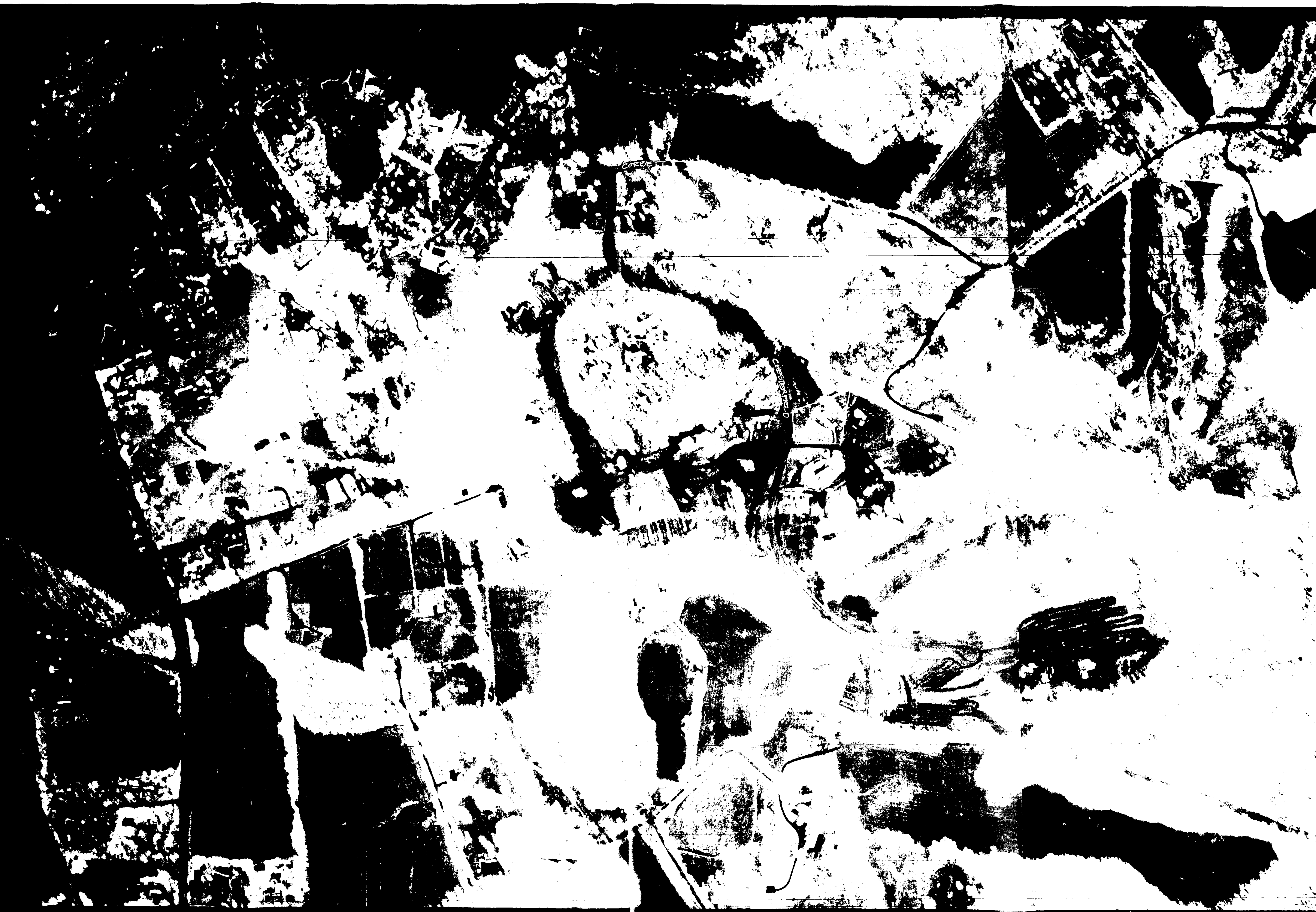
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
PINE HILL

SHEET
N W 25-B

94-441-A

A-1475-46



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM # 431	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	PINEY HILL	25-B

MICROFILMED

8/31/94
to file + 2/c

25 May 1994

Baltimore County
Zoning Administration and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 94-441-A

Dear Sir:

We live at 15 Chesterfield Court, Monkton, Maryland adjacent to the property involved in the referenced case. We would like to register our objection to the zoning variance being sought.

The owner of 13 Chesterfield Court is planning to add a garage that will violate the required 50-ft setback and come within 16 feet of our common property line. The existing garage is to be converted to a family room, and the existing family room is to be converted to an office. The net gain to the owner is the office plus some additional space in the kitchen.

Our objection is based on the following:

- 1) The site has been inspected by a licensed realtor who informed us that the proposed garage will have a negative impact on our property value. Because of the sloping grade, the garage wall facing the front of our house will be 1.5 stories above grade. Our lot is relatively narrow and the 50-ft setback requirement left us with a very small envelope in which to build. As a result, the front corner of our house is approximately 55 feet from the property line.
- 2) In addition to degrading our property value, the presence of such a structure will affect the visual appeal and enjoyment of our front yard.
- 3) The office that is gained by adding the garage is, to our understanding, not a necessity.

Sincerely,
Stephen R. Rives
Justin F. Rives

RECEIVED
MAY 27 1994
ZADM

13 Chesterfield Ct.
Monkton, MD 21111
June 26, 1994

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Ave.
Towson, MD 21204

RECEIVED
JUN 29 1994
ZONING COMMISSIONER

Re: Petition for Administrative Variance
Case No. 94-441-A

Dear Mr. Kotroco:

The above referenced variance was granted on June 8, 1994 and subsequently rescinded on June 17th due to the discovery of a properly filed letter of complaint by an immediate neighbor, Stephen Rives.

Since that time, I have modified the project so that I now need to apply for a variance to Section 1A04.3 of Baltimore County Zoning Regulations to permit a side yard setback of 45 feet in lieu of 50 feet. The original request was for a side yard setback of 45 feet in lieu of 50 feet. The original request was for point where it now directly abuts the current structure. I have discussed the modified project with Mr. Rives and have obtained his full support for the modified project. His signature at the bottom of this letter signifies this and also indicates his desire to rescind his letter of objection to the project providing that it conforms to a 45 foot side yard setback.

Enclosed please find a copy of the preliminary floor plan showing the modified position of the garage in reference to the 50 foot setback line. Should you need any additional information or action on my part, I am at your disposal. It is my belief that this letter will obviate the need for a public hearing and allow you to grant the requested variance.

Sincerely,
William C. Clarke III

Stephen R. Rives

Dear Charlotte:
I have enclosed to you & Mr. Kotroco a copy of the site plan instead of the floor plan. Thank you
Bill Clarke

cc:

16 June 1994

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Zoning Commissioner's Office
400 Washington Avenue, Room 112
Towson, MD 21204

Dear Mr. Kotroco:

The enclosed letter is a copy of the one received and signed for by C. Minton on 28 May 1994 relative to Case No. 94-441-A. According to your office, this letter was not a part of the case file when your decision was made to grant the requested variance. The letter was sent to the address specified on the posting and, as noted on the enclosed copy of the certified mail receipt, was received before the case closing date (6 June 1994).

I respectfully request that you reopen the case and reconsider your decision.

