

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
 ZONING VARIANCE *
 W/S Byfield Road, 355 ft. N of * ZONING COMMISSIONER
 c/l of Westridge Road *
 3810 Byfield Road * OF BALTIMORE COUNTY
 3rd Election District *
 2nd Councilmanic District * Case No. 95-58-A
 Elwood R. Crosby *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Elwood R. Crosby for that property known as 3810 Byfield Road in the Campfield Garden subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the minimum required 7 ft., for an addition, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING
 Date 9/8/98
 By M. Board

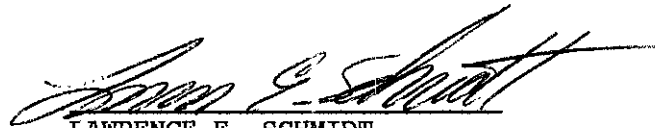
MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of September, 1994 that the Petition for a Zoning Variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the minimum required 7 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING

Date 9/8/94
 By M. G. [Signature]

RECORDED
 1994 SEP 14 11 11 AM

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 7, 1994

Mr. Ellwood Crosby
3810 Byfield Road
Baltimore, Maryland 21207

RE: Petition for Administrative Zoning Variance
Case No. 95-58-A
Property: 3810 Byfield Road

Dear Mr. Crosby:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

RECEIVED
SEP 10 1994



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 thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3810 BYFIELD ROAD
address
BALTIMORE, MD.
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: (indicate hardship or practical difficulty)

ADDITION TO BE USED FOR EXTENDED SPACE
TO LIVING ROOM. CONSTRUCTION OF ADDITION
ACCORDING TO CODE (7' MIN. SETBACK)
WOULD ONLY ALLOW FOR 7' WIDE EXTENSION
THEREBY MAKING IT IMPRACTICAL TO COMPLY

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)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12TH day of AUGUST, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ELWOOD R. CROSBY

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date 8/12/94

George M. Mack
NOTARY PUBLIC

My Commission Expires: OCT 1, 1997

GEORGE M. MACK
NOTARY PUBLIC STATE OF MD.
My Commission Expires October 1, 1997



Petition for Administrative Variance

95-58-A

to the Zoning Commissioner of Baltimore County

for the property located at 3810 BYFIELD ROAD
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property 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) **1B02.3.B. (Sect III C.3, 1945 Regs)**

To allow a side yard setback of 3ft. in lieu of the minimum required 7ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

CODE COMPLIANCE WOULD LIMIT SIZE OF ADDITION TO 7' WIDE MAKING ITS CONSTRUCTION IMPRACTICAL.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

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, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *JA*

DATE: 8-12-94

ESTIMATED POSTING DATE: 8-21-94

Printed with Soybean Ink on Recycled Paper

ITEM #: 58

95-58-A
58

ZONING DESCRIPTION

Zoning Description For 3810 Byfield Road.
Beginning At A Point On The West Side Byfield Road
Which Is 50 Feet Wide At A Distance Of 355 feet
North Of The Center Line Of The Nearest Intersecting
Street Westridge Road Which Is 50 Wide. Being Lot
No. 97, Section 2 In The Subdivision Of Campfield
Gardens As Recorded In Baltimore County Plat Book
#18, Folio #42, Containing 6500 Sq. Ft. Also Known As
3810 Byfield Road And Located In The 3rd Election
District, 2nd Councilmanic District.

6/10/70



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

receipt
 95-58-A

Account: R-001-6150

Date 8-12-94

Item Number 58
 TAKEN IN BY: *[Signature]*

Owner: Crosby
 Site: 3810 Byfield Rd.

#010	Residential Variance (ADMN.) filing fee	\$ 50. ⁰⁰
#080	Sign & posting	35. ⁰⁰

Total \$ 85.⁰⁰

[Handwritten signature]

Q1A01#0309MICHRC \$85.00
 BA COLL#04AM08-12-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Item Number: 58
 Planner: JJS
 Date Filed: 8-21-94

P E T I T I O N P R O C E S S I N G F L A G

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 ____ submitted)
- _____ 200 scale zoning map with property outlined
- _____ Election district
- _____ Councilmanic district
- _____ BCZR section information and/or wording
- _____ Hardship/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

✓ NO SIGNATURE ON BACK OF PETITION —
WHAT DID NOTARY WITNESS??

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Elwood R. Crosby
3810 Byfield Road
Baltimore, Maryland 21207

RE: Item No. 58, Case No. 95-58-A
Petitioner: Elwood R. Crosby

Dear Mr. Crosby:

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 August 12, 1994.

