| | | |
|---|---|---|
| IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE<br>N/S Allenswood Road, 177 ft. W of Courtleigh Drive<br>8504 Allenswood Road<br>2nd Election District<br>2nd Councilmanic District<br>Edward D. Robinson, et ux<br>Petitioners | * BEFORE THE<br>* ZONING COMMISSIONER<br>* OF BALTIMORE COUNTY<br>* Case No. 95-433-A | |

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Edward D. Robinson and Maureen Robinson for that property known as 8504 Allenswood Road, in the Crown Estates subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 3 ft., in lieu of the required 10 ft., for a proposed carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners 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 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 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 Petitioners.

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 28th day of June, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a 3 ft. side yard setback, in lieu of the required 10 ft., for a proposed carport, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 27, 1995

Mr. and Mrs. Edward D. Robinson
8504 Allenswood Road
Randallstown, Maryland 21133

RE: Petition for Administrative Zoning Variance
Case No. 95-433-A
Property:8504 Allenswood Road

Dear Mr. and Mrs. Robinson:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, 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 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

# Petition for Administrative Variance

95-433-A

## to the Zoning Commissioner of Baltimore County

RANDALLSTOWN MD 21133

**for the property located at** 8504 ALLENSWOOD RD

**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) 1B02.3C.1.(CHART) TO ALLOW A 3' SIDE YARD SET BACK IN LIEU OF THE REQUIRED 10' IN DR 5.5. ZONE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The present regulation for a car port roof, which is to have a 6 ft set back from the property line, would not allow me to have full coverage of my existing driveway! I am requesting a 3 ft. set back from my property line to attain the coverage needed!

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):

Edward D. Robinson

(Type or Print Name)

Edward D. Robinson

Signature

MAOREEN - ROBINSON

(Type or Print Name)

Maureen Robinson

Signature

8504 ALLENSWOOD RD (410) 655-3508 HOME

Address Phone No.

City State Zipcode

Name, Address and phone number of representative to be contacted

Maureen Robinson

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: SNA DATE: 5-30-95.

ESTIMATED POSTING DATE: 6-11-95.

Printed with Soybean Ink on Recycled Paper

ITEM #: 428

MICROFILMED

# 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 8504 ALLENSWOOD RD
address

RANDALLSTOWN MD 21133
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)

The present regulation for a car-port roof which is to have a 6 ft. set back from the property line, would not allow me to have full coverage of my existing driveway!
I am requesting a 3 ft set back from my property line to attain the coverage needed!

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.

Edward D Robinson
(signature)
Edward D. Robinson
(type or print name)

Maureen Robinson
(signature)
MAUREEN - ROBINSON
(type or print name)

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

**I HEREBY CERTIFY,** this 14th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward D. Robinson, Maureen Robinson

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.

4/14/95
date

NOTARY PUBLIC

My Commission Expires: 2/1/1996

95-433-A

RANDALLSTOWN MD 21133

ZONING DESCRIPTION FOR 8504 ALLENSWOOD RD
ADDRESS

BEGINNING AT A POINT ON THE NORTH SIDE OF ALLENSWOOD RD
(NORTH, SOUTH, EAST OR WEST) NAME OF

STREET ON WHICH PROPERTY FRONTS WHICH IS 60 ft.
(NUMBER OF FEET OF RIGHT-OF-WAY WIDTH

WIDE AT THE DISTANCE OF 177 WEST OF THE
(NUMBER OF FEET) (NORTH, SOUTH, EAST OR WEST)

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET COURTLEIGH DR.
(NAME OF STREET)

WHICH IS 60 WIDE BEING LOT # 165
(NUMBER OF FEET OF RIGHT-OF-WAY WIDTH

BLOCK ___ SECTION # 3 IN THE SUBDIVISION OF CROWN ESTATES
(NAME OF SUBDIVISION)

AS RECORDED IN BALTO. COUNTY PLAT BOOK # 23 FOLIO # 112 CONTAINING

9,180 ALSO KNOWN AS 8504 ALLENSWOOD RD
SQUARE FEET OR ACRES (PROPERTY ADDRESS)

AND LOCATED IN THE 2 ELECTION DISTRICT, 02 COUNCILMANIC DISTRICT

# 428

95-433-A

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 2nd

Date of Posting 6/9/95

Posted for: Variance

Petitioner: Ed & Maureen Robinson

Location of property: 8504 Allenswood Rd, N/S

Location of Signs: Facing roadway, on property being zoned

Remarks:

Posted by [signature] Signature

Date of return: 6/16/95

Number of Signs: 1

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

# receipt

95-433-A

Account: R-001-6150

Number 428

Date 5 30 95

SLD

Mr & Mrs EDWARD D. ROBINSON.
5504 ALLENSWOOD RD. RANDALLSTOWN.

010 R.U (ADMIN) 50
OSC 1 SIGN 35

TOTAL 85.

