

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I, LOUIS ALAN GOODMAN, the Affiant, being owner of all that real estate known as 112 Bayside Drive, Baltimore, Maryland 21222, and being the adjoining neighbor of Donald Williams immediately to the north of his property known as 114 Bayside Drive, Baltimore, Maryland 21222, do hereby affirm that I have reviewed a copy of plat entitled "Plat to Accompany Zoning Variance of 114 Bayside Drive, Balto., MD 21222" marked "Petition Exhibit 1" with the Zoning Case number of 96-10-A, a copy of which is attached hereto. I have been advised by Donald Williams that the 5' setback from the northern wall of the addition to his dwelling to our common boundary line, as shown on said plat, actually measures 4'4" from the north wall of his addition to our common boundary line. Furthermore, this is to affirm that I do not have an objection to the location and dimension of the addition to the dwelling of Donald Williams, despite the error in measurement of 8" between the north wall of the addition and our common boundary line.

I am over the age of eighteen (18), and competent to testify before any Court or other tribunal of record.

Louis Alan Goodman
Louis Alan Goodman, Affiant

SUBSCRIBED TO AND SWORN BEFORE ME, this 23 day of October 2003
2003.

Cuddey H. Lorde
Notary Public

My Commission Expires: 4/1/2005

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 19, 2003

Robert A. McFarland, esquire
Robert A. McFarland, P.A.
405 Allegheny Avenue
Towson, MD 21204

Dear Mr. McFarland:

RE: Spirit and Intent, Zoning Case # 96-10-A, Donald Williams, 114 Bayside Drive, Baltimore, MD 21222, 12th Election District

Your recent letter to this office was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultation with Larry Schmidt, Zoning Commissioner, and Carl Richards, Zoning Review Supervisor, the following has been determined:

1. The proposed modification to the order in Zoning Case # 96-10-A to allow a side setback of 4'4" from the northern boundary line is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to the three (3) restrictions as contained in the Zoning Commissioner's order.
2. A copy of this response and the October 23, 2003 dated affidavit from the adjacent property owner (copy enclosed) will be recorded and made a permanent part of the zoning case file.
3. You must include in the details of all plan submittals (including building permit application plans) a verbatim copy of this response and the affidavit from the adjacent property owner.
4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

Enclosure

c: Zoning Hearing File # 96-10-A
File-Spirit & Intent Letters

Visit the County's Website at www.baltimorecountyonline.info

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Bayside Drive, 360' S of
the c/l of Beach Drive
(114 Bayside Drive)
12th Election District
7th Councilmanic District

Donald Edward Williams
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-10-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 114 Bayside Drive, located in the vicinity of Wise Avenue and Bear Creek in Dundalk. The Petition was filed by the owner of the property, Donald Edward Williams. The Petitioner seeks relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet, and a front yard setback of 23 feet in lieu of the required front average of 33 feet, for a proposed additions to the front (east) and north sides of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioner 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 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 variances would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date

By

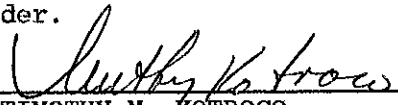
MICROFILMED

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 8th day of August, 1995 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet, and a front yard setback of 23 feet in lieu of the required front average of 33 feet, for a proposed additions to the front (east) and north sides of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee (ZAC) comments submitted hereto and made a part of the case file.
- 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

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 8, 1995

(410) 887-4386

Mr. Donald E. Williams
114 Bayside Drive
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Bayside Drive, 360' S of the c/l of Beach Drive
(114 Bayside Drive)
12th Election District - 7th Councilmanic District
Donald Edward Williams - Petitioner
Case No. 96-10-A

Dear Mr. Williams:

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 Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Counsel
DEPRM
File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 114 BAYSIDE DRIVE

which is presently zoned DR5.5

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 & 303.1

To allow an addition (for kitchen extension & enclosed porch) with a side yard setback of 5 ft. & a front yard setback of 23 ft. in lieu of the minimum required side yard setback of 10 ft. & front average setback of 33 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) 111 parents are moving in.

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:

Legal Owner(s).

(Type or Print Name)

DONALD EDWARD WILLIAMS
(Type or Print Name)

Signature

Donald Edward Williams
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

114 BAYSIDE DRIVE 285-0460
Address Phone No

Signature

BALTIMORE M.D. 21222
City State Zipcode

Name, Address and phone number of representative to be contacted

Address Phone No.

Name

City State Zipcode

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: sf

DATE: 7-10-95

ESTIMATED POSTING DATE: 7-23-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 10

ORDER RECEIVED FOR FILING

Date

By

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 114 BAYSIDE DRIVE
address
BALTO MD 21222
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)

111 parents are moving in.

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.

Donald Edward Williams
(signature)
RONALD EDWARD WILLIAMS
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

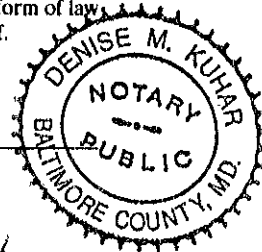
Donald Edward Williams

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.