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.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." Below the signature is the typed name and title.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-19-94

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

Re: Baltimore County
Item No.: *58 (JJS)

75-58

Dear Ms. Winiarski:

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 Ramsey, Acting 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

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens, ZADM

FROM: Jeffrey Long
Office of Planning & Zoning

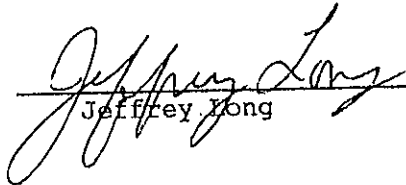
SUBJECT: Zoning Advisory Comments

DATE: August 26, 1994

Please be advised that additional time is required to review the following Petitions:

ITEM NOS. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60,
and 61.

Please contact me if you have any questions or require additional information.


Jeffrey Long

JL:bjs

RECEIVED

AUG 29 1994

ZADM

STEPHENS.JL/PZONE/ZAC1

RECEIVED

AV 9/5

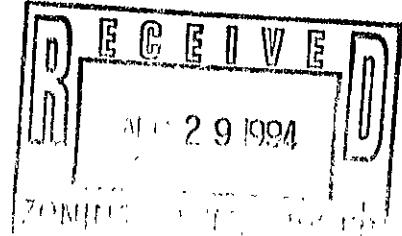
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, 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.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

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. Kerns

PK:JL:bjs

[Faint handwritten notes]

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 22, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Elwood R. Crushy
3810 Byfield Road
Baltimore, Maryland 21207

Re: CASE NUMBER: 95-58-A (Item 58)
3810 Byfield Road
W/S Byfield Road, 355' N of c/l Westridge Road
3rd Election District - 2nd 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 refresher regarding the administrative process.

- 1) Your property will be posted on or before August 21, 1994. The closing date (September 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) 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 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.

A handwritten signature in black ink that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Theodore C. James

MICROFILMED

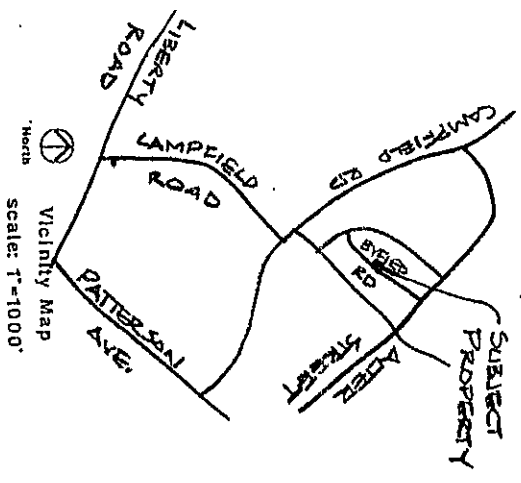
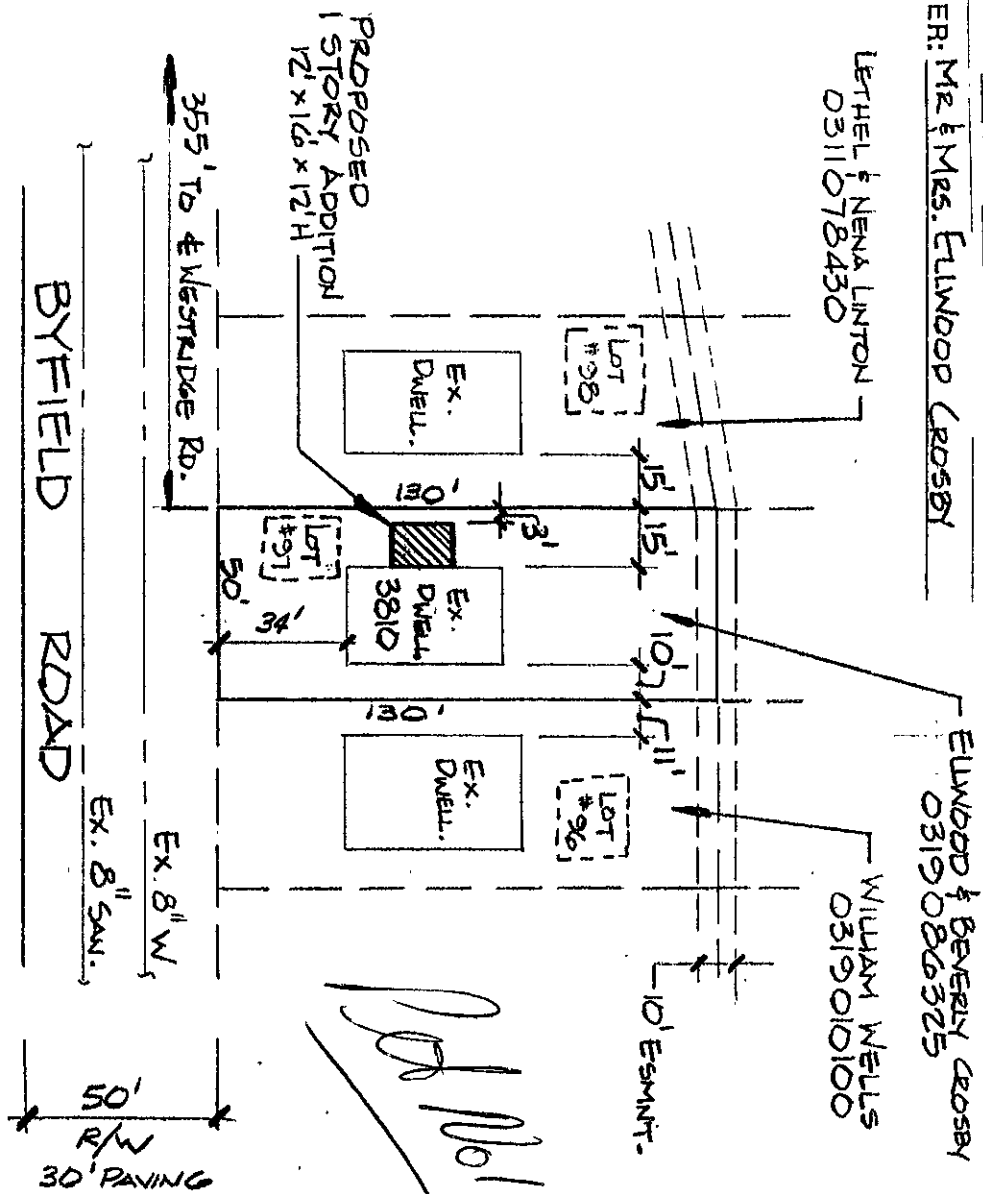


Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 3810 BYFIELD ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CAMPFIELD GARDEN
 plat book # 18, folio # 42, lot # 97, section # 2
 OWNER: Mr & Mrs. ELWOOD CROSSBY



LOCATION INFORMATION

Election District: 3
 Councilmanic District: 2
 1"=200' scale map #: NW 5-F
 Zoning: DR 5.5
 Lot size: .149 acreage 6500 square feet

- | | | |
|--------|--|----------------------------------|
| SEWER: | <input checked="" type="checkbox"/> public | <input type="checkbox"/> private |
| WATER: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
- Chesapeake Bay Critical Area: YES NO
 Prior Zoning Hearings: _____

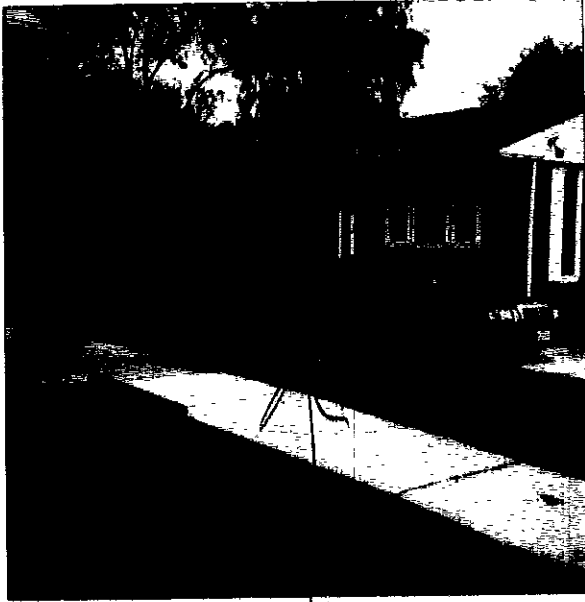
Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____
 prepared by: D & R SERVICES Scale of Drawing: 1" = 50'



