

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Broadway Road, 2700' E of  
the c/l of Kelley Avenue  
(1700 Broadway Road)  
8th Election District  
3rd Councilmanic District  
  
Kevin Warner and Diana Gordon  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-309-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Kevin Warner and Diana Gordon. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan submitted and marked 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 variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5<sup>th</sup> day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, 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) Petitioners shall not allow or cause the accessory structure 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  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 4/5/95  
By [Signature]

APR 11 1995

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 5, 1995

Mr. Kevin Warner  
Ms. Diana Gordon  
1700 Broadway Road  
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Broadway Road, 2700' E of the c/l of Kelley Avenue  
(1700 Broadway Road)  
8th Election District - 3rd Councilmanic District  
Kevin Warner and Diana Gordon - Petitioners  
Case No. 95-309-A

Dear Mr. Warner & Ms. Gordon:

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,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



# Petition for Administrative Variance

95-309-A

## to the Zoning Commissioner of Baltimore County

for the property located at 1700 BROADWAY RD TIMONIUM MD 21093

which is presently zoned RC-5 RESIDENTIAL

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 --- To allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

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

1. THE AREA OF THE SEPTIC SYSTEM CANNOT BE BUILT ON.
2. GARAGE CANNOT BE LOCATED TO THE REAR OF HOUSE BECAUSE IT WOULD ONLY ALLOW 5 FEET IN BETWEEN.
3. VANDALISM IN THE AREA REQUIRES A SECURE PLACE FOR VEHICLES AND STORAGE OF OUTDOOR EQUIPMENT.

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):

MR. KEVIN WARNER  
(Type or Print Name)

Kevin Warner  
Signature

MS. DIANA GORDON  
(Type or Print Name)

Diana Gordon  
Signature

1700 BROADWAY ROAD 561-3452  
Address Phone No.

TIMONIUM MARYLAND 21093  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

\_\_\_\_\_  
Name

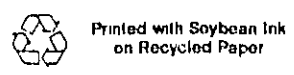
\_\_\_\_\_  
Address Phone No.

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

ORDER RECEIVED FOR FILING  
Date 4/5/95  
By [Signature]

REVIEWED BY: [Signature] DATE: 3-10-95  
ESTIMATED POSTING DATE: 3-19-95



MICROFILMED # 308

# 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 1700 BROADWAY ROAD  
address

TIMONIUM MARYLAND 21093  
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)

- 1 THE AREA OF THE SEPTIC SYSTEM CANNOT BE BUILT ON.
- 2 GARAGE CANNOT BE LOCATED TO THE REAR OF HOUSE BECAUSE IT WOULD ONLY ALLOW 5 FEET IN BETWEEN.
- 3 VANDALISM IN THE AREA REQUIRES A SECURE PLACE FOR VEHICLES AND STORAGE OF OUTDOOR EQUIPMENT.

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.

Kevin Warner  
(signature)

KEVIN WARNER  
(type or print name)



Diana Gordon  
(signature)

DIANA GORDON  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of March, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Diana Gordon & Kevin Warner

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.

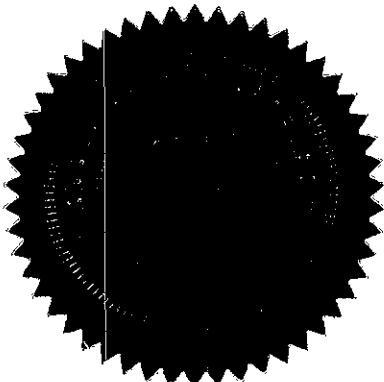
AS WITNESS my hand and Notarial Seal.

March 6, 1995  
date

Susan Rhenee Sephardt  
NOTARY PUBLIC

My Commission Expires: Oct. 5, 1996

*Susan Rhenee Sephardt*  
Notary Public  
Baltimore County  
Maryland



Zoning Description

95-309-A

ZONING DESCRIPTION FOR 1700 BROADWAY ROAD.

Beginning at a point on the North side of Broadway Road which is 60' wide at the distance of 2700 feet East of the centerline of the nearest improved intersecting street Kelley Avenue which is 50 feet wide. Being lot # 3 in the subdivision of Pineneedles as recorded in Baltimore County Plat Book # 38 Folio # 27 containing 51,832 square feet. Also known as 1700 Broadway Road and located in the 8TH Election District, 3RD Councilmanic District.

308

MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-309-A

District: 7th Date of Posting: 3/17/95

Posted for: Variance

Petitioner: Kevin Warner & Diana Gordon

Location of property: 1700 Broadway Rd, N/S

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. Healy Date of return: 3/24/95  
Signature

Number of Signs: 1





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

receipt

95-309-A

Account: R-001-6150

Item Number 308

Taken in by: S.F.

Date 3-10-95

# 010	— Residential (Adm.) Variance filing fee	— 50.00
1080	— Sign & Posting	— 35.00
		<u>85.00</u>

Kevin Warner & Diana Gordon, owners  
 site: 1700 Broadway Rd.

UNRECORDED

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 17, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-309-A (Item 308)  
1700 Broadway Road  
N/S Broadway Road, 2700'+/- E of c/l Kelley Avenue  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Kevin Warner and Diana Gordon

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 March 19, 1995. The closing date (April 3, 1995) 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 cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 27, 1995

Mr. Kevin Warner  
1700 Broadway Road  
Timonium, Maryland 21093

RE: Item No.: 308  
Case No.: 95-309-A  
Petitioner: Kevin Warner, et al

Dear Mr. Warner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: March 21, 1995

SUBJECT: 1700 Broadway Road

INFORMATION:

Item Number: 308

Petitioner: Kevin Warner & Diana Gordon

Property Size: \_\_\_\_\_

Zoning: R.C.-5

Requested Action: Variance

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Jeffrey W. Jay

Division Chief: Carol Kerns

PK/JL

Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 03/22/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 20, 1995.

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: 304, 305, 306, 307,  
308, 310, 311, 312 AND 313. ?