ADVERTISED

02/02/2011 14:11:01 PM
Rec. [illegible] $85.00

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

---

For newspaper advertising:

Item No.: 428

Petitioner: Edward D. Robinson

Location: 8504 Allensewood Rd Randallstown Md 21133

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Edward D. Robinson

ADDRESS: 8504 Allensewood Rd
Randallstown Md 21133

PHONE NUMBER: 655-3508

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-433-A (Item 428)
8504 Allenswood Road
N/S Allenswood Road, 177' W of Courtleigh Drive
2nd 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 June 11, 1995. The closing date (June 26, 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.

Arnold Jablon
Director

cc: Edward and Maureen Robinson

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 21, 1995

Mr. and Mrs. Edward D. Robinson
8504 Allenswood Road
Randallstown, Maryland 21133

RE: Item No.: 428
Case No.: 95-433-A
Petitioner: E. D. Robinson, et ux

Dear Mr. and Mrs. Robinson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 30, 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 (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

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 14, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 8504 Allenswood Road

INFORMATION:

Item Number: 428

Petitioner: Robinson Property

Property Size:

Zoning: D.R.-5.5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to allow a setback of 3' in lieu of the required 10'.

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. Long

Division Chief: Carl L. Kerns

PK/JL

ITEM428/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E  C O R R E S P O N D E N C E

TO: Arnold Jablon, Director  DATE: June 19, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 19, 1995
Items 428, 429, 431, 432, 433 and 434

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-95

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.: 428 (JRA)

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/

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 06/08/95

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 JUNE 12, 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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 428, 432 AND 434.

RECEIVED
JUN 9 1995
ZADM

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

cc: File

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

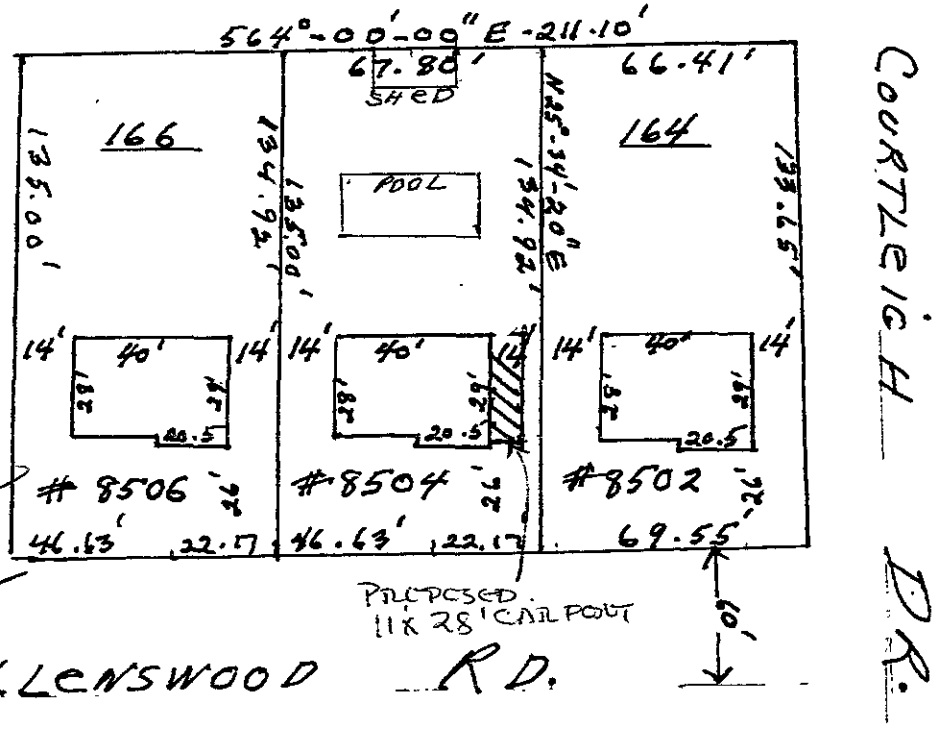
PROPERTY ADDRESS: 8504 ALLENSWOOD RD RANDALLSTOWN MD see pages 5 & 6 of the CHECKLIST for additional required information

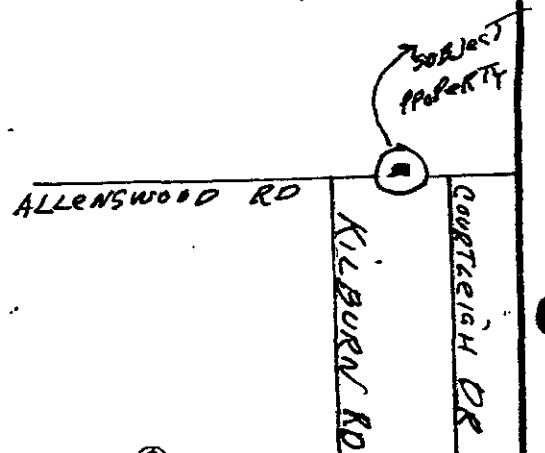
Subdivision name: CROWN ESTATES. 95-433-A

plat book# 23 ,folio# 112 ,lot# 165 ,section# 3

OWNER: EDWARD & MAUREEN ROBINSON

FLOOD CONTROL RESERVATION




## LOCATION INFORMATION

Election District: 2

Councilmanic District: 02

1"=200' scale map#: N.W. 7-H

Zoning: DR.5.5.