North

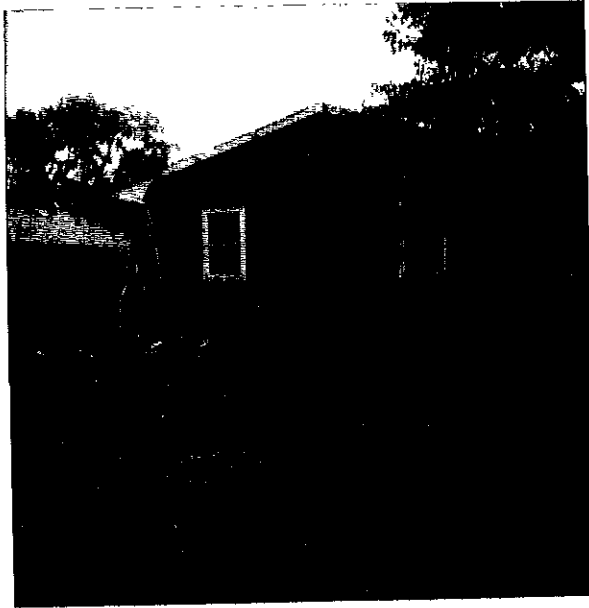
NOT IN FLOODPLAIN



Prop. Add. 58



Prop. Add. 58



58



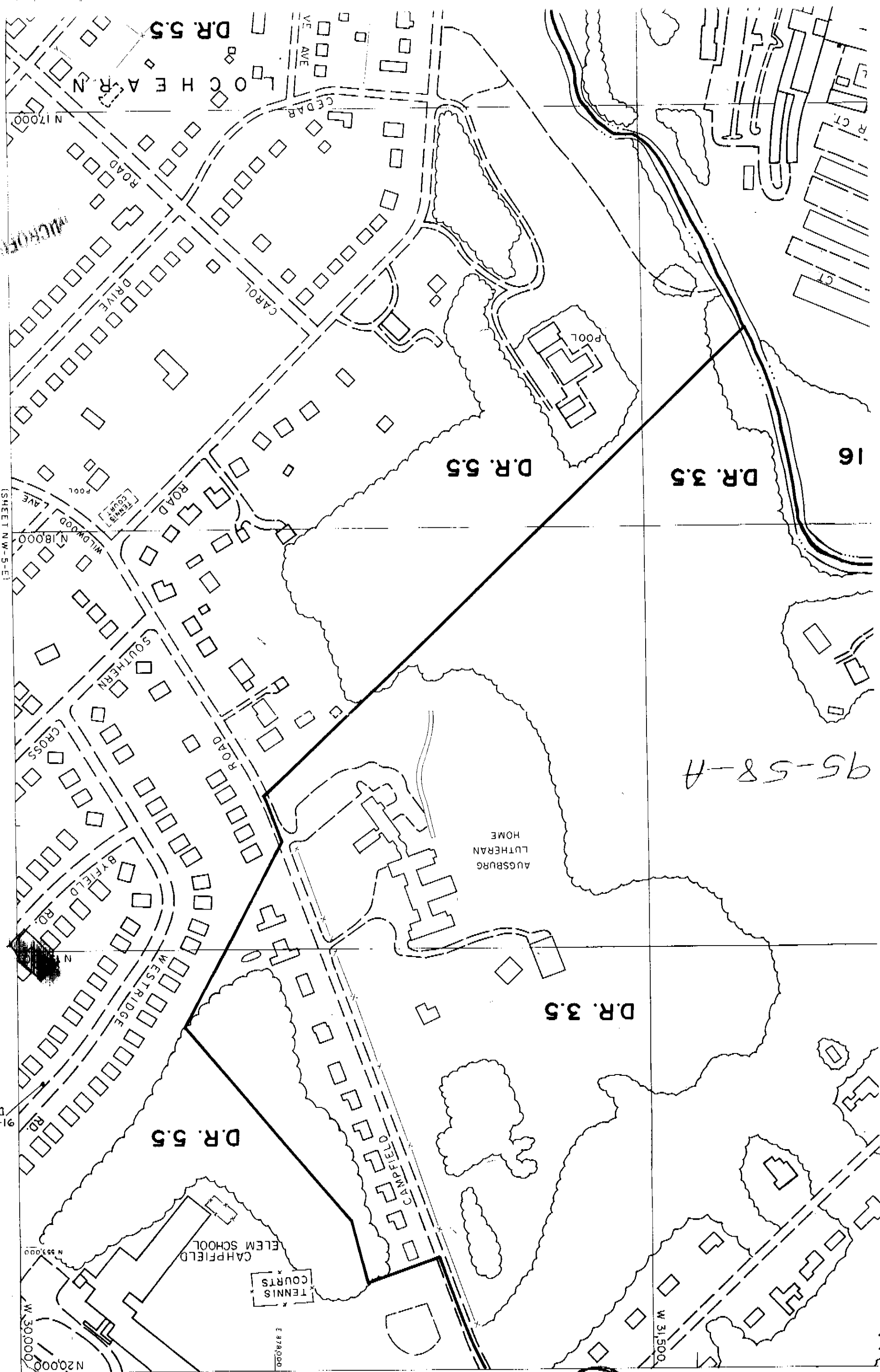
58



58



58



MICHIGAN

(SHEET NW-5-E)