**RECEIVED**

MAR 24 1995

**ZADM**

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

cc: File





**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-23-95

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

Re: Baltimore County  
Item No.: \* 308 (JJS)

Dear Ms. Watson:

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*

Ronald Burns, 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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 3/20/95

DATE: 3/20/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 305  
306  
308 ✓  
311  
312

LS:sp

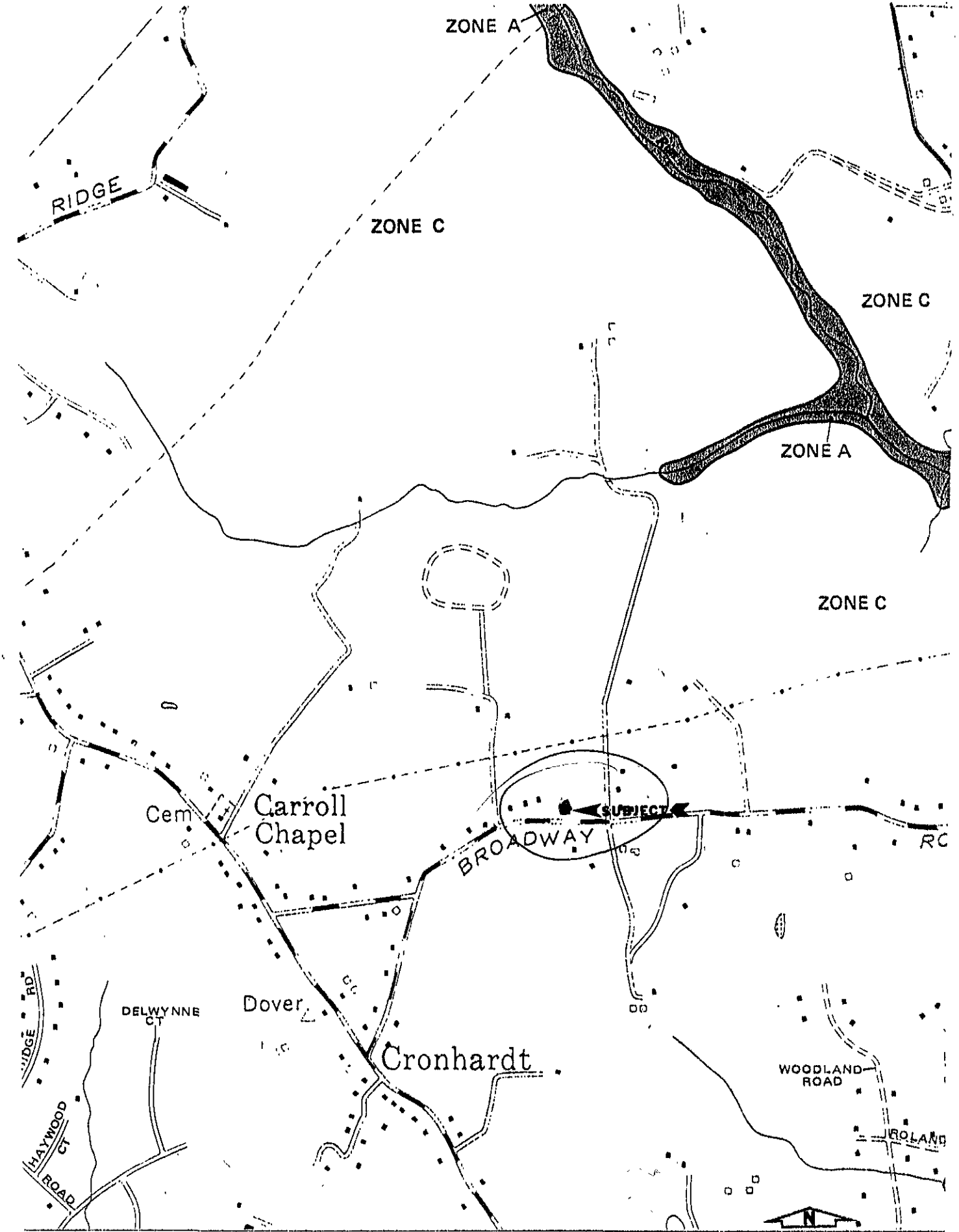
LETTY2/DEPRM/TXTSBP

MICROFILMED

**FLOOD MAP**

File No. 942988

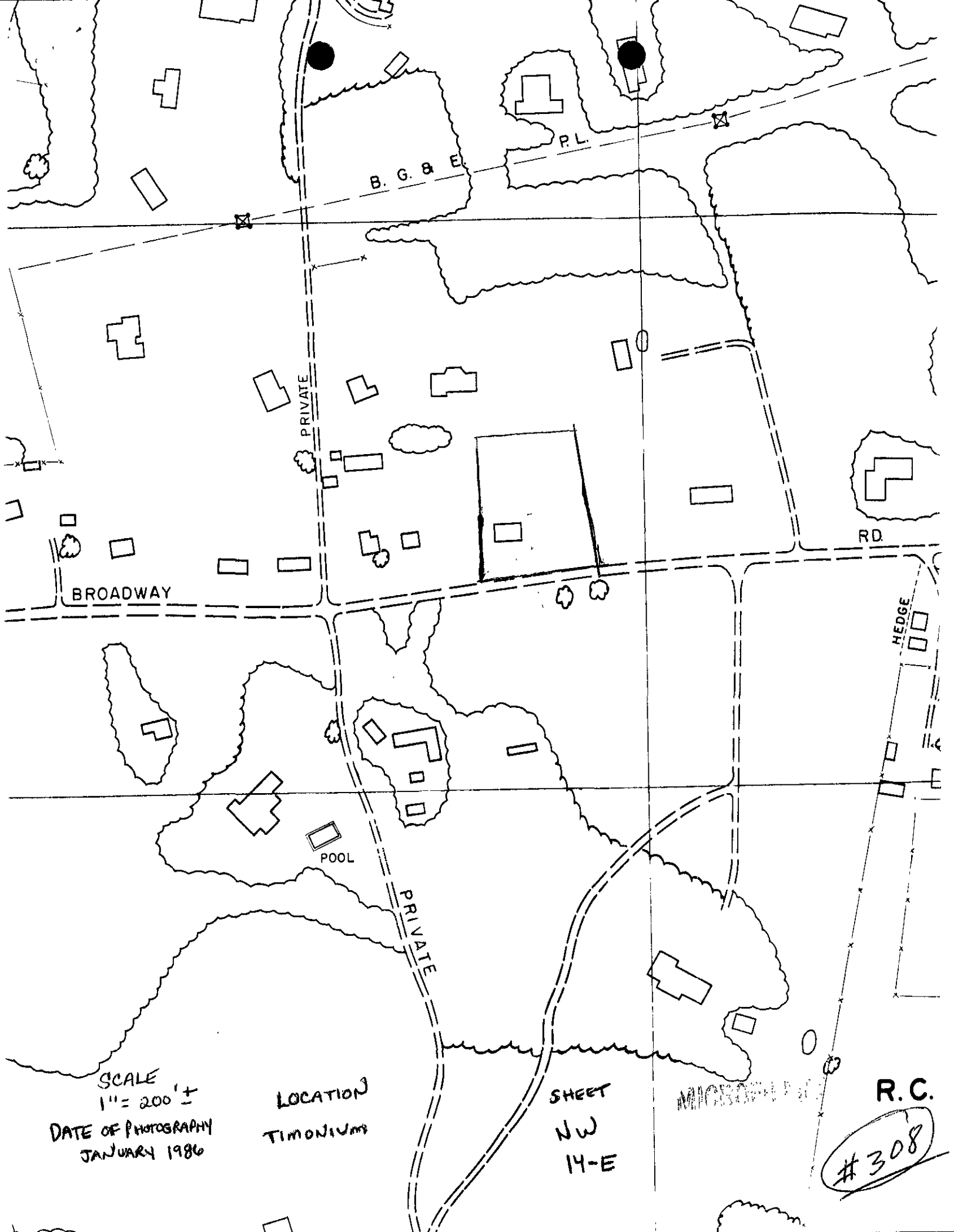
Borrower/Client	WARNER/GORDON				
Property Address	1700 BROADWAY ROAD				
City	TIMONIUM	County	BALTIMORE	State	MD
				Zip Code	21093
Lender	SLAVIE FEDERAL SAV. AND LOAN				



95-309-A

Flood map 308

Microfilm



B. G. & E

P.L.