Lot size: _____ acreage 9180 square feet

| | public | private |
|---|---|---|
| SEWER: | ☒ | ☐ |
| WATER: | ☒ | ☐ |

| | yes | no |
|---|---|---|
| Chesapeake Bay Critical Area: | ☐ | ☒ |

Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

| reviewed by: | ITEM #: | CASE#: |
|---|---|---|
| SDA | 428 | |

N.

North

MICROFILMED

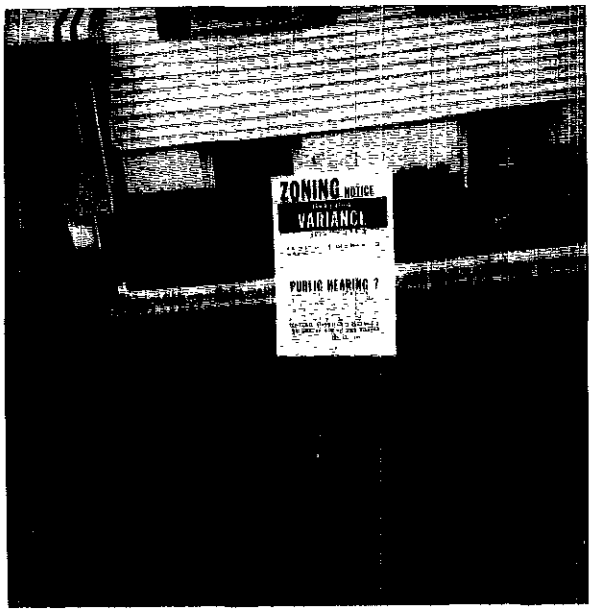
date: _____

prepared by: _____

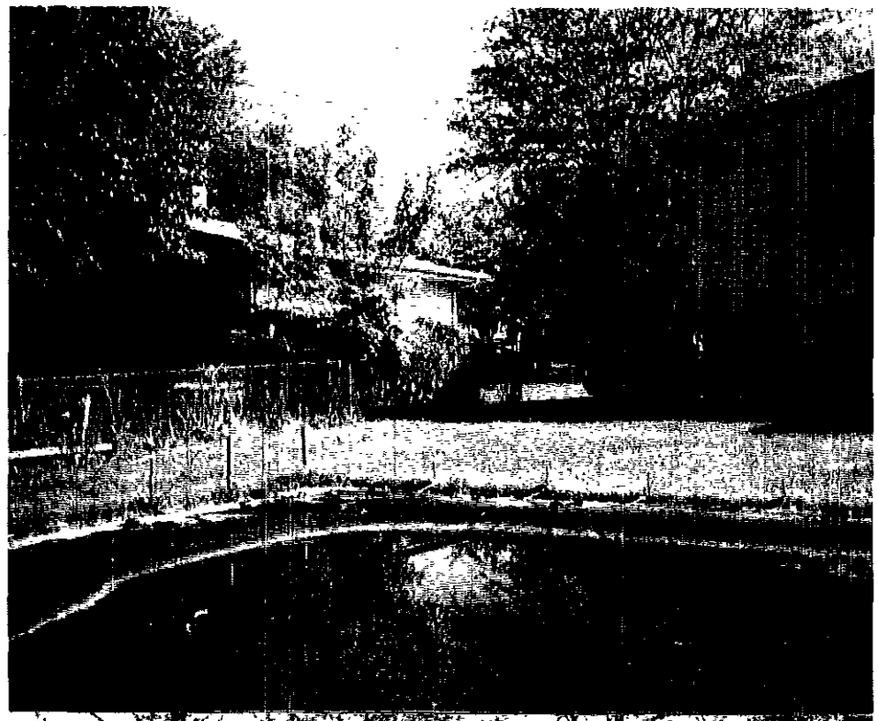
Scale of Drawing: 1"= 50'