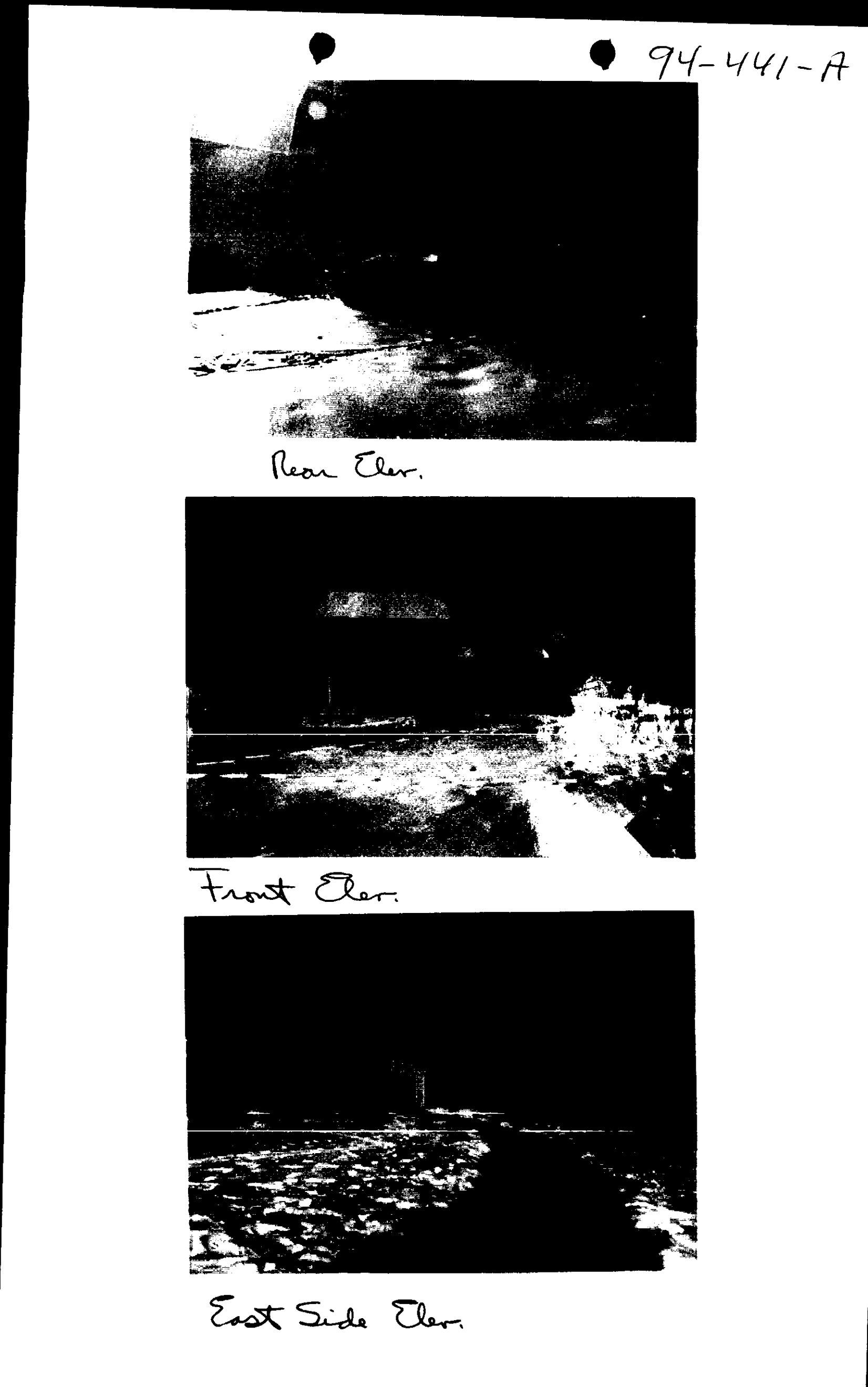
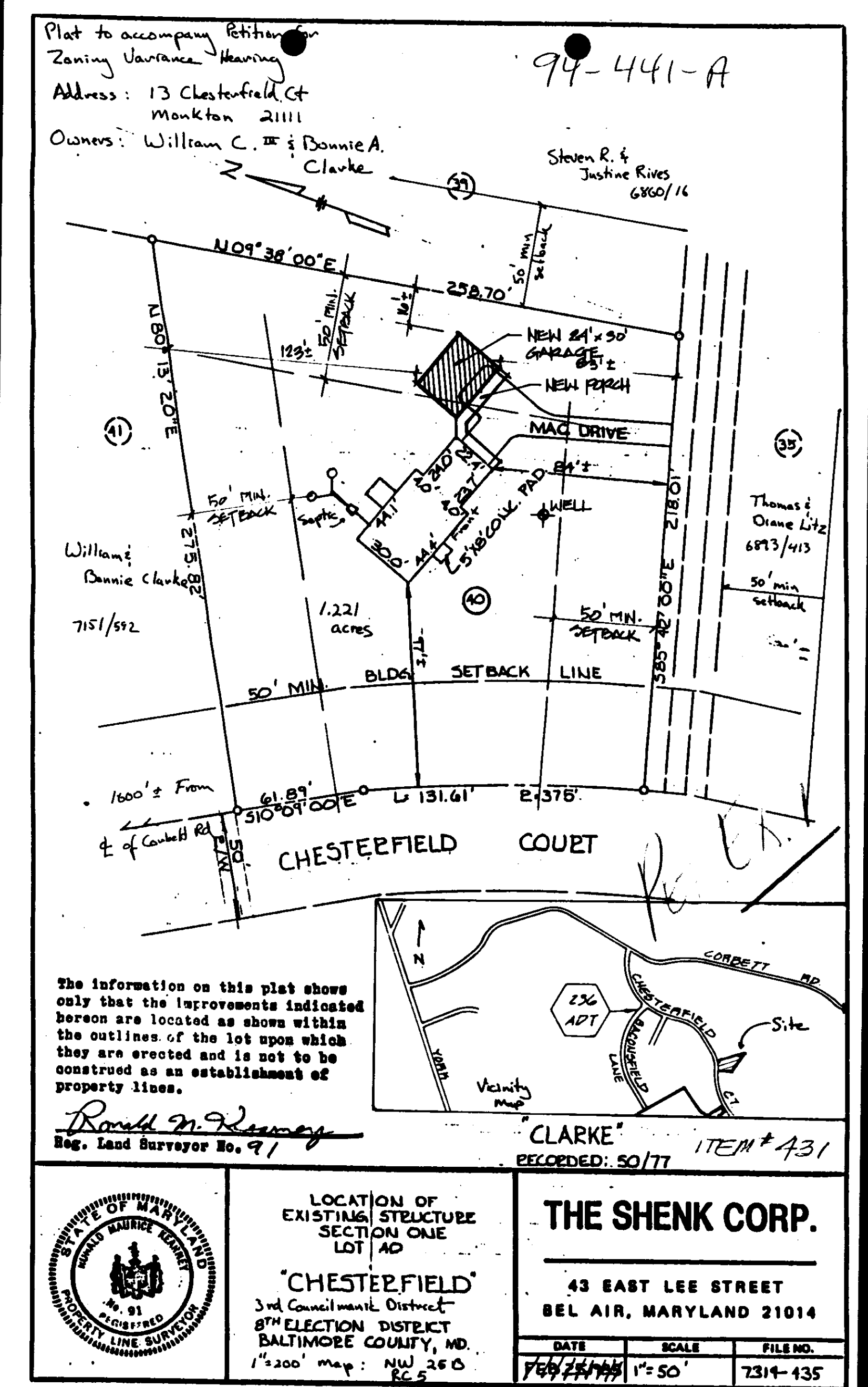
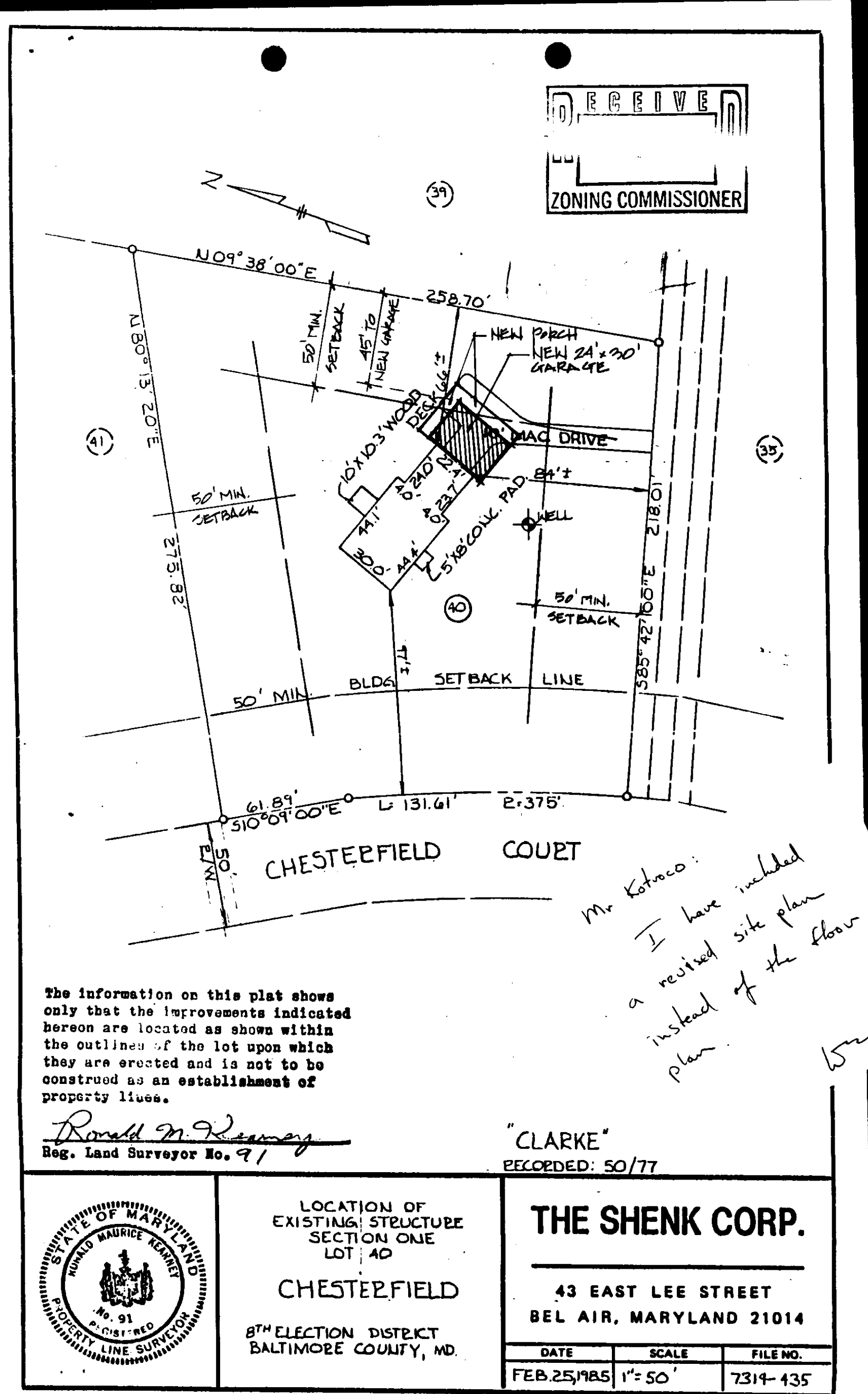
Sincerely,
Stephen R. Rives
Stephen R. Rives
15 Chesterfield Ct.
Monkton, MD 21111