91-156-A
D-2-C

NW 5-E

58



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±
LOCATION	MILFORD
SHEET	NW 5-F
DATE OF PHOTOGRAPHY	JANUARY 1986

58

95-58-A

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
 W/S Byfield Road, 355 ft. N of c/l of Westridge Road
 3810 Byfield Road
 3rd Election District
 2nd Councilmanic District
 Elwood R. Crosby
 Petitioner

* BEFORE THE ZONING COMMISSIONER
 * OF BALTIMORE COUNTY
 * Case No. 95-58-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Elwood R. Crosby for that property known as 3810 Byfield Road in the Campfield Garden subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the minimum required 7 ft., for an addition, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.
 Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of September, 1994 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the minimum required 7 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

LES:mmn

POWER RECEIVED FOR FILING
 By *Elwood R. Crosby*

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4366

September 7, 1994

Mr. Elwood Crosby
 3810 Byfield Road
 Baltimore, Maryland 21207

RE: Petition for Administrative Zoning Variance
 Case No. 95-58-A
 Property: 3810 Byfield Road

Dear Mr. Crosby:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmn
 encl.

Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at 3810 BYFIELD ROAD
 which is presently zoned DR 55

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) 1802.3.B. (Sec III C.3, 1945 Regs) To allow a side yard setback of 3ft. in lieu of the minimum required 7ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

CODE COMPLIANCE WOULD LIMIT SIZE OF ADDITION TO 7' WIDE MAKING ITS CONSTRUCTION IMPRACTICAL.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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):
 Name: Elwood R. Crosby
 Signature: *Elwood R. Crosby*
 Address: 3810 Byfield Rd. 410-633-750
 City: BALTO. State: MD. Zip: 21207
 Name: Barbara C. Jones R.G.W.C.
 Address: 4129 HAWKWOOD Phone No: 466-9090

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, advertised, or required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: *JH* DATE: 8-12-94
 ESTIMATED POSTING DATE: 8-21-94
 ITEM #: 58

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 thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3810 BYFIELD ROAD
BALTIMORE, MD.

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: (state as hardship or practical difficulty)
ADDITION TO BE USED FOR EXTENDED SPACE TO LIVING ROOM. CONSTRUCTION OF ADDITION ACCORDING TO CODE (7 MIN. SETBACK) WOULD ONLY ALLOW FOR 7' WIDE EXTENSION THEREBY MAKING IT IMPRACTICAL TO COMPLY

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.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
 I HEREBY CERTIFY, this 12th day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ELWOOD R. CROSBY
 the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
 AS WITNESS my hand and Notarial Seal
9/14/94
 My Commission Expires: OCT. 1, 1997
 GEORGE M. MACK
 NOTARY PUBLIC STATE OF MD.
 My Commission Expires October 1, 1997

95-58-A
 SL

ZONING DESCRIPTION

Zoning Description For 3810 Byfield Road.
 Beginning At A Point On The West Side Byfield Road Which Is 50 Feet Wide At A Distance Of 355 feet North Of The Center Line Of The Nearest Intersecting Street Westridge Road Which Is 50 Wide. Being Lot No. 97, Section 2 In The Subdivision Of Campfield Gardens As Recorded In Baltimore County Plat Book #18, Folio #42, Containing 6500 Sq. Ft. Also Known As 3810 Byfield Road And Located In The 3rd Election District, 2nd Councilmanic District.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd Date of Posting: 8/19/94
 Posted for: Variance
 Petitioner: Elwood R. Crosby
 Location of property: 3810 Byfield Rd. Balto. Md.
 Location of Sign: Facing the Street on the property being posted
 Remarks:
 Posted by: *W. Schmidt* Date of return: 9/14/94
 Number of Signs: 1

receipt
 95-58-A

Date: 8-12-94
 Owner: Crosby
 Site: 3810 Byfield Rd.
 #010 — Residential Variance (ADMIN) A/Ving fee — 50.00
 #080 — Sign & posting — 35.00
 Total — 85.00
 Account: R-001-6180
 Item Number 58
 TAKEN IN BY: *[Signature]*
 01A01W030PH1CHR
 B8 C01104AM08-12-94
 985.00
 Please Make Checks Payable To: Baltimore County
 Cashier Validation

Item Number: 58
 Planner: JLS
 Date Filed: 8-21-94

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
 - Hardship/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
 - NO SIGNATURE ON BACK OF PETITION - WHAT DID NOTARY WITNESS??**

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Elwood R. Crosby
3810 Byfield Road
Baltimore, Maryland 21207

RE: Item No. 58, Case No. 95-58-A
Petitioner: Elwood R. Crosby

Dear Mr. Crosby:

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 appropriate use of the zoning action requested, but to ensure 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 August 12, 1994.