12

95-433-A



95-433-A



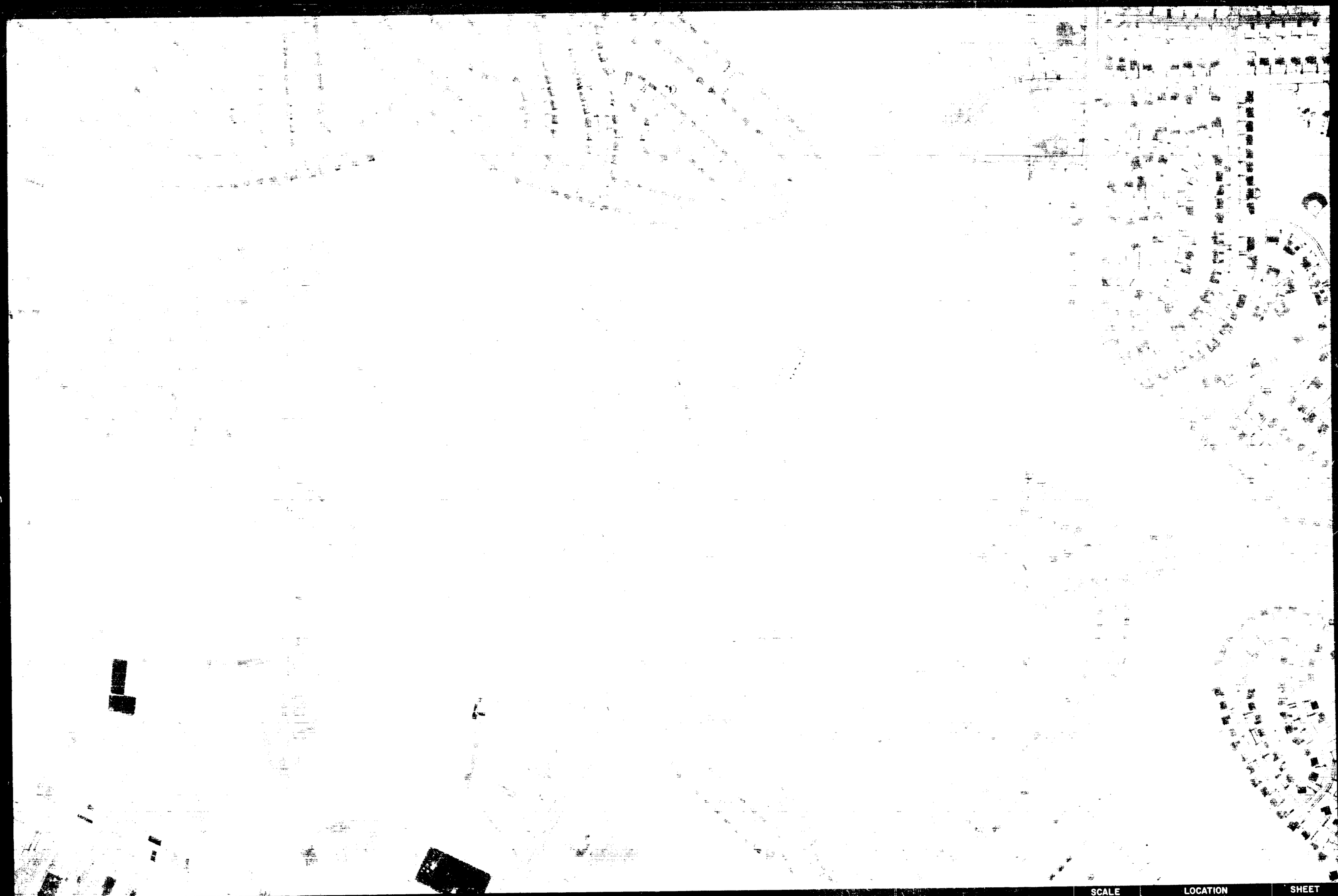
looking to the proposed carport located at the rear yard.

looking toward subject property from neighbor's property. Note: stake is limit of proposed carport. Roof of carport would be below 2nd story windows.

View across street. Showing subject property on left; Neighbor's house. Note stake is limit of proposed carport. Note also neighboring house has no windows on side

95-433-A

View from proposed carport to back yard.