Done Reeves
Petitioner - Wm. Clarke

Mr. Reeves says Mr. Clarke has advised him that he will revise his plans. Mr. Reeves would have no problem with the new setback. He is not ZADM when he was here place. We need to have a hearing if Clarke makes said changes.
Pr. Betty (20 off)

IMPORTANT MESSAGE

TO: [Handwritten: Steve Rives]
DATE: [Handwritten: 6/28/94]
M: [Handwritten: Steve Rives]
OF: [Handwritten: 584-7000]
PHONE: [Handwritten: 584-7000]
FAX: [Handwritten: 584-7000]
TELEPHONED: [Handwritten: X]
CAME TO SEE YOU: [Handwritten: X]
WANTS TO SEE YOU: [Handwritten: X]
WILL FAX YOU: [Handwritten: X]
PLEASE CALL: [Handwritten: X]
RETURNED YOUR CALL: [Handwritten: X]
WILL CALL AGAIN: [Handwritten: X]
URGENT: [Handwritten: X]
Message: [Handwritten: 94-441-A (Photocopy) mid stop by Justice & Rives to Board on 6/27]
Signed: [Handwritten: Stephen R. Rives]



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) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.
That the Affiant(s) does do presently reside at: 13 Chesterfield Court

Monkton MD 21111
City State Zip Code

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: no use change or variance

The construction of additional living space is planned
however a new garage will fall within the 50' setback

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

William C. Clarke Bonnie A. Clarke
Notary Public Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, William C. Clarke, Notary Public for the State of Maryland, do hereby certify that on May 9, 1994, before me, a Notary Public of the State of Maryland, in and to the County of Baltimore, personally appeared Bonnie A. Clarke, known to me to be the person whose name is subscribed to the foregoing petition, and made oath in due form of law that the contents of the same are true and correct to the best of his/her then knowledge and belief.

AS WITNESS my hand and Notary Seal this 5-9-94 day of May, 1994.

Samuel X. Carma
Notary Public

My Commission Expires 2/12/96

Zoning Description

Zoning Description for 13 Chesterfield Court, Monkton, MD, 21111. Election District 8, Councilmanic District 3.

Beginning at a point on the East side of Chesterfield Court which is 50 feet wide at a distance of 1600 feet South of the centerline of the nearest improved intersecting street, Corbett Road, which is 50 feet wide. Being Lot #40, Section #1, in the subdivision of Chesterfield as recorded in Baltimore County Plat Book #E.H.K., Jr. 50, Folio #77, containing 1.221 acres.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7A Date of Posting: 5/10/94

Posted for: William C. Clarke

Petitioner: William C. Clarke

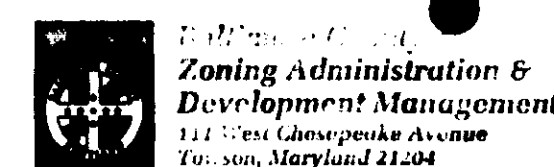
Location of property: 13 Chesterfield Ct., MD, 21111

Location of Sign: Posting on sign, on property, being posted

Remarks:

Posted by: William C. Clarke Date of return: 5/24/94

Number of Signs: 1



Date: 5/10/94

W. CLARKE
13 CHESTERFIELD CT

010 - VARIANCE - \$ 50.00

030 - SHH - \$ 50.00

040 - SHH - \$ 35.00

TOTAL = \$ 135.00

receipt

94-441-A

Account: R 001-6190

Number: 431

P.T.

1355.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Item Number: 431
Planner: BT
Date Filed: 5-10-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

- The following information is missing:
- ☐ Descriptions, including accurate beginning point
 - ☐ Actual address of property
 - ☐ Zoning
 - ☐ Acreage
 - ☐ Plats (need 12, only 1 submitted)
 - ☐ 200 scale zoning map with property outlined
 - ☐ Election district
 - ☐ Councilmanic district
 - ☐ BCR section information and/or wording
 - ☐ Harshship/practical difficulty information
 - ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
 - ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 - ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☒ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)

11/17/93



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

Re: Baltimore County
Item No.: 431 (KT)

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 N. KAHNEY, ACTING CHIEF
John Contestabile, 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 Government
Fire Department

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

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1405

RE: Property Owner: SEE BELOW

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.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, AND 443.

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

cc: File

RECEIVED
MAY 20 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 25, 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. (431) 432, 433, 435, 436, 437, 438, 442 and 443.

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: Gary L. Pems

PK/JL:lw

ZAC.431/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: William C. Clarke, III and Bonnie A. Clarke
13 Chesterfield Ct
Monkton, Maryland 21111

Re: CASE NUMBER: 94-441-A Item 431
E/S Chesterfield Court, 1600' +/- S of c/l Corbett Road
13 Chesterfield Court
8th Election District - 3rd 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 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 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) deem 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 reported 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.

Arnold Jablon
Director

Printed with Recycled Ink on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road * DEPUTY ZONING COMMISSIONER
(13 Chesterfield Court) * OF BALTIMORE COUNTY
8th Election District * Case No. 94-441-A
3rd Councilmanic District *
William C. Clarke, III, et ux
Petitioners

SECOND AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property seeking relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car garage in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. The relief requested was granted, subject to restrictions, by Order issued June 8, 1994.

Thereafter, due to the discovery of a letter of complaint from the adjoining property owner, an Amended Order was issued on June 17, 1994 rescinding the relief granted and the matter was scheduled for a public hearing to determine the appropriateness of the variance requested.

Subsequently, this Office received a letter dated June 26, 1994 from the Petitioner advising that he has modified the site plan and relocated the proposed garage in an effort to mitigate his neighbor's concerns. Specifically, the Petitioner now seeks a variance to permit a side yard setback of 45 feet in lieu of the required 50 feet for a proposed garage addition in accordance with the modified site plan received June 29, 1994 and marked as Exhibit A. Furthermore, as evidenced by his signature on

the letter, the adjoining property owner has agreed to support the modified relief sought.