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.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:qps

MDTA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-19-94

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

Re: Baltimore County
Item No. *58 (JJS)

Dear Ms. Winiarski:

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 Ramsey, Acting 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: Gwen Stephens, ZADM DATE: August 26, 1994

FROM: Jeffrey Long
Office of Planning & Zoning

SUBJECT: Zoning Advisory Comments

Please be advised that additional time is required to review the following Petitions:

ITEM NOS. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 59, 60, and 61.

Please contact me if you have any questions or require additional information.

JL:bjs

RECEIVED
AUG 29 1994
ZADM

STEPHENS, JL/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, 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.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

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. Kerner

PK:JL:bjs

ZACITENS.NC/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 22, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Elwood R. Crosby
3810 Byfield Road
Baltimore, Maryland 21207

RE: CASE NUMBER: 95-58-A (Item 58)
3810 Byfield Road
W/S Byfield Road, 355' W of c/w Westridge Road
3rd Election District - 2nd Councilmanic

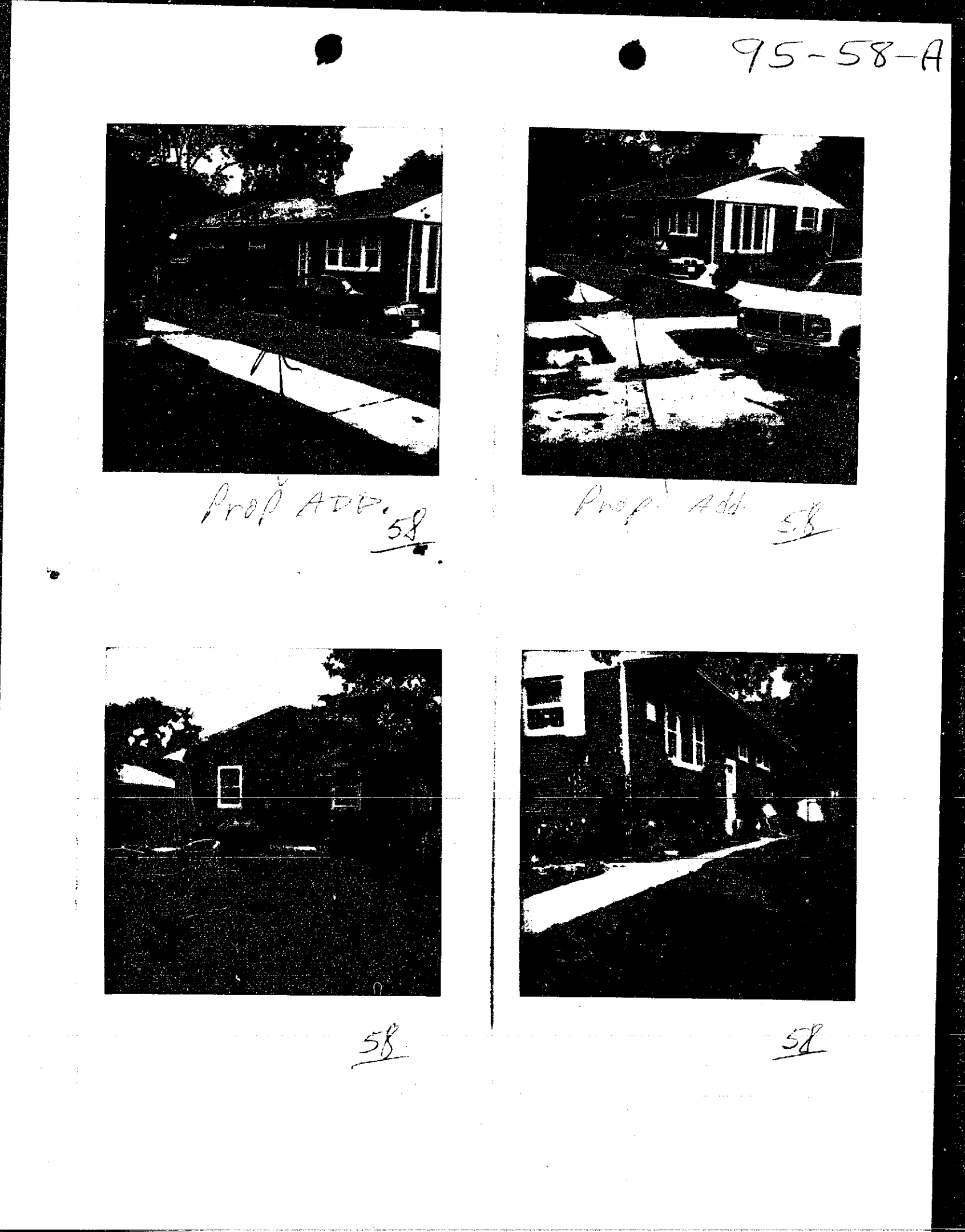
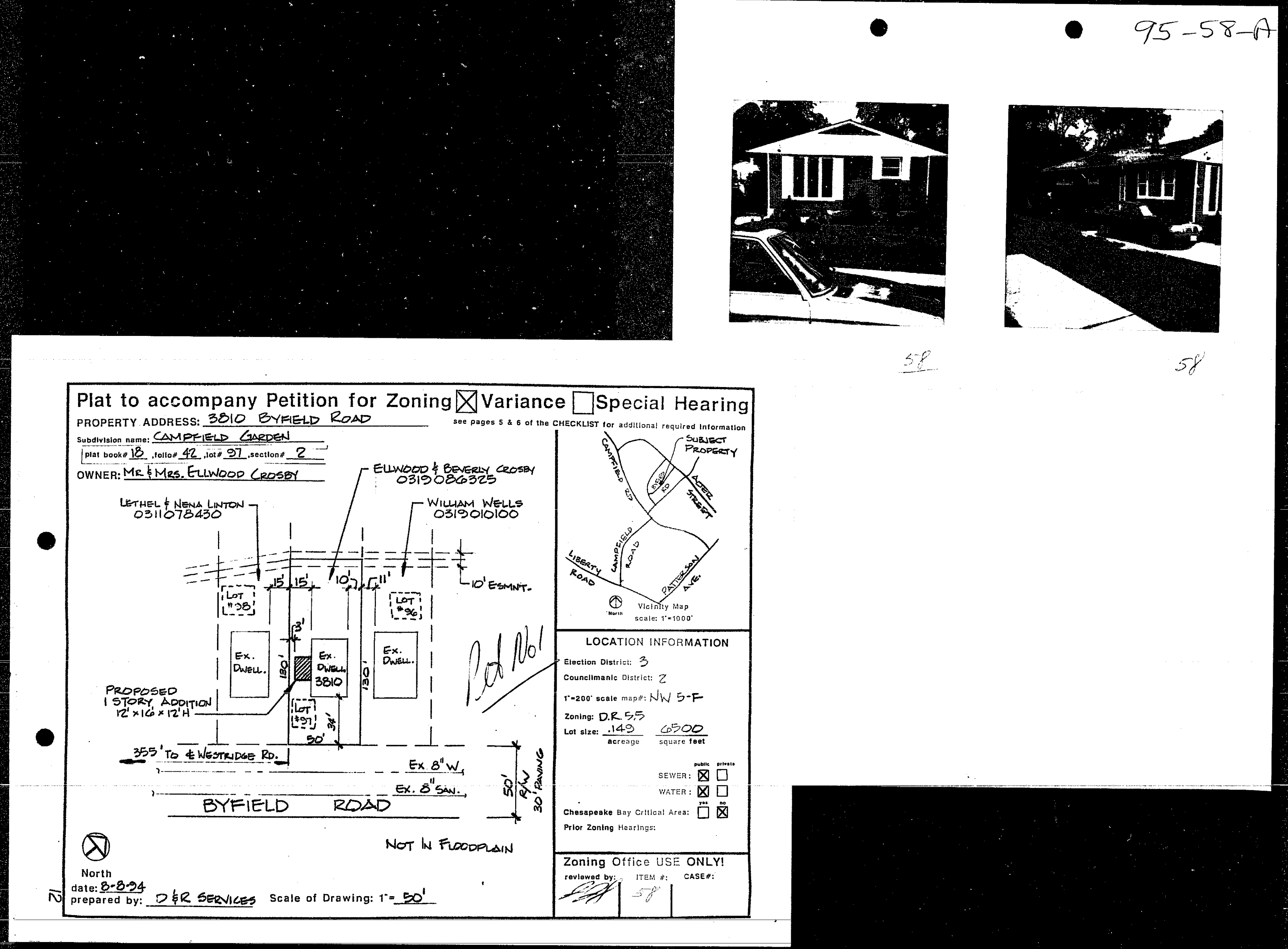
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case through the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