PRIVATE

BROADWAY

RD.

HEDGE

POOL

PRIVATE

SCALE  
1" = 200' ±

DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
TIMONIUM

SHEET  
NW  
14-E

MICROFILM

R.C.

#308



95-309-A



1608 Broadway Rd.



1608 Broadway Rd.

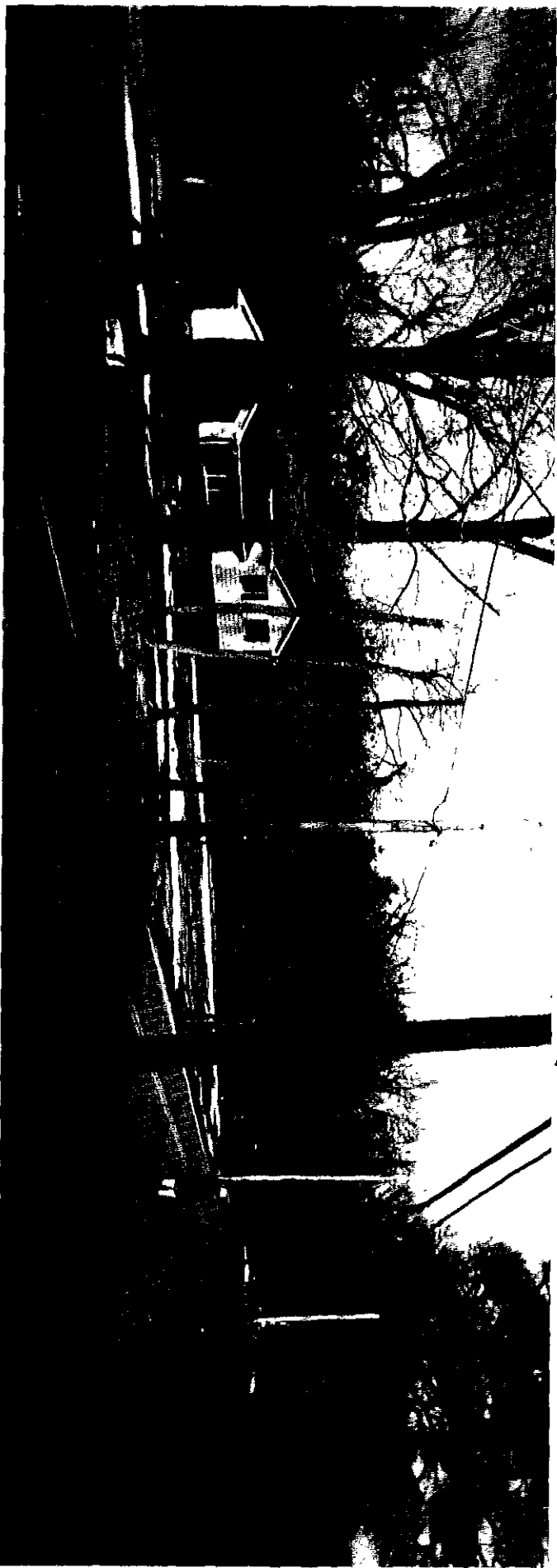
MICROFILMED



Proposed site in relation to 1704 Broadway.



Proposed site in relation to 1608 Broadway.





1708 & 1704 Broadway Pl.