As a result of the proposed modifications to the site plan, which have been approved by the adjoining property owner on the affected side, it appears that a public hearing on the matter will not be necessary and that the modified relief sought should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of July, 1994 that the Amended Order issued June 17, 1994 be and the same is hereby SECOND AMENDED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3 of the B.C.Z.R. to permit a side yard setback of 45 feet in lieu of the required 50 feet for a proposed garage addition in accordance with the modified site plan received June 29, 1994 and marked as Exhibit A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that all of the terms and conditions of the original Order issued June 8, 1994 shall remain in full force and effect.

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

TMK:bjs

cc: Mr. & Mrs. William C. Clarke, III
13 Chesterfield Court, Monkton, Md. 21111

Mr. Steve Reeves
15 Chesterfield Court, Monkton, Md. 21111

People's Counsel

File

- 2 -

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road * DEPUTY ZONING COMMISSIONER
(13 Chesterfield Court) * OF BALTIMORE COUNTY
8th Election District * Case No. 94-441-A
3rd Councilmanic District *
William C. Clarke, III, et ux
Petitioners

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Administrative Variance in which the owners of the property requested relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car garage in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

The property was posted the requisite 15-day period with a closing date of June 6, 1994. There being no requests for public hearing made known to the Zoning Commissioner's Office by the end of the day on the date of closing, a decision was rendered based upon the documentation contained in the case file. By Order issued June 8, 1994, the relief requested was granted, subject to restrictions.

Subsequent to the issuance of said Order, this Office received a telephone call from an adjoining property owner, Mr. Steve Reeves, in which he advised that he was opposed to the relief requested and had written a letter to that effect, dated May 26, 1994, to the Zoning Administration and Development Management (ZADM) office. Further, Mr. Reeves stated that he had sent his letter "certified mail" and had received back a return receipt verifying that his letter had been received by a representative of

ZADM on May 27, 1994, well in advance of the closing date. An investigation into the matter was undertaken after which Mr. Reeves' letter was located, apparently misfiled.

Based on the concerns raised by Mr. Reeves, and the fact that his letter did not receive consideration in a timely manner, through no fault of his own, it is the opinion of this Deputy Zoning Commissioner that the relief granted by my Order issued June 8, 1994 should be rescinded and a public hearing scheduled to determine the appropriateness of the relief requested.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of June, 1994 that the Order issued June 8, 1994 be and is hereby AMENDED, and that the relief granted in said Order be and is hereby RESCINDED; and,

IT IS FURTHER ORDERED that the Petition for Administrative Variance in the above-captioned matter be scheduled for a public hearing as early as the docket will permit, with the requisite posting and advertising of same. Notice of the hearing date, time and location shall be sent to all interested parties.

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

TMK:bjs

cc: Mr. & Mrs. William C. Clarke, III
13 Chesterfield Court, Monkton, Md. 21111

Mr. Steve Reeves
15 Chesterfield Court, Monkton, Md. 21111

People's Counsel

File

- 2 -

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road * DEPUTY ZONING COMMISSIONER
(13 Chesterfield Court) * OF BALTIMORE COUNTY
8th Election District * Case No. 94-441-A
3rd Councilmanic District *
William C. Clarke, III, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 13 Chesterfield Court, located in the Pine Hill area of northern Baltimore County. The Petition was filed by the owners of the property, William C. Clarke, III and his wife, Bonnie A. Clarke. The Petitioners seek relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car garage in accordance with the site plan submitted into evidence as 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 variance would adversely affect the health, safety or general welfare of the public and meets the requirements of Section 307.1 of the B.C.Z.R.

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 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car 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) The Petitioners shall not allow or cause the proposed 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.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 8, 1994

Mr. & Mrs. William C. Clarke, III
13 Chesterfield Court
Monkton, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road
(13 Chesterfield Court)
8th Election District - 3rd Councilmanic District
William C. Clarke, III, et ux - Petitioners
Case No. 94-441-A

Dear Mr. & Mrs. Clarke:

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 13 Chesterfield Ct. Monkton MD 21111
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) Section 1A04.3 To permit a 16 ft. side yard set back in lieu of the required 50 ft. and to amend the Final Development Plan of Chesterfield.

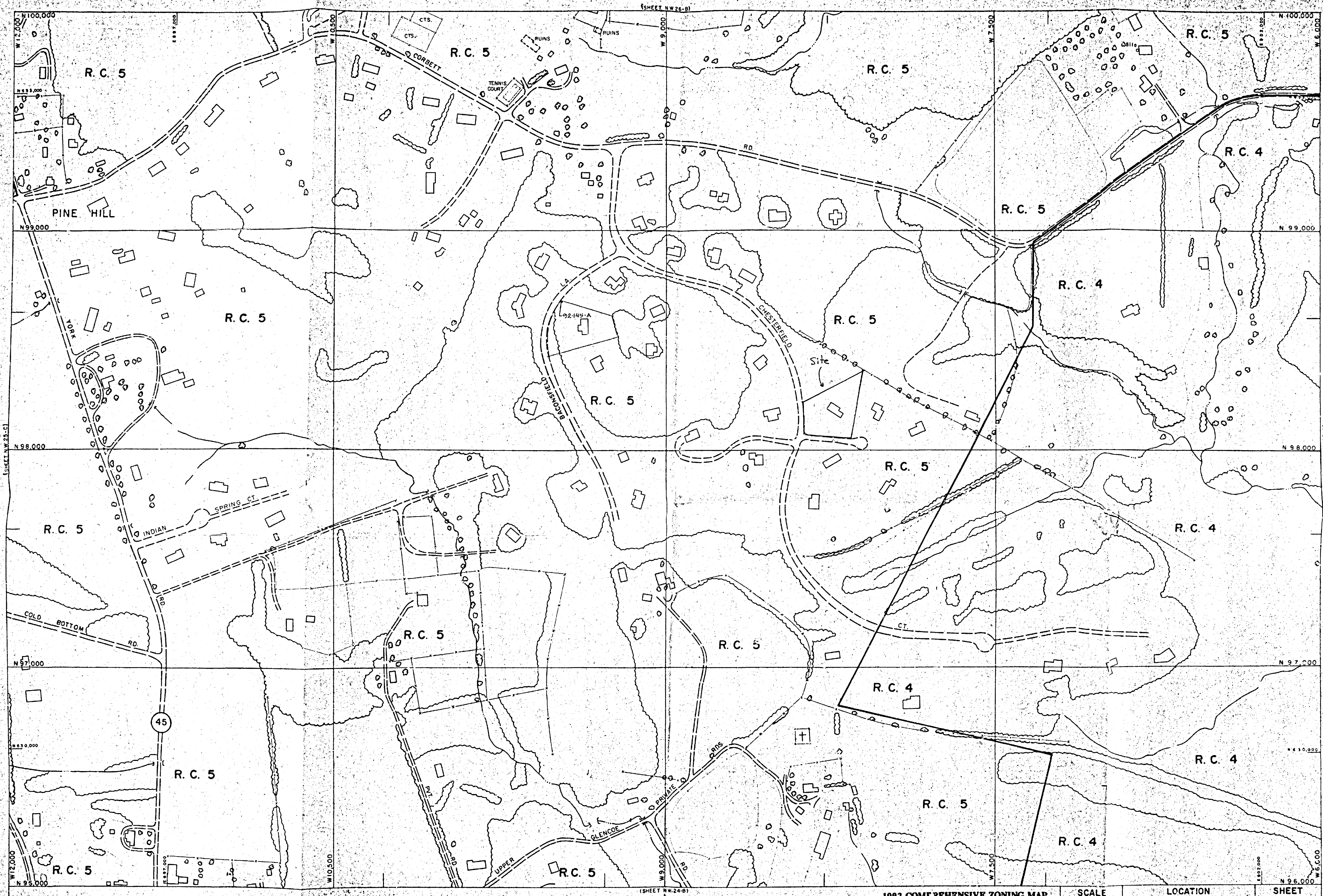
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The construction of a new garage will be within the 50' setback

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 Owner(s)
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode
Name
Address
City State Zipcode
Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, to be held on _____ at _____ o'clock _____ M., at _____, in the presence of a general circulation throughout Baltimore County, and that the property be reported.