95-433-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

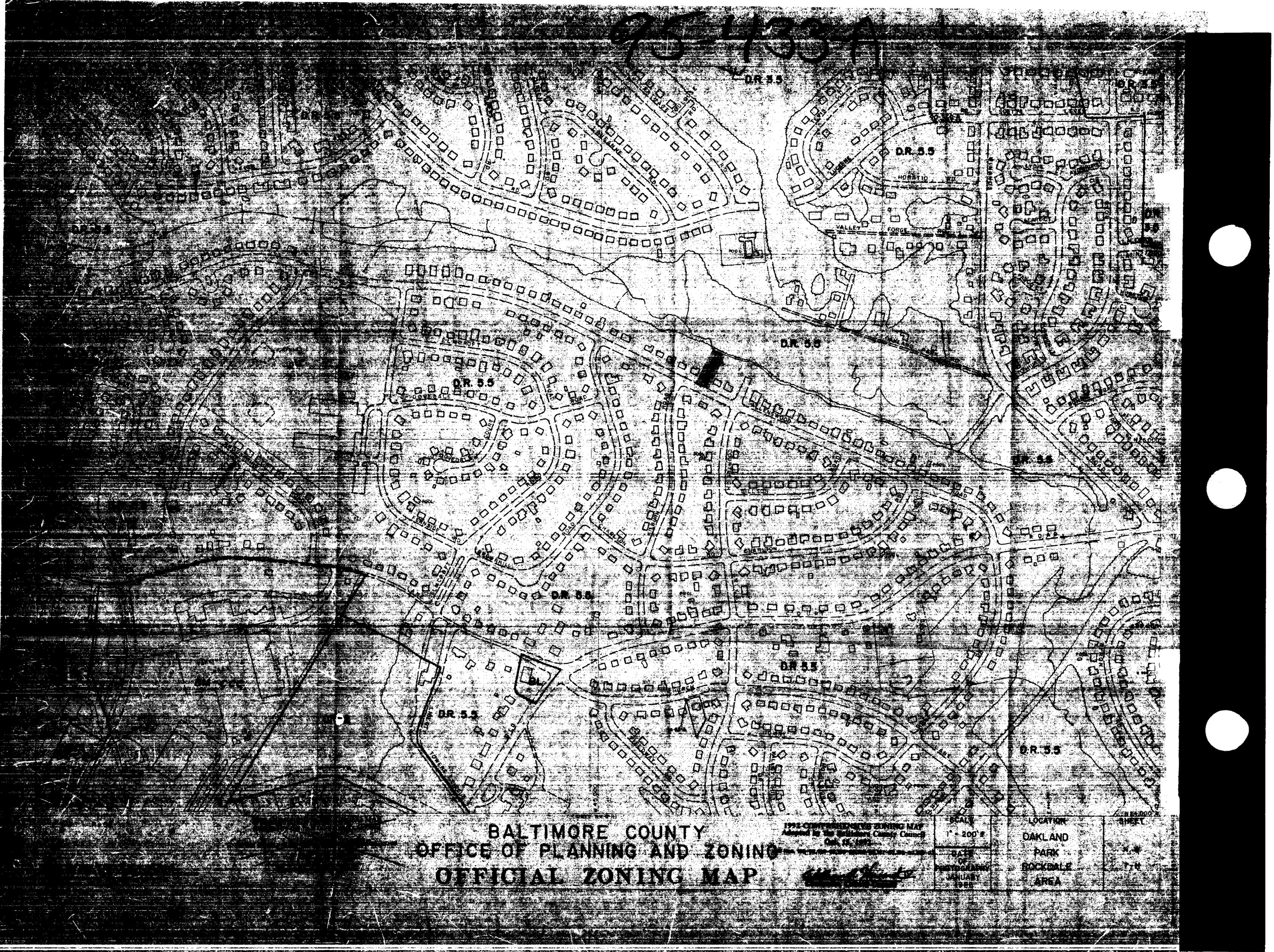
#428

| SCALE | LOCATION | SHEET |
|---|---|---|
| 1" = 200'± | OAKLAND PARK ROCKDALE AREA | N. W. 7-H |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |

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

MICROFILMED

95-433-A



# BALTIMORE COUNTY
# OFFICE OF PLANNING AND ZONING
# OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

| | | |
|---|---|---|
| SCALE<br>1" = 200'± | LOCATION<br>OAKLAND<br>PARK<br>ROCKDALE<br>AREA | SHEET<br>[illegible] |
| DATE OF PHOTOGRAPHY<br>JANUARY<br>1988 | | |

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Allenswood Road, 177 ft. W of Courtleigh Drive
8504 Allenswood Road
2nd Election District
2nd Councilmanic District
Edward D. Robinson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-433-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Edward D. Robinson and Maureen Robinson for that property known as 8504 Allenswood Road, in the Crown Estates subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 3 ft., in lieu of the required 10 ft., for a proposed carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners 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 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 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 6/8/95
By D.S. Smith

upon the Petitioners.

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 28th day of June, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a 3 ft. side yard setback, in lieu of the required 10 ft., for a proposed carport, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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.

ORDER RECEIVED FOR FILING
Date 6/28/95
By D.S. Smith

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 27, 1995

Mr. and Mrs. Edward D. Robinson
8504 Allenswood Road
Randallstown, Maryland 21133

RE: Petition for Administrative Zoning Variance
Case No. 95-433-A
Property:8504 Allenswood Road

Dear Mr. and Mrs. Robinson:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, 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 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink on Recycled Paper

# Petition for Administrative Variance

95-433-A

## to the Zoning Commissioner of Baltimore County

for the property located at 8504 ALLENSWOOD RD RANDALLSTOWN MD 21133
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.C.1.(CMRT) TO ALLOW A 3' SIDE YARD SET BACK IN LIEU OF THE REQUIRED 10' IN A DR 5.5 ZONE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The present regulation for a car port roof, which is to have a 6 ft set back from the property line, would not allow me to have full coverage of my existing driveway! I am requesting a 3 ft. set back from my property line to attain the coverage needed!