Proposed site in relation to 1704 Broadway

95-309-A

Indicated site of construction by Cones - near river



Indicated site of construction. Front view - by Cones



95-309-A

Side View - Pond Area - See Cones

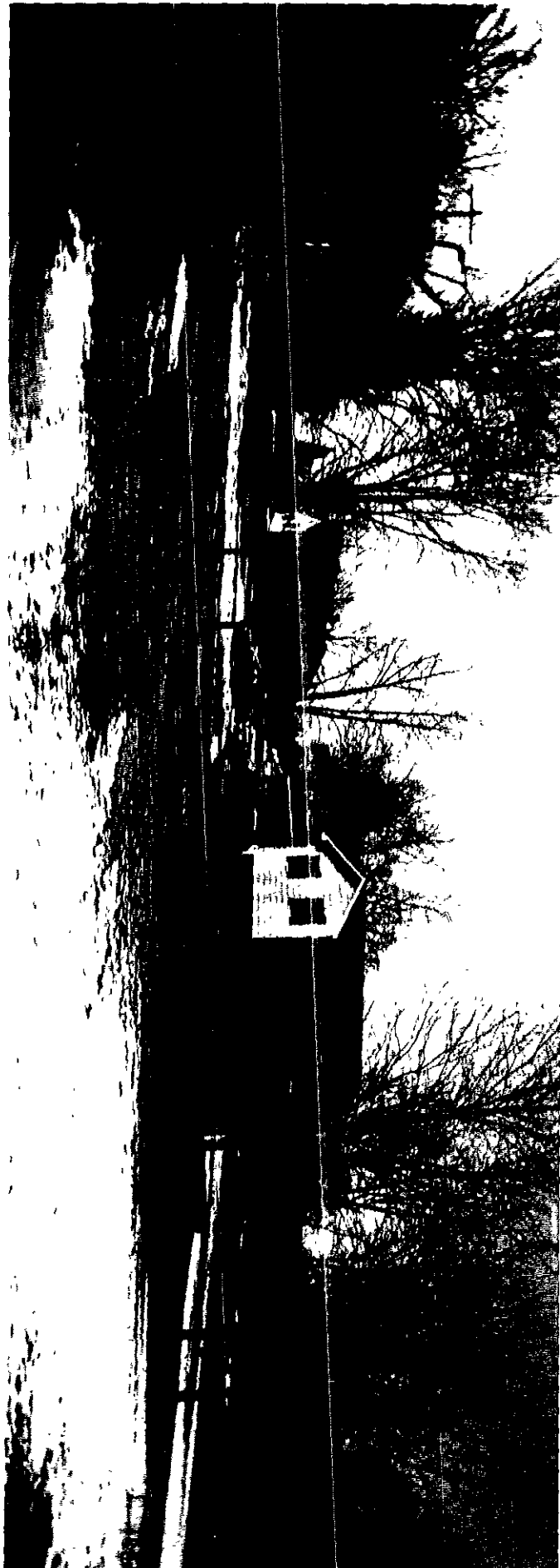


Proposed site in relation to 1702 Broadway. Pond for - see Cones



1702 Broadway

95-309-A

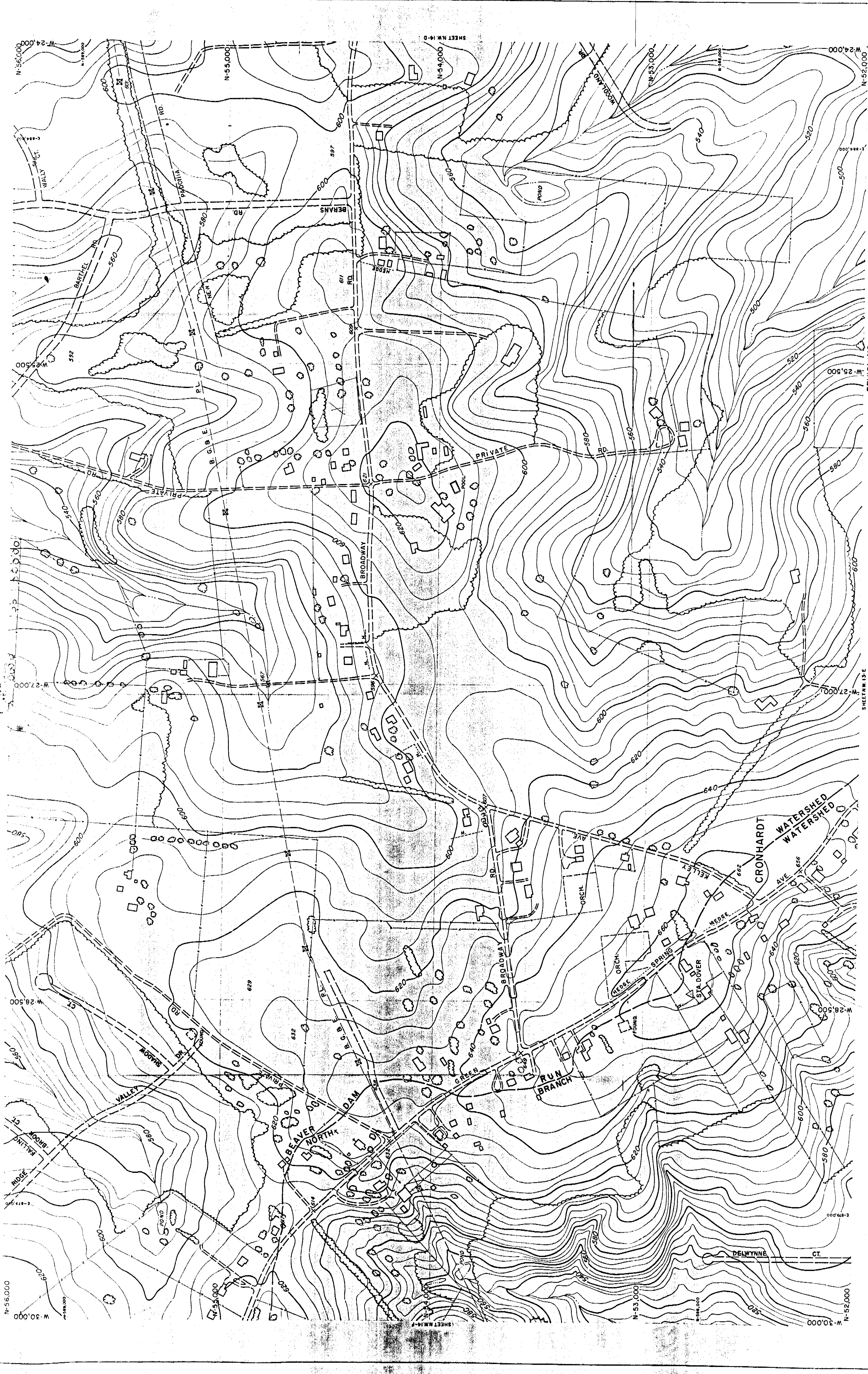


1700 + 1764 Burselway Rd.

MICROFILMED

95-309-A

308



SHEET N.W. 14-E  
 LOCATION  
 SCALE 1" = 200'  
 REVISIONS BY DATE  
 DATE OF PHOTOGRAPHY  
 PHOTOGRAPHY  
 N.W.  
 14-E  
 CRONHARDT  
 TOPO MAP

PHOTOGRAMMETRIC MAP OF  
 BALTIMORE COUNTY, MARYLAND

Topography Compiled By Photogrammetric Methods  
 MAPS, INCORPORATED - BALTIMORE 22, MARYLAND





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION MICROFILMED CRONHARDT # 308	SHEET N.W. 1-4-E
DATE OF PHOTOGRAPHY JANUARY 1986		

95-309-A

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
N/S Broadway Road, 2700' E of \* DEPUTY ZONING COMMISSIONER  
the c/l of Kelley Avenue \* OF BALTIMORE COUNTY  
(1700 Broadway Road) \* Case No. 95-309-A  
8th Election District  
3rd Councilmanic District  
Kevin Warner and Diana Gordon  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Kevin Warner and Diana Gordon. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan submitted and marked 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 variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5<sup>th</sup> day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, 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) Petitioners shall not allow or cause the accessory structure 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

ORDER RECEIVED FOR FILING  
Date 4/10/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 5, 1995

Mr. Kevin Warner  
Ms. Diana Gordon  
1700 Broadway Road  
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Broadway Road, 2700' E of the c/l of Kelley Avenue  
(1700 Broadway Road)  
8th Election District - 3rd Councilmanic District  
Kevin Warner and Diana Gordon - Petitioners  
Case No. 95-309-A

Dear Mr. Warner & Ms. Gordon:

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

*[Signature]*

Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 1700 BROADWAY RD. TIMONIUM, MD 21093  
which is presently zoned RS-5 RESIDENTIAL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 --- To allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

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

- 1 THE AREA OF THE SEPTIC SYSTEM CANNOT BE BUILT ON.
  - 2 GARAGE CANNOT BE LOCATED TO THE REAR OF HOUSE BECAUSE IT WOULD ONLY ALLOW 5 FEET IN BETWEEN.
  - 3 VANDALISM IN THE AREA REQUIRES A SECURE PLACE FOR VEHICLES AND STORAGE OF OUTDOOR EQUIPMENT.
- 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.

View to ascertain details 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.

NAME OF APPLICANT: MR. KEVIN WARNER  
Signature: [Signature]  
NAME OF APPLICANT: MS. DIANA GORDON  
Signature: [Signature]  
Address: 1700 BROADWAY ROAD 561-3452  
City: TIMONIUM MARYLAND 21093  
Name: Address and phone number of representative to be contacted

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, in the \_\_\_\_\_ room of the \_\_\_\_\_ of Baltimore County, and that the papers be required.

REVIEWED BY: [Signature] DATE: 3-10-95  
ESTIMATED POSTING DATE: 3-19-95  
ITEM #: 308

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

That the Affiant(s) do(es) not presently reside at 1700 BROADWAY ROAD  
address TIMONIUM MARYLAND 21093  
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 in the above address, evidence being as stated above:
- 1 THE AREA OF THE SEPTIC SYSTEM SEPTIC SYSTEM CANNOT BE BUILT ON.
  - 2 GARAGE CANNOT BE LOCATED TO THE REAR OF HOUSE BECAUSE IT WOULD ONLY ALLOW 5 FEET IN BETWEEN.
  - 3 VANDALISM IN THE AREA REQUIRES A SECURE PLACE FOR VEHICLES AND STORAGE OF OUTDOOR EQUIPMENT.