REVIEWED BY: R.T. DATE: 5-10-94
ESTIMATED POSTING DATE: 5-22-94
ITEM #: 431



DD-NE
HH-SE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

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, 190-92

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

Chairman, County Council

Chairman, County Council

SCALE
1" = 200'

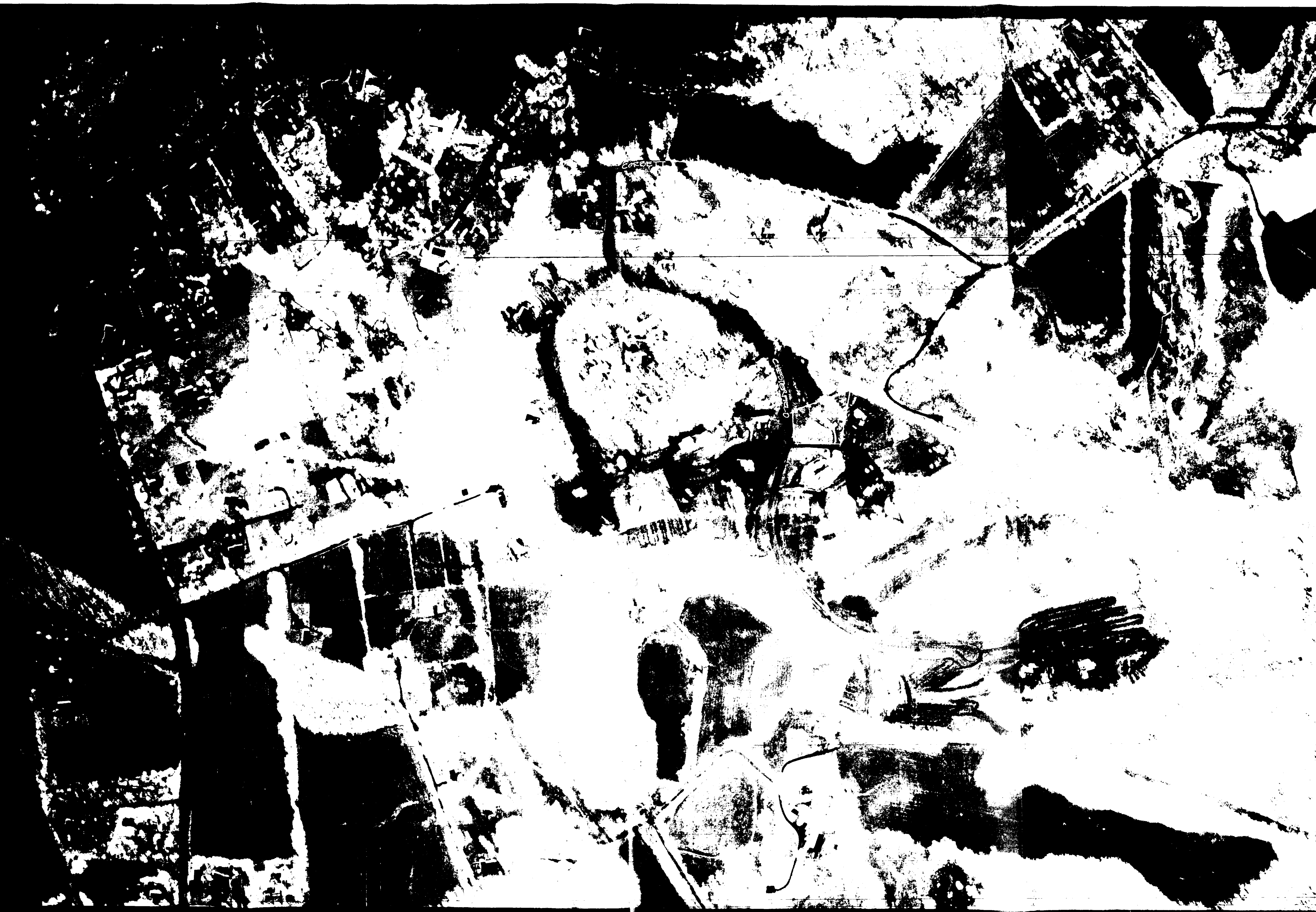
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
PINE HILL

SHEET
N W 25-B

94-441-A

A-1475-46



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM # 431	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	PINEY HILL	25-B

MICROFILMED

8/31/94
to file + 2/c

25 May 1994

Baltimore County
Zoning Administration and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 94-441-A

Dear Sir:

We live at 15 Chesterfield Court, Monkton, Maryland adjacent to the property involved in the referenced case. We would like to register our objection to the zoning variance being sought.

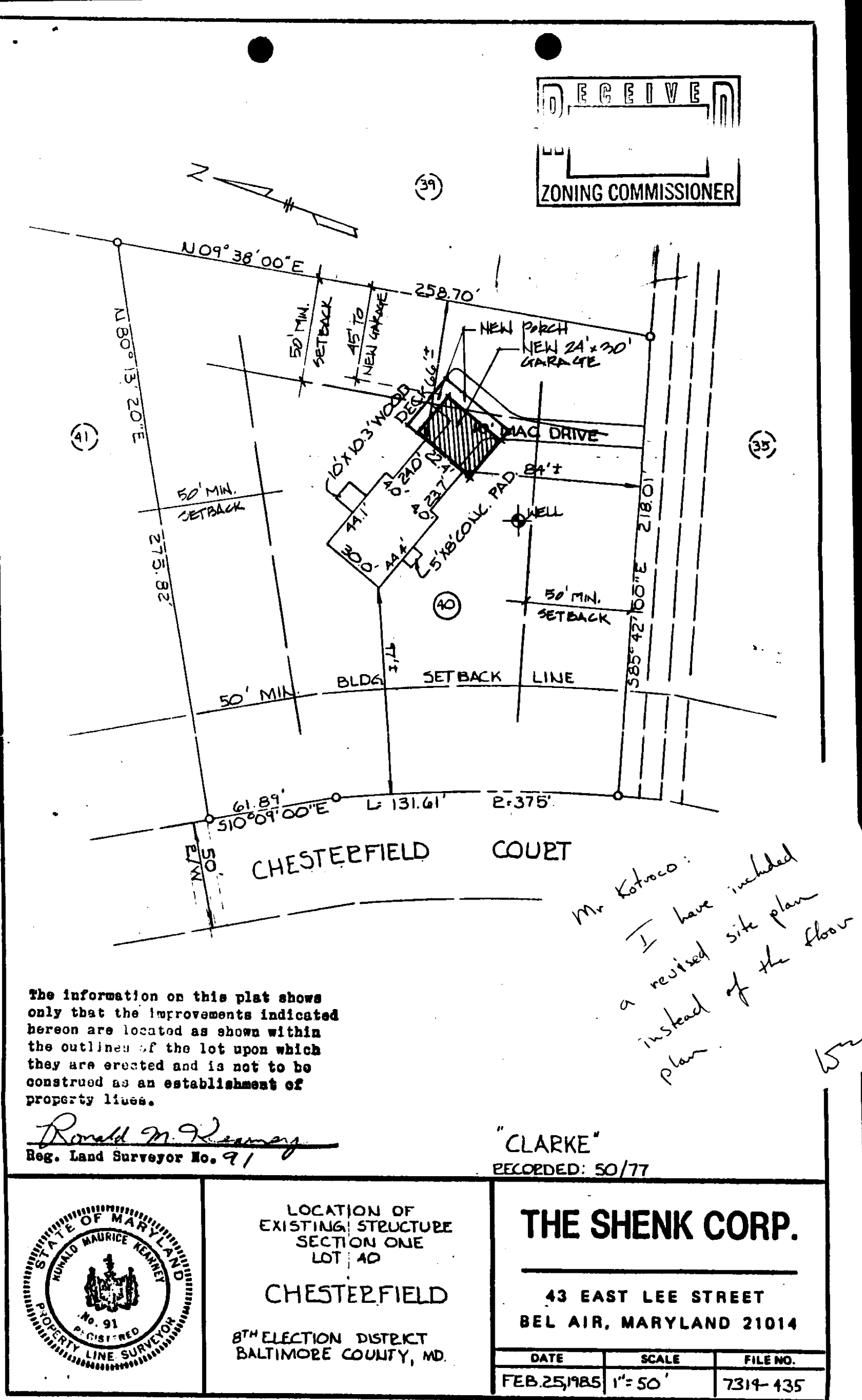
The owner of 13 Chesterfield Court is planning to add a garage that will violate the required 50-ft setback and come within 16 feet of our common property line. The existing garage is to be converted to a family room, and the existing family room is to be converted to an office. The net gain to the owner is the office plus some additional space in the kitchen.