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)
Edward D. Robinson
(Type or Print Name)
Edward D. Robinson
Signature
MAUREEN - ROBINSON
(Type or Print Name)
Maureen Robinson
Signature
8504 ALLENSWOOD RD (410) 655-3508 HOME
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 posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JRD DATE 5-30-95
ESTIMATED POSTING DATE 6-11-95

Printed with Soybean Ink on Recycled Paper

ITEM #: 428

# 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
address 8504 ALLENSWOOD RD
RANDALLSTOWN MD 21133
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)

The present regulation for a car port roof, which is to have a 6 ft set back from the property line, would not allow me to have full coverage of my existing driveway! I am requesting a 3 ft set back from my property line to attain the coverage needed!

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) Edward D. Robinson
Edward D. Robinson
(type or print name)

(signature) Maureen Robinson
MAUREEN - ROBINSON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Edward & Maureen Robinson

the Affiants(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.

4/14/95
date

NOTARY PUBLIC

My Commission Expires: 2.1.96

95-433-A
RANDALLSTOWN MD 21133

ZONING DESCRIPTION FOR 8504 ALLENSWOOD RD
ADDRESS

BEGINNING AT A POINT ON THE NORTH (NORTH, SOUTH, EAST OR WEST) SIDE OF ALLENSWOOD RD (NAME OF STREET) WHICH IS 60 ft. (NUMBER OF FEET OF RIGHT-OF-WAY WIDTH) WIDE AT THE DISTANCE OF 177 (NUMBER OF FEET) WEST (NORTH, SOUTH, EAST OR WEST) OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET COURTLEIGH DR. (NAME OF STREET) WHICH IS 60 (NUMBER OF FEET OF RIGHT-OF-WAY WIDTH) WIDE BEING LOT # 165 BLOCK ___ SECTION # 3 IN THE SUBDIVISION OF CROWN ESTATES (NAME OF SUBDIVISION) AS RECORDED IN BALTO. COUNTY PLAT BOOK # 33 FOLIO # 112 CONTAINING 9,180 SQUARE FEET OR ACRES ALSO KNOWN AS 8504 ALLENSWOOD RD (PROPERTY ADDRESS) AND LOCATED IN THE 2 ELECTION DISTRICT, 02 COUNCILMANIC DISTRICT

#428

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-433-A

District 2nd Date of Posting 6/8/95
Posted for: Variance
Petitioner: Ed + Maureen Robinson
Location of property: 8504 Allenswood Rd., N/S
Location of Signs: Facing roadway, on property being posted
Remarks:
Posted by [signature] Date of return: 6/16/95
Signature
Number of Signs: 1

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

receipt
95-433-A
Account: R-001-6150
Number 428
JRD

Date 5-30-95
Rec'd from: EDWARD D. ROBINSON
5504 ALLENSWOOD RD RANDALLSTOWN
OIC RD (Admin) 50
OSC 15 min 35
TOTAL: 55.

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 428
Petitioner: Edward D. Robinson
Location: 8504 Allenswood Rd & Randallstown MD 21133

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Edward D. Robinson
ADDRESS: 8504 Allenswood Rd
Randallstown MD 21133
PHONE NUMBER: 655-3508

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-433-A (Item 428)
8504 Allenswood Road
N/S Allenswood Road, 177' W of Courtleigh Drive
2nd 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 June 11, 1995. The closing date (June 26, 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 $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.

Arnold Jablon
Director

cc: Edward and Maureen Robinson

Printed with Soybean Ink on Recycled Paper

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 21, 1995

Mr. and Mrs. Edward D. Robinson
8504 Allenswood Road
Randallstown, Maryland 21133

RE: Item No.: 428
Case No.: 95-433-A
Petitioner: E. D. Robinson, et ux

Dear Mr. and Mrs. Robinson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 30, 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 (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.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 14, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 8504 Allenswood Road

INFORMATION:

Item Number: 428

Petitioner: Robinson Property

Property Size:

Zoning: D.R.-5.5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to allow a setback of 3' in lieu of the required 10'.

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:

Division Chief:

PK/JL

ITEM428/PZONE/TXTJWL

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 19, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 19, 1995
Items 428, 429, 431, 432, 433 and 434

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

---

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

6-7-95

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.: 428 (JRA)

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/

---

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 06/08/95

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 JUNE 12, 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: 428, 432 AND 434.

RECEIVED
JUN 9 1995
ZADM

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

cc: File

Printed on Recycled Paper

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

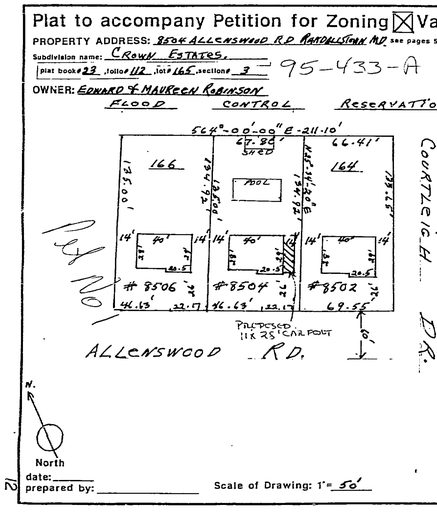
PROPERTY ADDRESS: 8504 ALLENSWOOD RD RANDALLSTOWN MD see pages 5 & 6 of the CHECKLIST for additional required information