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] [Signature]  
KEVIN WARNER DIANA GORDON  
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 16<sup>th</sup> day of March, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Diana Gordon & Kevin Warner

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 knowledge and belief.

AS WITNESS my hand and Notarial Seal, [Signature]  
March 6th 1995  
My Commission Expires: Oct. 1, 1996

[Signature]  
Notary Public  
Baltimore County  
Maryland

Zoning Description 95-309-A

ZONING DESCRIPTION FOR 1700 BROADWAY ROAD.

Beginning at a point on the North side of Broadway Road which is 60' wide at the distance of 2700 feet East of the centerline of the nearest improved intersecting street Kelley Avenue which is 50 feet wide. Being lot # 3 in the subdivision of Pineneedles as recorded in Baltimore County Plat Book # 38 Folio # 27 containing 51,832 square feet. Also known as 1700 Broadway Road and located in the 8TH Election District, 3RD Councilmanic District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: 3/17/95  
Posted for: Variance  
Petitioner: Kevin Warner & Diana Gordon  
Location of property: 1700 Broadway Rd, Wk  
Location of Sign: 1700 Broadway Rd, Wk  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 3/24/95  
Number of Signs: 1

receipt  
Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21286  
March 19 1995  
95-309-A  
Taken in by: [Signature]  
308

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3383

March 17, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-309-A (Plan 308)  
1700 Broadway Road,  
W/S Broadway Road, 2700' +/- E of c/l Kelley Avenue  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Kevin Warner and Diana Gordon

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact me 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 notice regarding the administrative process.

- 1) Your property will be posted on or before March 15, 1995. The closing date (April 3, 1995) 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 notices 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 \$50.00 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.

*[Signature]*

David Johnson  
Director

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 27, 1995

Mr. Kevin Warner  
1700 Broadway Road  
Timonium, Maryland 21093

RE: Item No.: 308  
Case No.: 95-309-A  
Petitioner: Kevin Warner, et al

Dear Mr. Warner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

MCR/jw  
Attachment(s)

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: March 21, 1995

SUBJECT: 1700 Broadway Road

INFORMATION:

Item Number: 308

Petitioner: Kevin Warner & Diana Gordon

Property Size: \_\_\_\_\_

Zoning: R.C.-5

Requested Action: Variance

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: *Jeffrey M. Long*  
Division Chief: *Carol Kins*  
PK/JL

ITEM308/PZONE/TXTJWL

Pg. 1

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

(410) 887-4500

DATE: 03/22/95

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

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 20, 1995.

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.

2. The Fire Marshal's Office has no comments at this time.  
REFERENCE TO THE FOLLOWING ITEM NUMBERS: 304, 305, 306, 307, 308, 309, 310, 311, 312 AND 313.

RECEIVED  
MAR 24 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERHALD  
Fire Marshal Office, PHONE 887-4881, MS-1106F

cc: File

Printed on Recycled Paper

3-23-95

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

Re: Baltimore County  
Item No.: # 308 (JJS)

Dear Ms. Watson:

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 Ronald Burns, 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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 3/20/95

DATE: 3/20/95

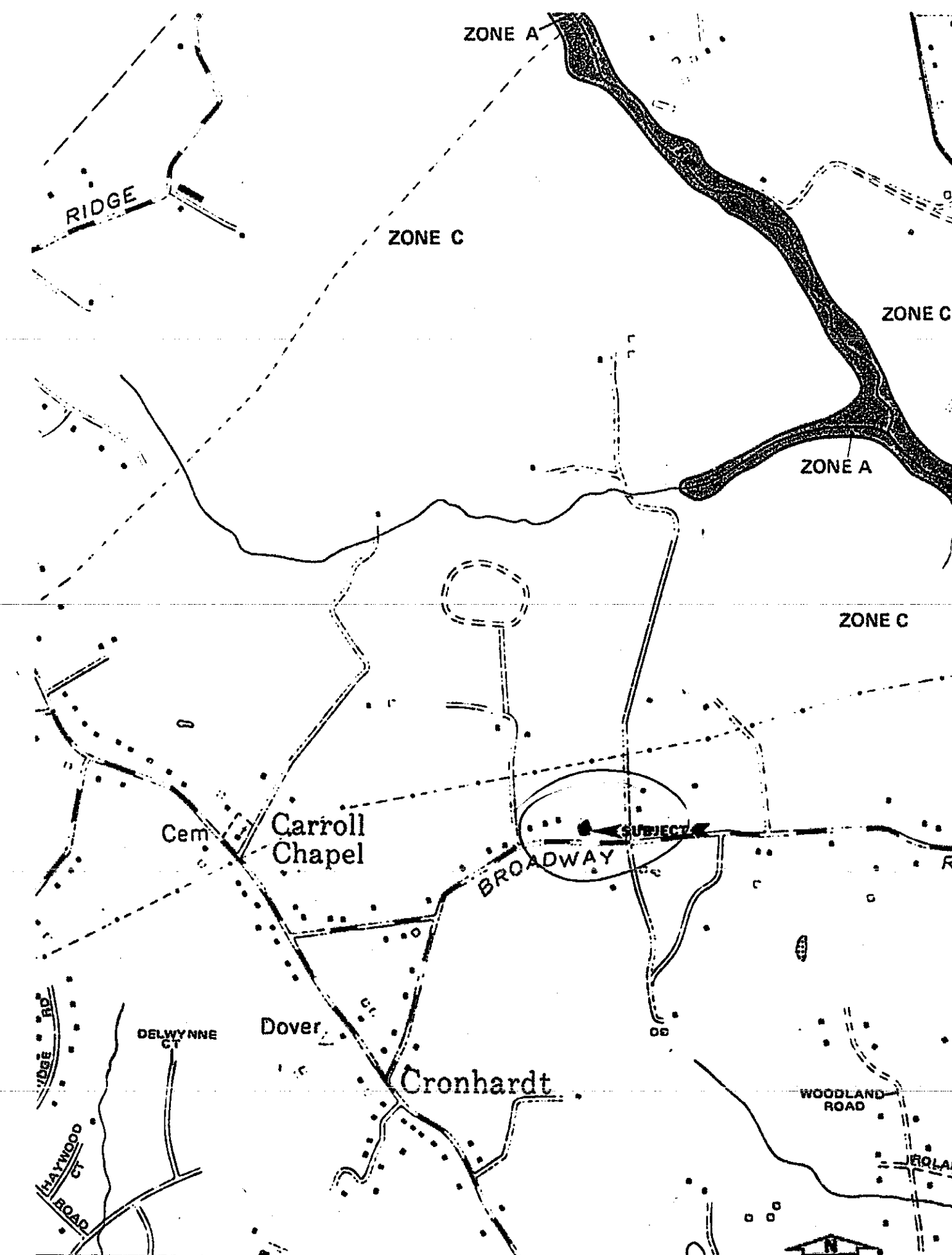
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 305  
306  
308  
311  
312