Our objection is based on the following:

- 1) The site has been inspected by a licensed realtor who informed us that the proposed garage will have a negative impact on our property value. Because of the sloping grade, the garage wall facing the front of our house will be 1.5 stories above grade. Our lot is relatively narrow and the 50-ft setback requirement left us with a very small envelope in which to build. As a result, the front corner of our house is approximately 55 feet from the property line.
- 2) In addition to degrading our property value, the presence of such a structure will affect the visual appeal and enjoyment of our front yard.
- 3) The office that is gained by adding the garage is, to our understanding, not a necessity.

Sincerely,
Stephen R. Rives
Justin F. Rives

RECEIVED
MAY 27 1994
ZADM



13 Chesterfield Ct.
Monkton, MD 21111
June 26, 1994

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Ave.
Towson, MD 21204

RECEIVED
JUN 29 1994
ZONING COMMISSIONER

Re: Petition for Administrative Variance
Case No. 94-441-A

Dear Mr. Kotroco:

The above referenced variance was granted on June 8, 1994 and subsequently rescinded on June 17th due to the discovery of a properly filed letter of complaint by an immediate neighbor, Stephen Rives.

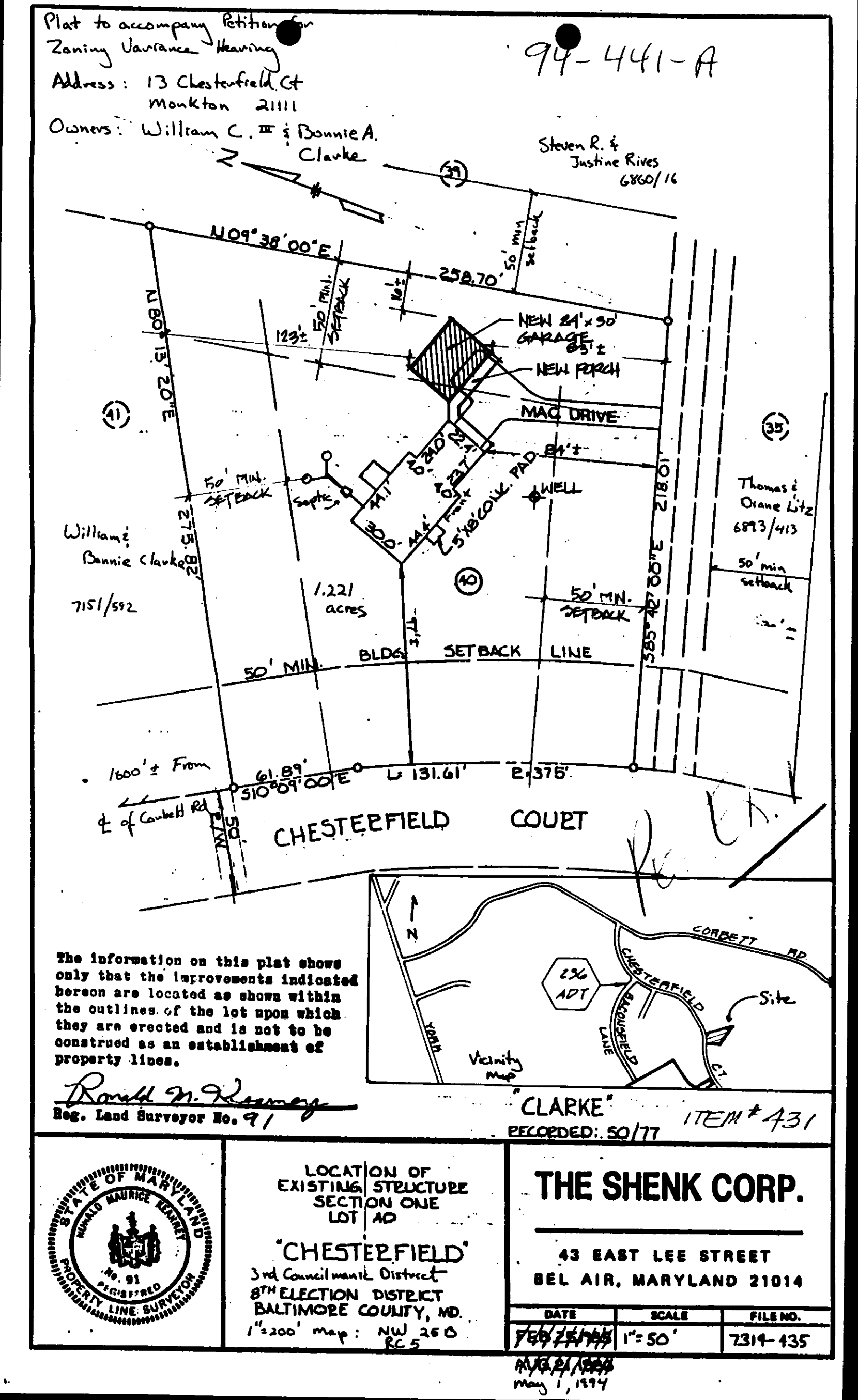
Since that time, I have modified the project so that I now need to apply for a variance to Section 1A04.3 of Baltimore County Zoning Regulations to permit a side yard setback of 45 feet in lieu of 50 feet. The original request was for a side yard setback of 45 feet in lieu of 50 feet. The original request was for a side yard setback of 45 feet in lieu of 50 feet. The original request was for a side yard setback of 45 feet in lieu of 50 feet.

Enclosed please find a copy of the preliminary floor plan showing the modified position of the garage in reference to the 50 foot setback line. Should you need any additional information or action on my part, I am at your disposal. It is my belief that this letter will obviate the need for a public hearing and allow you to grant the requested variance.

Sincerely,
William C. Clarke III
Stephen R. Rives

Dear Charlotte:
I have enclosed to you & Mr. Kotroco a copy of the site plan instead of the floor plan. Thank you
Bill Clarke

cc:



16 June 1994

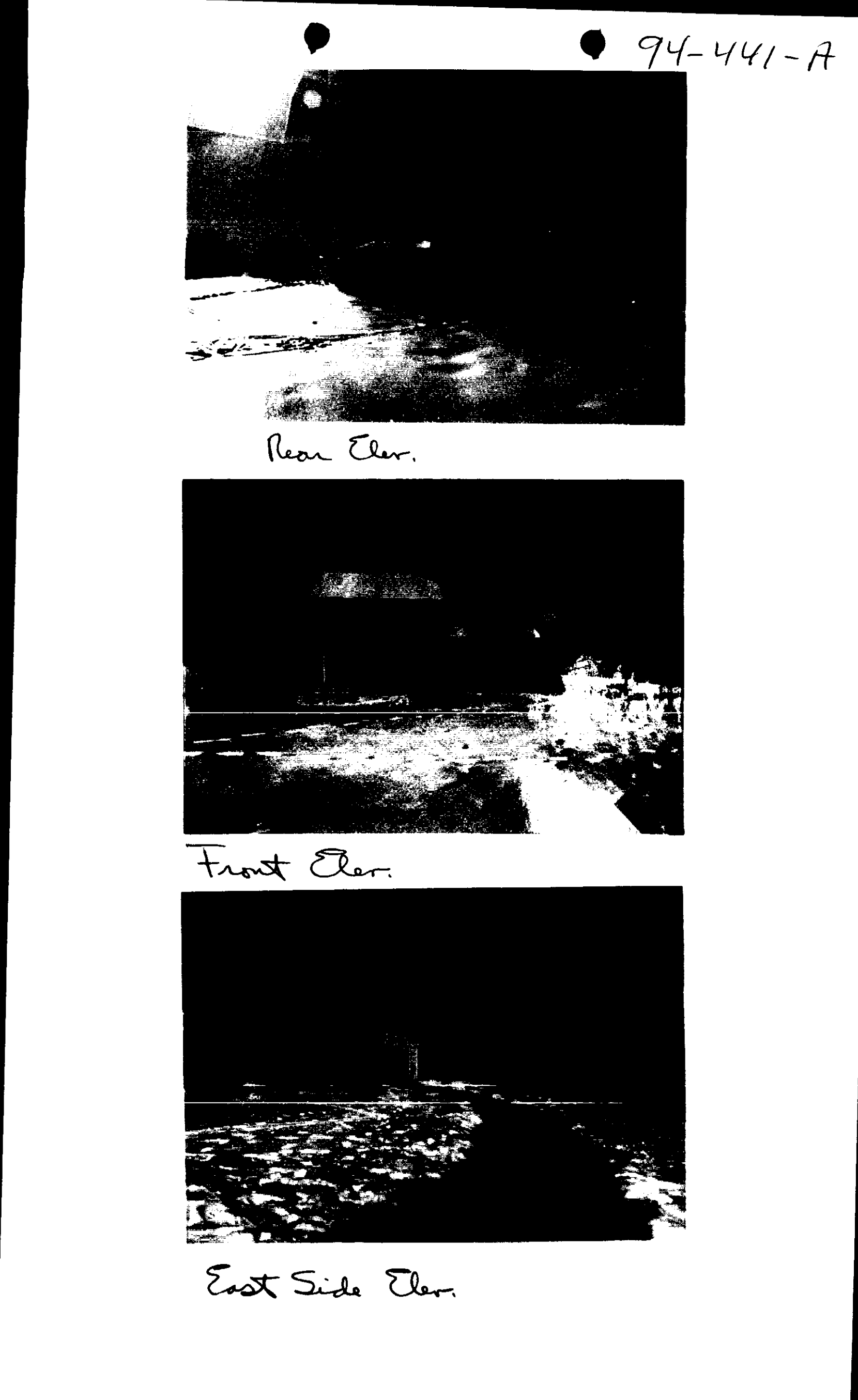
Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Zoning Commissioner's Office
400 Washington Avenue, Room 112
Towson, MD 21204

Dear Mr. Kotroco:

The enclosed letter is a copy of the one received and signed for by C. Minton on 28 May 1994 relative to Case No. 94-441-A. According to your office, this letter was not a part of the case file when your decision was made to grant the requested variance. The letter was sent to the address specified on the posting and, as noted on the enclosed copy of the certified mail receipt, was received before the case closing date (6 June 1994).

I respectfully request that you reopen the case and reconsider your decision.

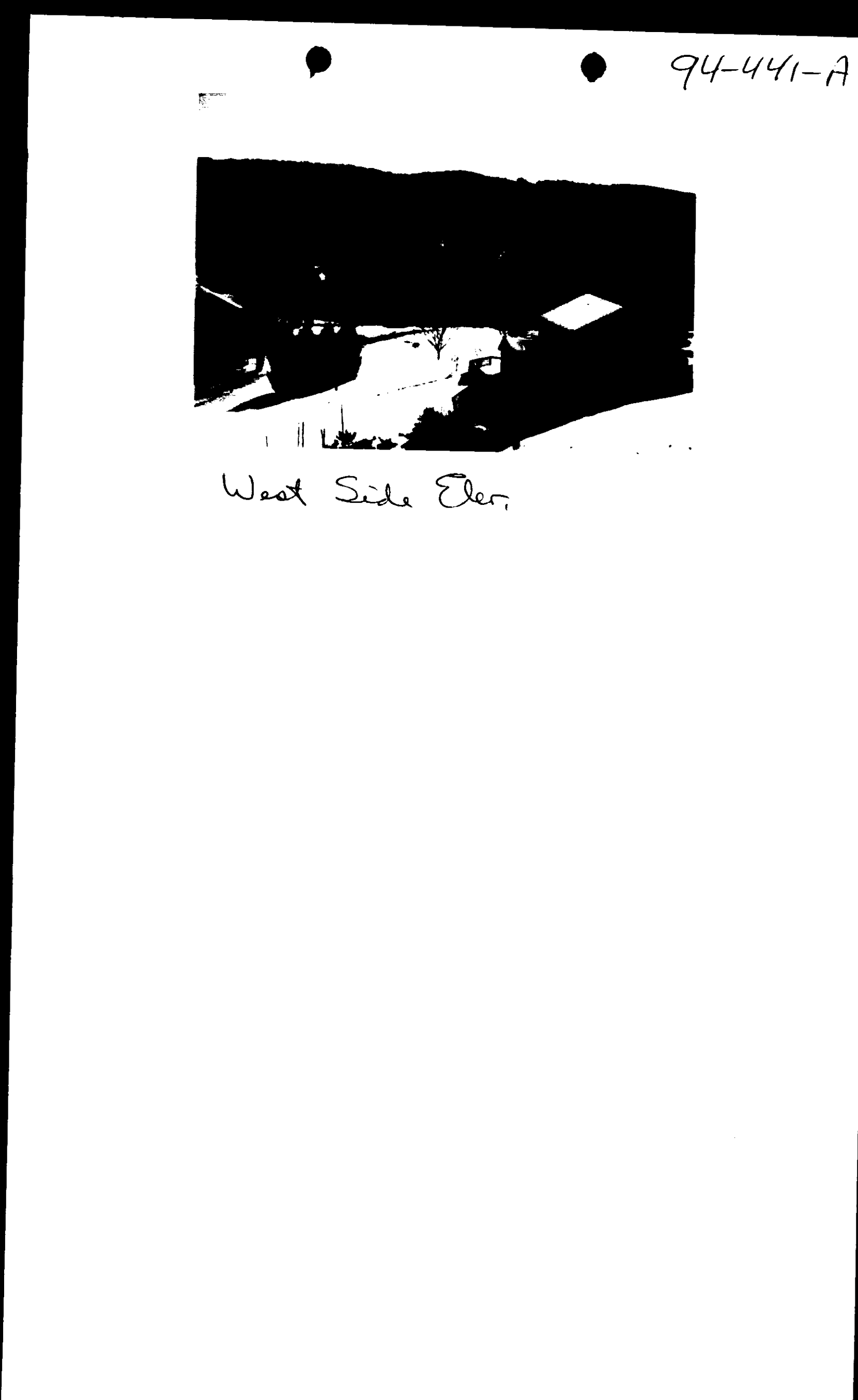
Sincerely,
Stephen R. Rives
Stephen R. Rives
15 Chesterfield Ct.
Monkton, MD 21111



Done Reeves
Petitioner - Wm. Clarke

Mr. Reeves says Mr. Clarke has advised him that he will revise his plans. Mr. Reeves would have no problem with the new setback. Mr. Reeves ZADM when he was new place. We need to have a hearing if Clarke makes said changes.
Pr. Betty (20 off)

IMPORTANT MESSAGE
TO: [Handwritten Name]
DATE: [Handwritten Date]
M: [Handwritten Name]
OF: [Handwritten Name]
PHONE: 584-7000
FAX: [Handwritten Name]
TELEPHONED: [Handwritten Name]
CAME TO SEE YOU: [Handwritten Name]
WANTS TO SEE YOU: [Handwritten Name]
WILL FAX YOU: [Handwritten Name]
MESSAGE: 94-441-A
Signed: [Handwritten Name]



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) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.
That the Affiant(s) does do presently reside at: 13 Chesterfield Court

Monkton MD 21111
City State Zip Code

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: no use change or variance

The construction of additional living space is planned
however a new garage will fall within the 50' setback

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

William C. Clarke Bonnie A. Clarke
Notary Public Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, William C. Clarke, Notary Public for the State of Maryland, do hereby certify that on 9 day of May, 1994, before me, a Notary Public of the State of Maryland, in and to the County of Baltimore, personally appeared Bonnie A. Clarke, known to me to be the person whose name is subscribed to the foregoing petition, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 9 day of May, 1994.