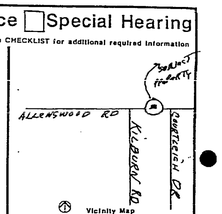
Subdivision name: CROWN ESTATES 95-433-A

plat book # 29 folio # 112 lot # 165 section # 3

OWNER: EDWARD & MAUREEN ROBINSON

FLOOD CONTROL RESERVATION




LOCATION INFORMATION

Election District: 2

Councilmanic District: 02

1"=200' scale map#: NW, 7-H

Zoning: DR.5.5

Lot size: acreage / 8,180 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

| reviewed by: | ITEM #: | CASE#: |
|---|---|---|
| JJA | 428 | |

date:
prepared by:

Scale of Drawing: 1" = 50'

95-433-A

View from parking area toward the hall yard.

95-433-A

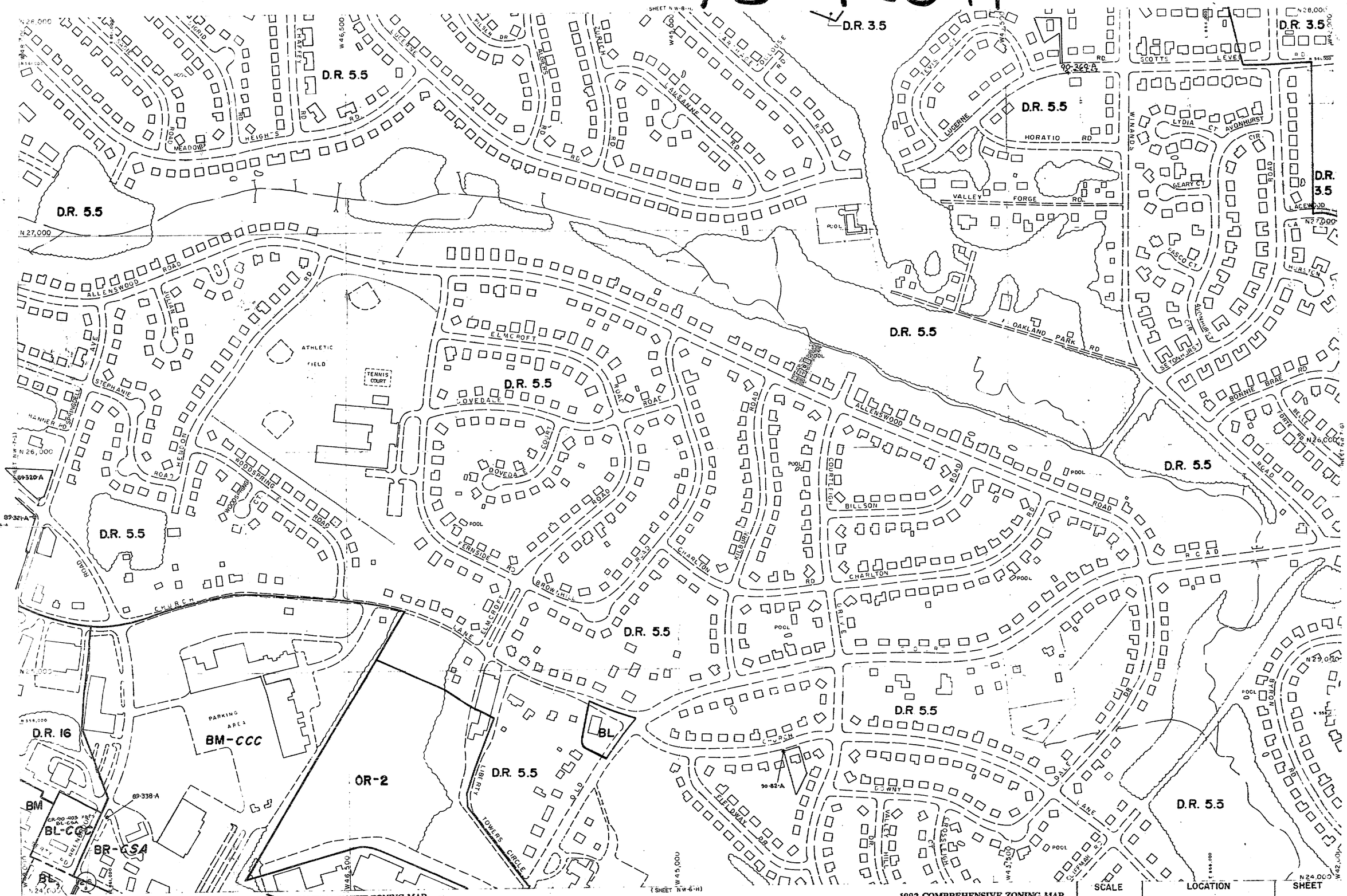
Looking at the property toward the hall yard.