LS:sp

LETTY2/DEPRM/TXTSP

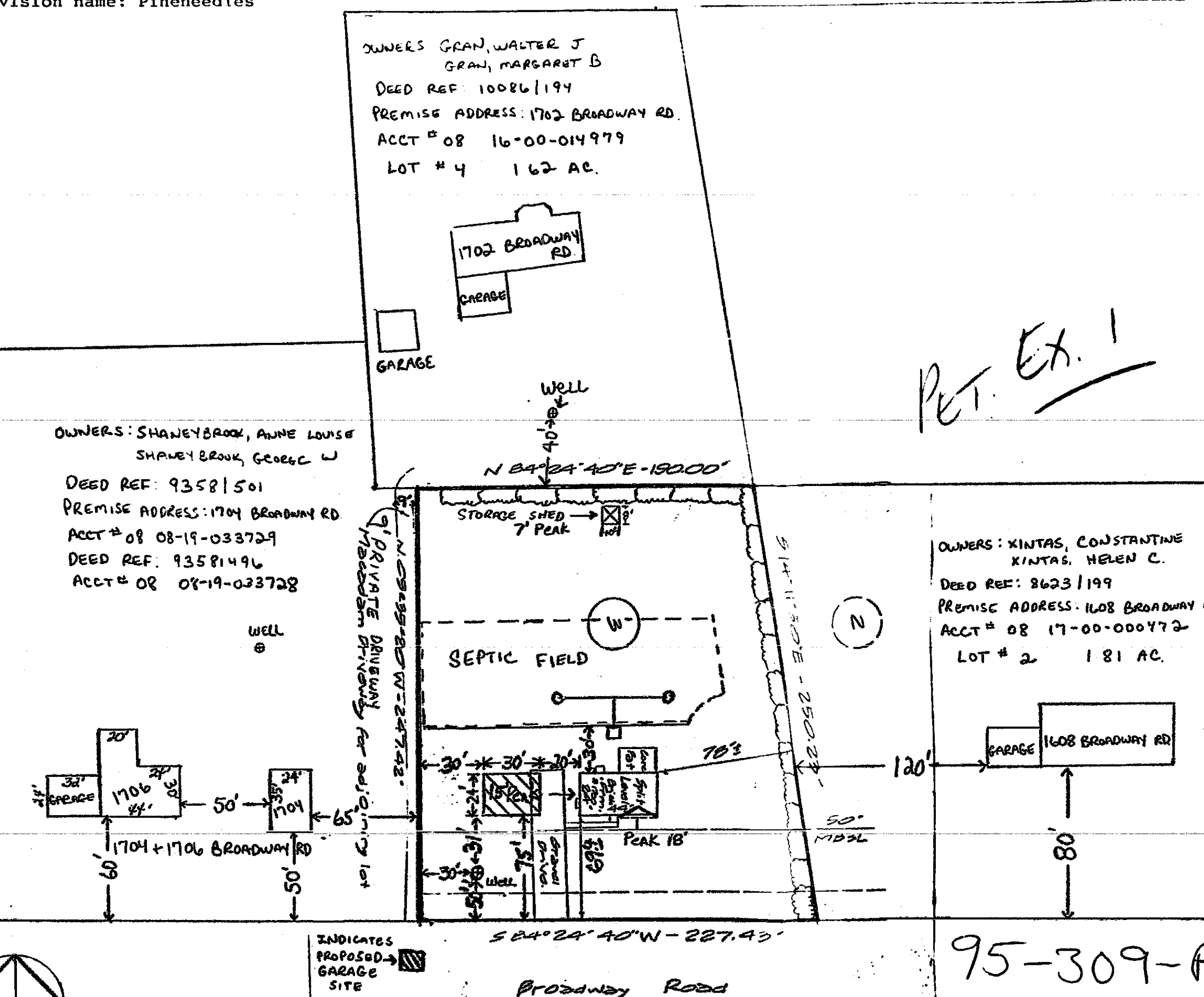
FLOOD MAP		File No. 942888
Department/Client:	WARNER/GORDON	
Property Address:	1700 BROADWAY ROAD	
City:	TIMONIUM	State MD
County:	BALTIMORE	Zip Code 21093
Leader:	SLAVTE FEDERAL SV. AND LOAN	



95-309-A Flood map 308

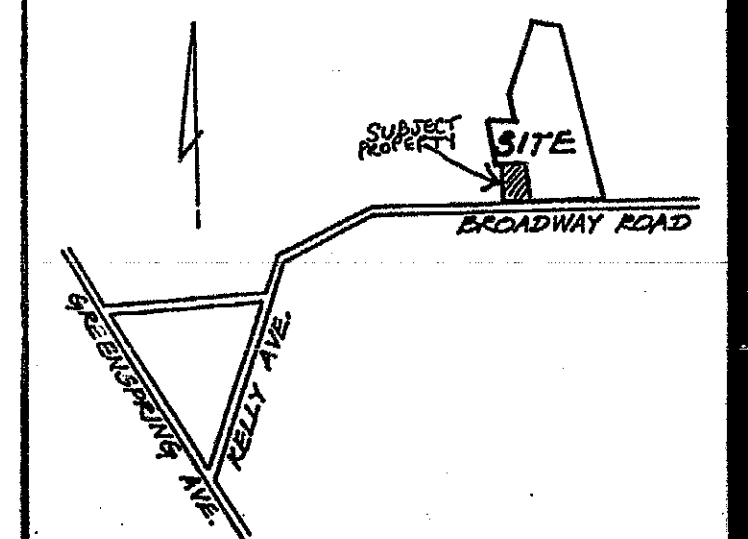
Plan to accompany petition for zoning (w/ variance) special hearing  
PROPERTY ADDRESS: 1700 Broadway Road  
Subdivision name: Pinneedles