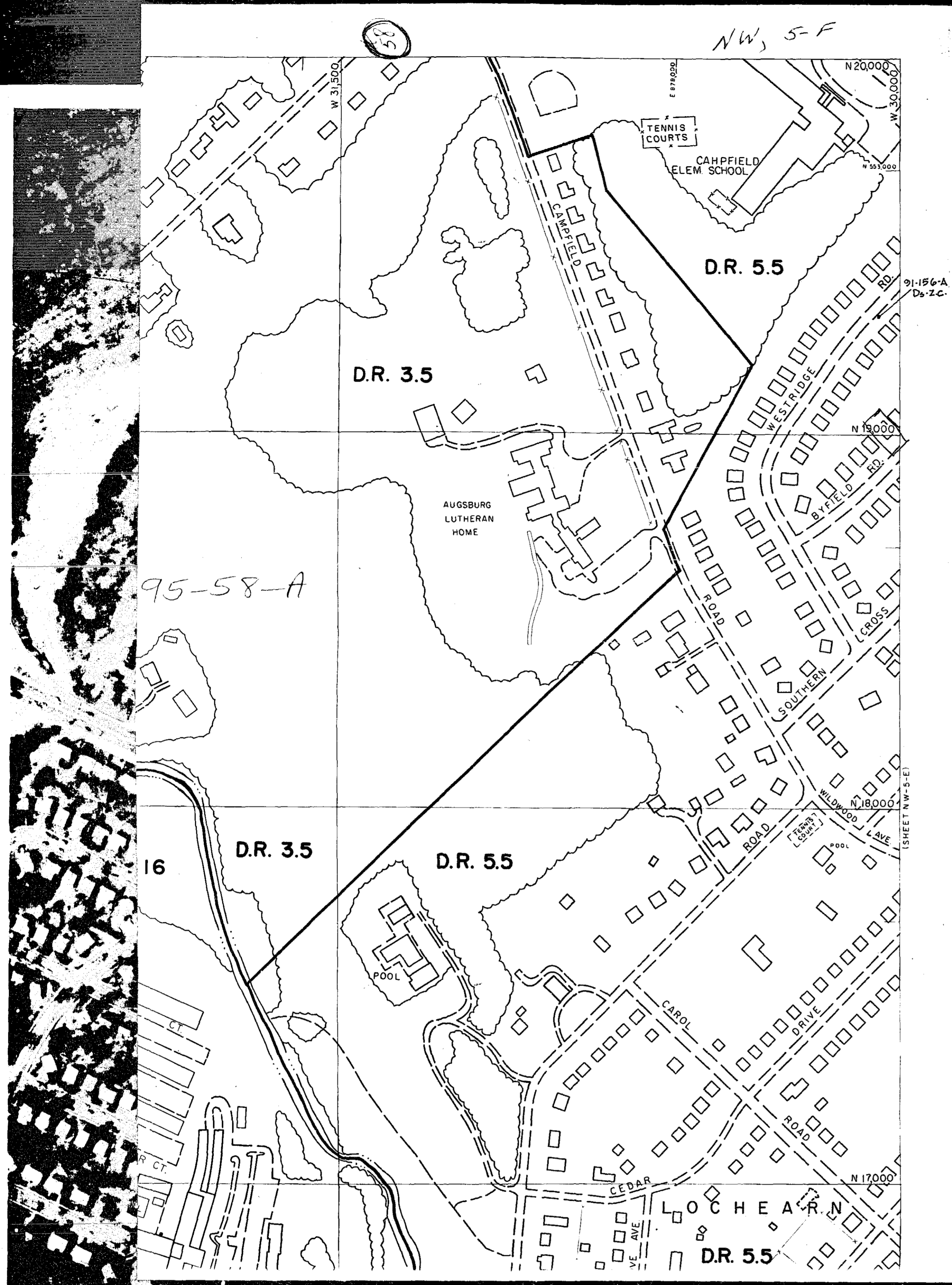
- 1) Your property will be posted on or before August 21, 1994. The closing date (September 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commission. They may (a) grant the requested 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 Commission), 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

cc: Theodore C. James





95-58-A

58

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MILFORD	N.W. 5-F
DATE OF PHOTOGRAPHY JANUARY 1986		

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

MICROFILM