Looking toward subject property from Nightingale Park. Note: house is almost 2 stories, carport, 2 car garage, carport, veranda. Hall: 2nd story under.

View across street showing subject property on left. Neighborhood: Note estate in front, 1 garage and carport. Note close neighbor, house hard by, under on sale

95-433-A

95-433-A




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

Chairman, County Council

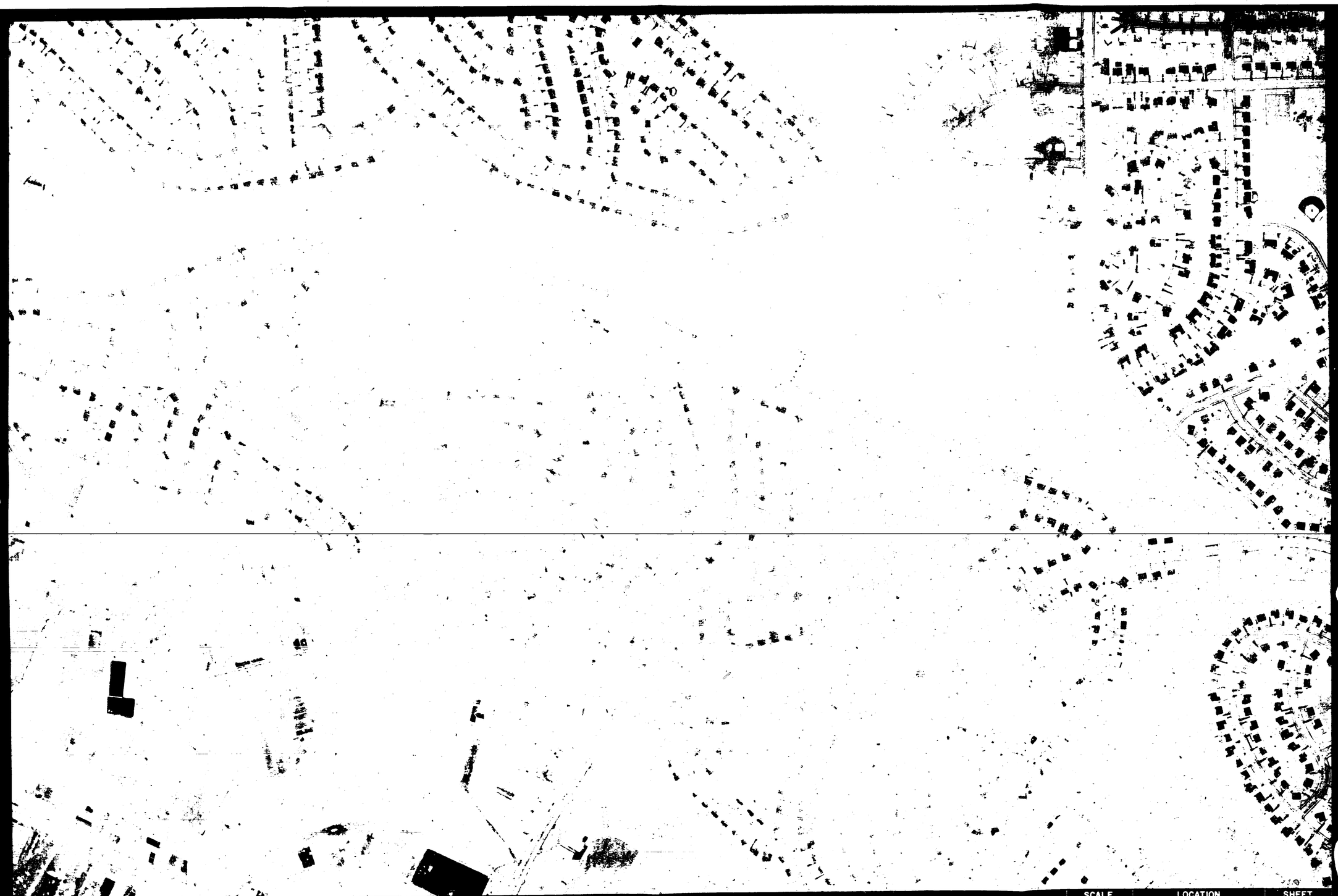
# BALTIMORE COUNTY
## OFFICE OF PLANNING AND ZONING
# OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 123-92, 124-92, 125-92, 126-92, 187-92, 188-92, 189-92

Chairman, County Council

| SCALE | LOCATION | SHEET |
|---|---|---|
| 1" = 200'± | OAKLAND PARK ROCKDALE AREA | N. W. 7-H |
| DATE OF PHOTOGRAPHY JANUARY 1988 | | |

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#428

| SCALE | LOCATION | SHEET |
|---|---|---|
| 1" = 200'± | OAKLAND PARK<br>ROCKDALE AREA | N.W.<br>7-H |
| DATE OF PHOTOGRAPHY<br>JANUARY 1986 | | |

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

95-433-A