plat book# 38 folio# 27 lot# 3 section#  
OWNER: KEVIN WARNER & DIANA GORDON



North  
date: 2/21/95  
prepared by: K. WARNER

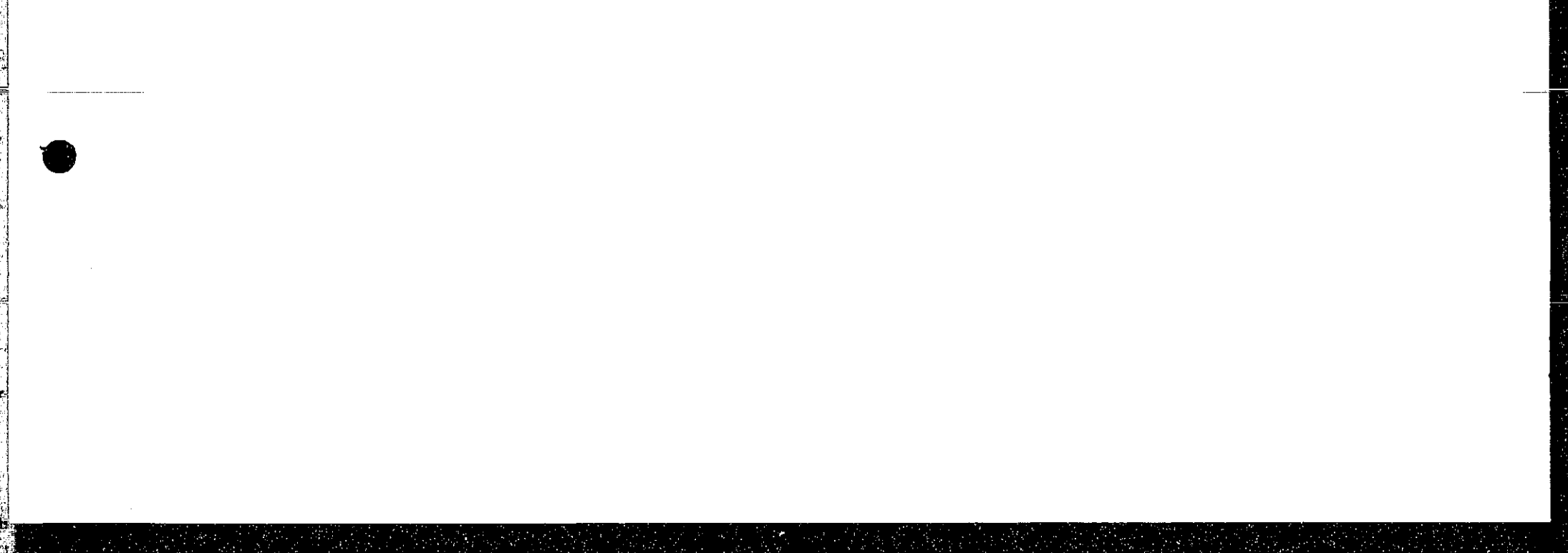
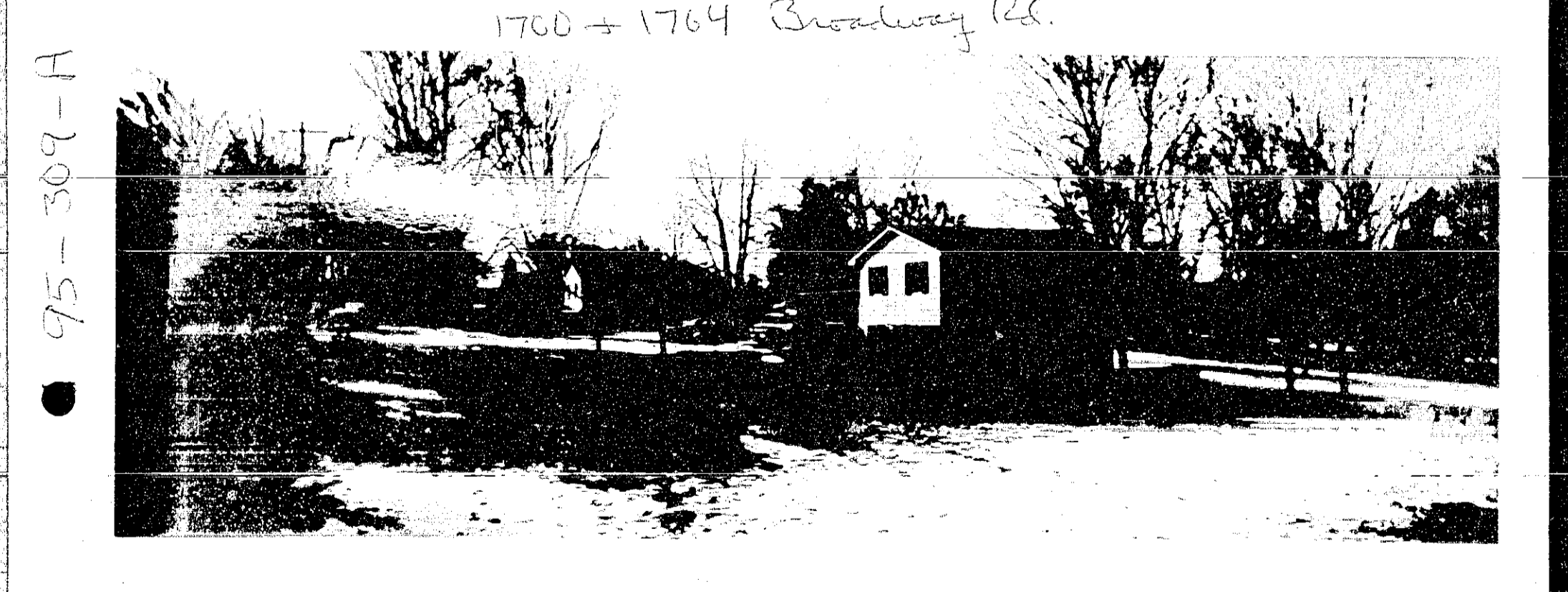
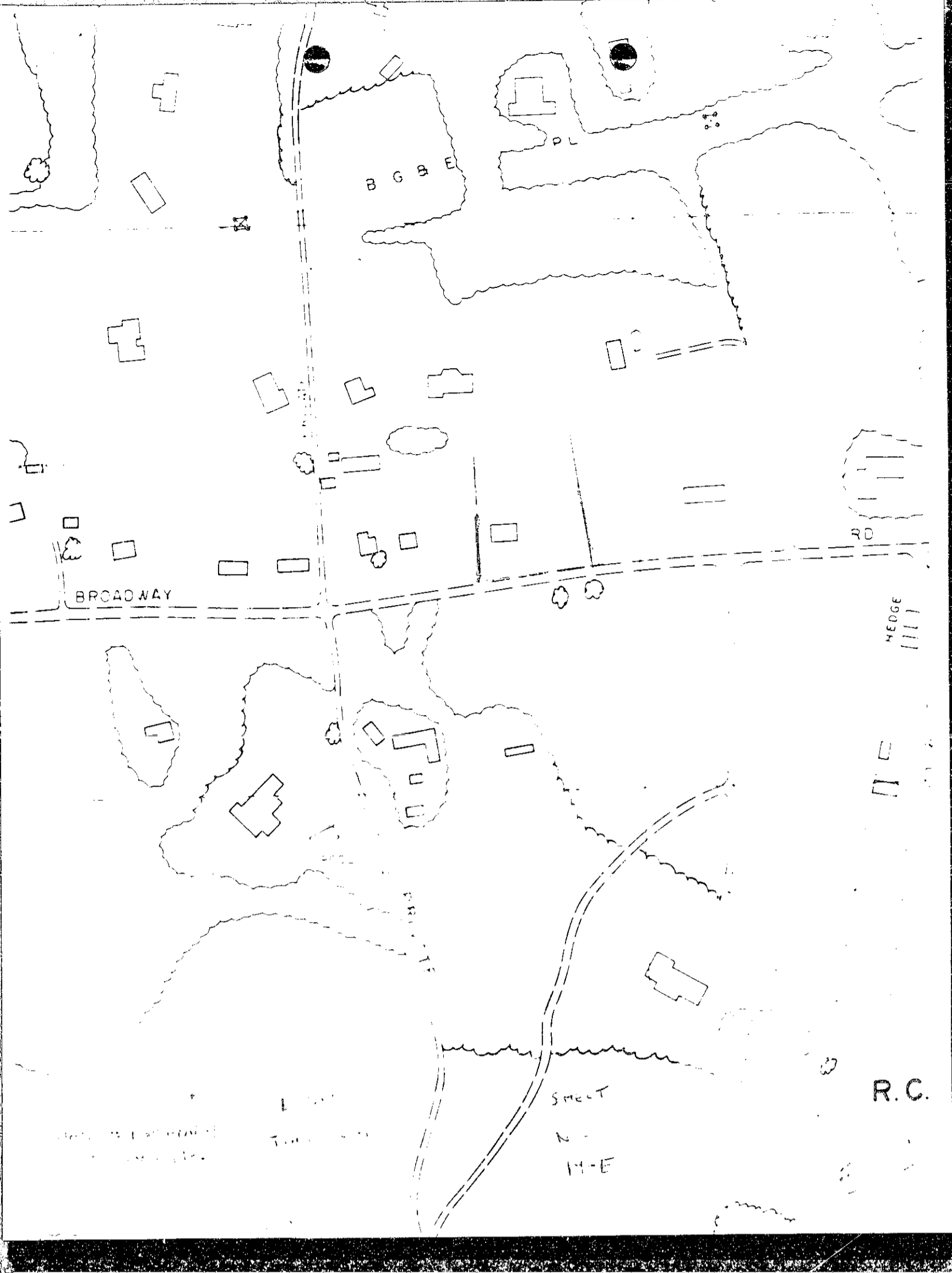
Scale of Drawing: 1"=60'