My Commission Expires 2/12/96

Zoning Description

Zoning Description for 13 Chesterfield Court, Monkton, MD, 21111. Election District 8, Councilmanic District 3.

Beginning at a point on the East side of Chesterfield Court which is 50 feet wide at a distance of 1600 feet South of the centerline of the nearest improved intersecting street, Corbett Road, which is 50 feet wide. Being Lot #40, Section #1, in the subdivision of Chesterfield as recorded in Baltimore County Plat Book #E.H.K., Jr. 50, Folio #77, containing 1.221 acres.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7A Date of Posting: 5/14/94
Posted for: William C. Clarke
Petitioner: William C. Clarke
Location of property: 13 Chesterfield Ct., MD 21111
Location of Sign: Posting on sign, on property, being posted
Remarks:
Posted by: William C. Clarke Date of return: 5/24/94
Number of Signs: 1

Item Number: 431
Planner: BT
Date Filed: 5-10-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plats (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ BCR section information and/or wording
- ☐ Harshship/practical difficulty information
- ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☒ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

receipt
94-441-A
Account: R 001-6190
Number: 431
BT
Date: 5/10/94
W. CLARKE
13 CHESTERFIELD CT
OIO - VARIANCE - \$ 50.00
OIO - 50' - \$ 50.00
OIO - SIGN - \$ 35.00
TOTAL = \$ 135.00
Please Make Checks Payable To: Baltimore County
CASHIER VALIDATION

ITEM # 431



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

Re: Baltimore County
Item No. 431 (KT)

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 N. KAHNEY, ACTING CHIEF
John Contestabile, 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 Government
Fire Department

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

(410) 887-4500

DATE: 05/20/94

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

RE: Property Owner: SEE BELOW

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.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

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

cc: File

RECEIVED
MAY 20 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 25, 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. (431) 432, 433, 435, 436, 437, 438, 442 and 443.

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: Gary L. Pems

PK/JL:lw

ZAC.431/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: William C. Clarke, III and Bonnie A. Clarke
13 Chesterfield Ct
Monkton, Maryland 21111

Re: CASE NUMBER: 94-441-A Item 431
E/S Chesterfield Court, 1600' +/- S of c/l Corbett Road
13 Chesterfield Court
8th Election District - 3rd 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 887-3353. This notice also serves as a refresher regarding the administrative process.

- Your property will be posted on or before May 22, 1994. The closing date (June 6, 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) deem 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported 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).
- 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

Printed with Recycled Ink on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road * DEPUTY ZONING COMMISSIONER
(13 Chesterfield Court) * OF BALTIMORE COUNTY
8th Election District * Case No. 94-441-A
3rd Councilmanic District *
William C. Clarke, III, et ux
Petitioners

SECOND AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property seeking relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car garage in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. The relief requested was granted, subject to restrictions, by Order issued June 8, 1994.

Thereafter, due to the discovery of a letter of complaint from the adjoining property owner, an Amended Order was issued on June 17, 1994 rescinding the relief granted and the matter was scheduled for a public hearing to determine the appropriateness of the variance requested.

Subsequently, this Office received a letter dated June 26, 1994 from the Petitioner advising that he has modified the site plan and relocated the proposed garage in an effort to mitigate his neighbor's concerns. Specifically, the Petitioner now seeks a variance to permit a side yard setback of 45 feet in lieu of the required 50 feet for a proposed garage addition in accordance with the modified site plan received June 29, 1994 and marked as Exhibit A. Furthermore, as evidenced by his signature on

the letter, the adjoining property owner has agreed to support the modified relief sought.

As a result of the proposed modifications to the site plan, which have been approved by the adjoining property owner on the affected side, it appears that a public hearing on the matter will not be necessary and that the modified relief sought should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of July, 1994 that the Amended Order issued June 17, 1994 be and the same is hereby SECOND AMENDED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3 of the B.C.Z.R. to permit a side yard setback of 45 feet in lieu of the required 50 feet for a proposed garage addition in accordance with the modified site plan received June 29, 1994 and marked as Exhibit A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that all of the terms and conditions of the original Order issued June 8, 1994 shall remain in full force and effect.

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

TMK:bjs

cc: Mr. & Mrs. William C. Clarke, III
13 Chesterfield Court, Monkton, Md. 21111

Mr. Steve Reeves
15 Chesterfield Court, Monkton, Md. 21111

People's Counsel

File

- 2 -

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road * DEPUTY ZONING COMMISSIONER
(13 Chesterfield Court) * OF BALTIMORE COUNTY
8th Election District * Case No. 94-441-A
3rd Councilmanic District *
William C. Clarke, III, et ux
Petitioners

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Administrative Variance in which the owners of the property requested relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car garage in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

The property was posted the requisite 15-day period with a closing date of June 6, 1994. There being no requests for public hearing made known to the Zoning Commissioner's Office by the end of the day on the date of closing, a decision was rendered based upon the documentation contained in the case file. By Order issued June 8, 1994, the relief requested was granted, subject to restrictions.

Subsequent to the issuance of said Order, this Office received a telephone call from an adjoining property owner, Mr. Steve Reeves, in which he advised that he was opposed to the relief requested and had written a letter to that effect, dated May 26, 1994, to the Zoning Administration and Development Management (ZADM) office. Further, Mr. Reeves stated that he had sent his letter "certified mail" and had received back a return receipt verifying that his letter had been received by a representative of

ZADM on May 27, 1994, well in advance of the closing date. An investigation into the matter was undertaken after which Mr. Reeves' letter was located, apparently misfiled.

Based on the concerns raised by Mr. Reeves, and the fact that his letter did not receive consideration in a timely manner, through no fault of his own, it is the opinion of this Deputy Zoning Commissioner that the relief granted by my Order issued June 8, 1994 should be rescinded and a public hearing scheduled to determine the appropriateness of the relief requested.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of June, 1994 that the Order issued June 8, 1994 be and is hereby AMENDED, and that the relief granted in said Order be and is hereby RESCINDED; and,

IT IS FURTHER ORDERED that the Petition for Administrative Variance in the above-captioned matter be scheduled for a public hearing as early as the docket will permit, with the requisite posting and advertising of same. Notice of the hearing date, time and location shall be sent to all interested parties.

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

TMK:bjs

cc: Mr. & Mrs. William C. Clarke, III
13 Chesterfield Court, Monkton, Md. 21111

Mr. Steve Reeves
15 Chesterfield Court, Monkton, Md. 21111

People's Counsel

File

- 2 -

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road * DEPUTY ZONING COMMISSIONER
(13 Chesterfield Court) * OF BALTIMORE COUNTY
8th Election District * Case No. 94-441-A
3rd Councilmanic District *
William C. Clarke, III, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 13 Chesterfield Court, located in the Pine Hill area of northern Baltimore County. The Petition was filed by the owners of the property, William C. Clarke, III and his wife, Bonnie A. Clarke. The Petitioners seek relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car garage in accordance with the site plan submitted into evidence as 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 variance would adversely affect the health, safety or general welfare of the public and meets the requirements of Section 307.1 of the B.C.Z.R.

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 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 16 feet in lieu of the required 50 feet and to amend the Final Development Plan of Chesterfield for a proposed two-car 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) The Petitioners shall not allow or cause the proposed 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.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 8, 1994

Mr. & Mrs. William C. Clarke, III
13 Chesterfield Court
Monkton, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Chesterfield Court, 1600 +/- S of the c/l of Corbett Road
(13 Chesterfield Court)
8th Election District - 3rd Councilmanic District
William C. Clarke, III, et ux - Petitioners
Case No. 94-441-A

Dear Mr. & Mrs. Clarke:

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 13 Chesterfield Ct. Monkton MD 21111
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) Section 1A04.3 To permit a 16 ft. side yard set back in lieu of the required 50 ft. and to amend the Final Development Plan of Chesterfield.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The construction of a new garage will be within the 50' setback

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 Owner(s)
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode
Name
Address
City State Zipcode
Phone No.

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commission of Baltimore County, this _____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, to be held on _____ at _____ in the presence of a general circulation throughout Baltimore County, and that the property be reported.

REVIEWED BY: R.T. DATE: 5-10-94
ESTIMATED POSTING DATE: 5-22-94
ITEM #: 431