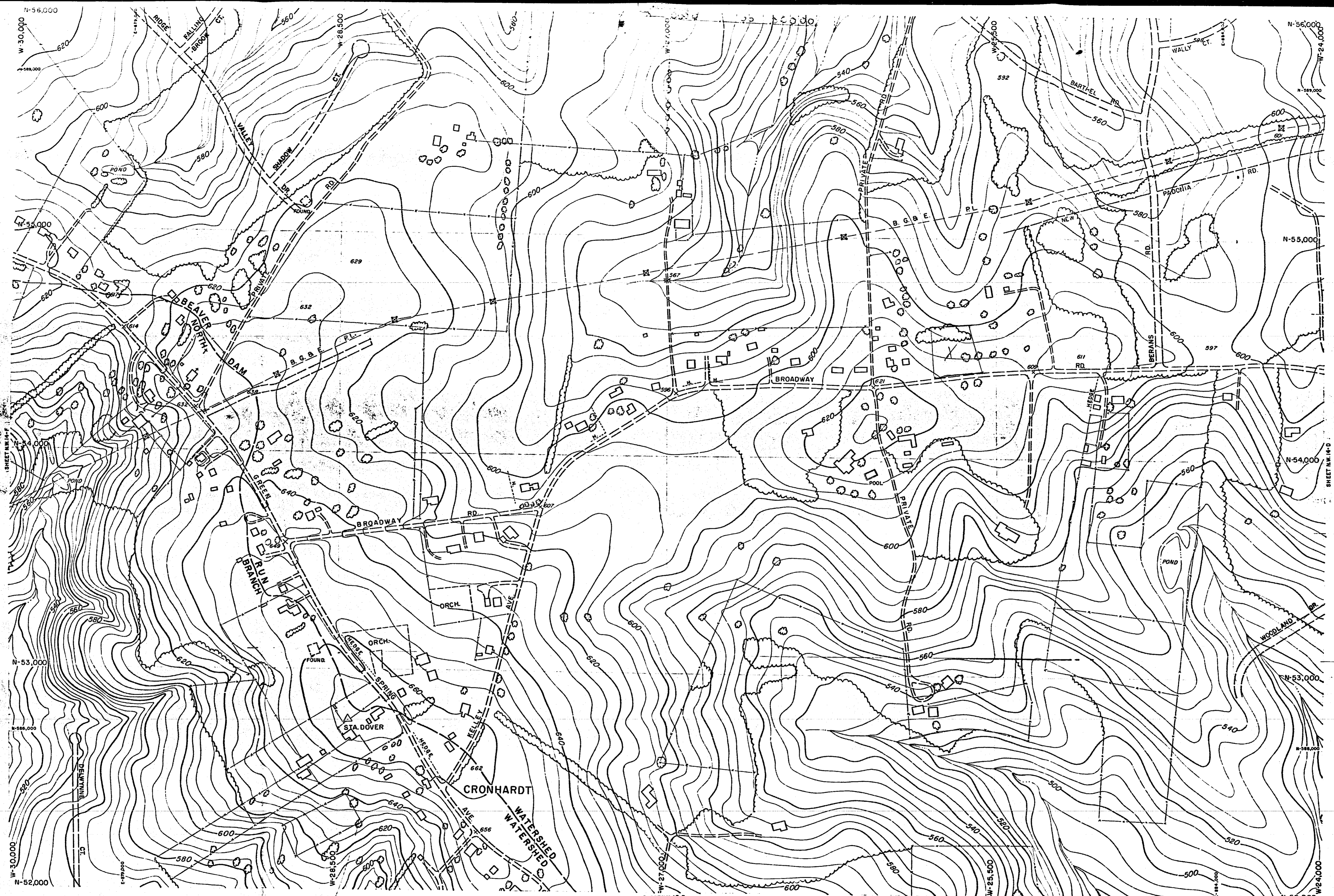


LOCATION MAP  
SCALE: 1"=2000'

LOCATION INFORMATION	
Councilmanic District:	3RD
Election District:	8
1'200 scale map#	NW 14E
Zoning:	RC 5 RESIDENTIAL
Lot size:	1.62 51,832
acreage	square feet
SEWER:	public/private
WATER:	X
Chesapeake Bay Critical Area	NO
Prior Zoning Hearings:	NONE
Zoning Office USE ONLY	

reviewed by: ITEM# CASE#  
*PA* 308





95-309-A

S - NW

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND

REVISIONS

BY DATE

SCALE

1" = 200'

LOCATION

CRONHARDT

SHEET

N.W.

14-E

Topography Compiled By Photogrammetric Methods  
MAPS, INCORPORATED - BALTIMORE 22, MARYLAND

*Topo  
MAP*

#308



95-309-A

308

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION CRONHARDT # 308	SHEET NW. 14-E
DATE OF PHOTOGRAPHY JANUARY 1986		

CROFIL