6/2/95
date

Denise M. Kuhar
NOTARY PUBLIC



My Commission Expires:

MY COMMISSION EXPIRES MARCH 17, 1997

114 BAYSIDE DRIVE
BALTIMORE, MARYLAND 21222

Beginning at a point on the West side of Bayside Drive which is Forty (40) feet wide at the distance of 360 Feet South of the Centerline of Beach Drive which is Forty (40) feet wide. Being Lot # 39 and #40 Block 'D' in the Subdivision of "INVERNESS" as recorded in Baltimore County Plat Book # 10, Folio # 128, containing 6511 Square Feet. Also known as 114 Bayside Drive and located in the 12th Election District.

GDM/gdm

(Signature)

ZONING DESCRIPTION

114 BAYSIDE DRIVE
BALTIMORE, MARYLAND 21222

Beginning at a point on the West side of Bayside Drive which is Forty (40) feet wide at the distance of 360 Feet South of the Centerline of Beach Drive which is Forty (40) feet wide. Being Lot # 39 and #40 Block 'D' in the Subdivision of ''INVERNESS'' as recorded in Baltimore County Plat Book # 10, Folio # 128, containing 6511 Square Feet. Also known as 114 Bayside Drive and located in the 12th Election District.

GDM/gdm

Item #10

96-10-12

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 17th Date of Posting 7/73/95
Posted for: Variance
Petitioner: Donald Williams
Location of property: 114 Boyside Pkwy
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 7/28/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

003632

DATE 7/10/95 ACCOUNT R-001-615-000

AMOUNT \$ 85.00

RECEIVED FROM: E-Z Permit Service

010 - Variance - 50.00 ITEM # 10
080 - Sign - 35.00 Taken by: JRF

FOR: 85
03A03#0376MICHRC \$85.00
BA C011#22AMD7-10-95

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

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.: # 10

Petitioner: Donald Williams

Location: 114 Bayside Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Donald Williams

ADDRESS: 114 Bayside Drive
Baltimore, md. 21222

PHONE NUMBER: 284-0460

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chcsapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-10-A (Item 10)
114 Bayside Drive
W/S Bayside Drive, 360' S of c/l Beach Drive
12th Election District - 7th 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 July 30, 1995. The closing date (August 7, 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, reading "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Donald Edward Williams

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1995

Mr. Donald Edward Williams
114 Bayside Drive
Baltimore, Maryland 21222

RE: Item No.: 10
Case No.: 96-10-A
Petitioner: D. E. Williams

Dear Mr. Williams:

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 July 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 (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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 1, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #10 - Williams Property
114 Bayside Drive
Zoning Advisory Committee Meeting of July 24, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

This proposal is in compliance with Chesapeake Bay Critical Area (CBCA) requirements. Best Management Practices (BMP's) (i.e., planting of trees) for redevelopment within the Intensely Developed Areas (IDA's) of the CBCA will be addressed at the building permit stage.

✓
JLP:KK:sp

c: Mr. Donald E. Williams

WILLIAMS/DEPRM/TXTSBP

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: July 31, 1995
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Item 010

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor of residential developments.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the flood plain elevation in all construction.

RWB:sw

RECEIVED

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 07/17/95

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 JULY 24, 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: 09, 10, 11, 12, 13, 14 & 16.

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

cc: File

Printed on Recycled Paper

MICROFILMED



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-17-95

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.: 010 (JRF)

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 1, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

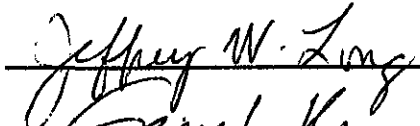
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 494, 9, 10, 11, 12 and 13.

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.

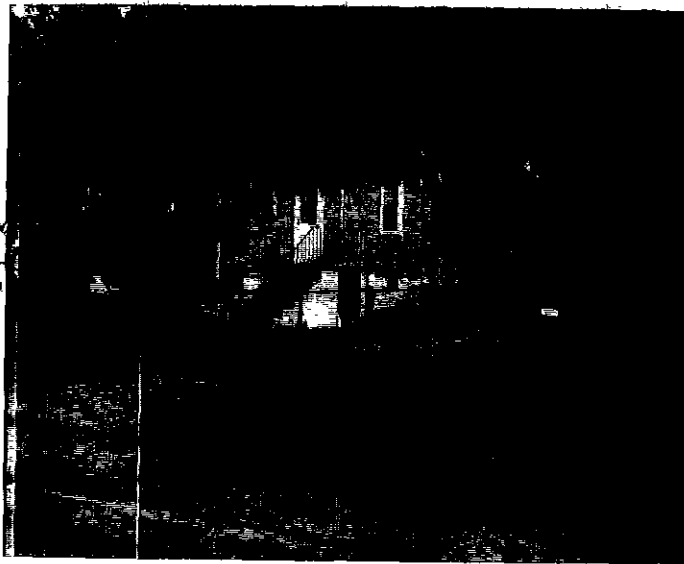
Prepared by:



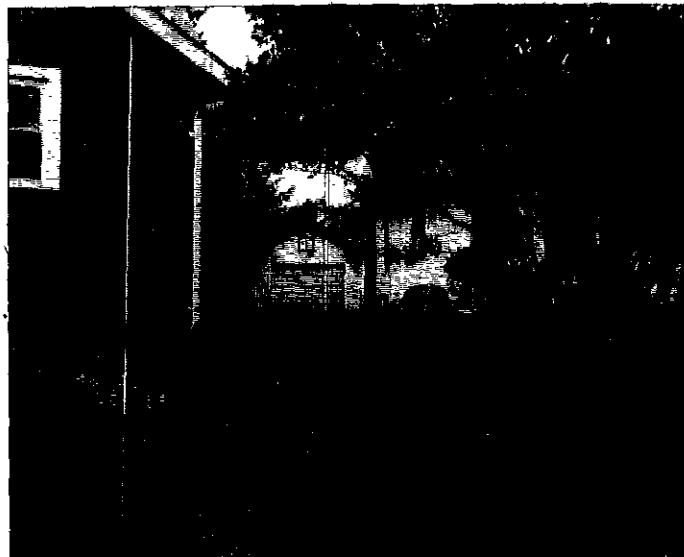
Division Chief: 

PK/JL

PETITIONER(S) EXHIBIT ()



Side To Rear

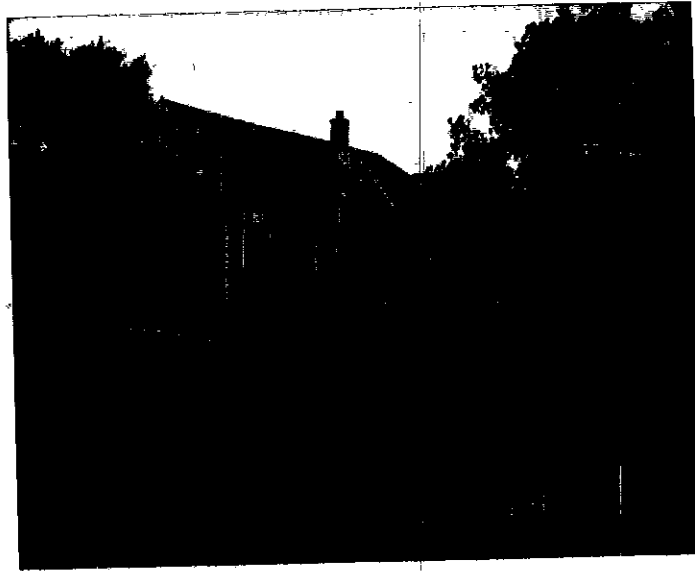


Front To Rear

Item #10

RECEIVED

PETITIONER(S) EXHIBIT ()



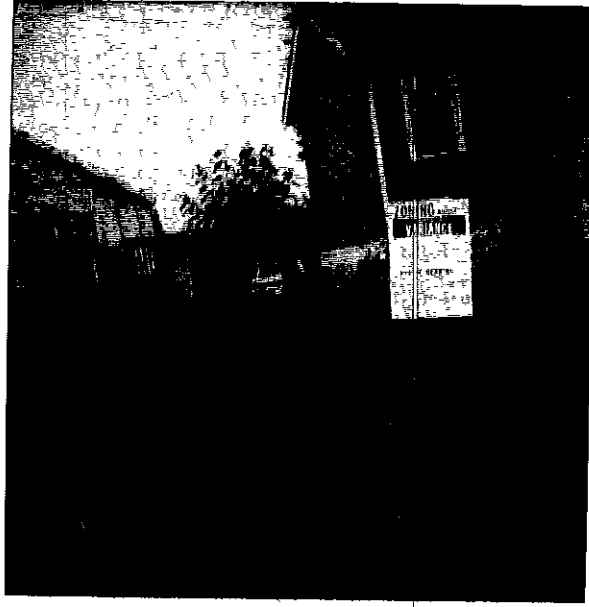
Front



Rear To Front

Item # 10

MICROFILMED



96-18

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Bayside Drive, 360' S of
the c/l of Beach Drive
(114 Bayside Drive)
12th Election District
7th Councilmanic District
Donald Edward Williams
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-10-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 114 Bayside Drive, located in the vicinity of Wise Avenue and Bear Creek in Dundalk. The Petition was filed by the owner of the property, Donald Edward Williams. The Petitioner seeks relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet, and a front yard setback of 23 feet in lieu of the required front average of 33 feet, for a proposed additions to the front (east) and north sides of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioner 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 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 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 8th day of August, 1995 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet, and a front yard setback of 23 feet in lieu of the required front average of 33 feet, for a proposed additions to the front (east) and north sides of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.
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- 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:bjb

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 8, 1995

(410) 887-4386

Mr. Donald E. Williams
114 Bayside Drive
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Bayside Drive, 360' S of the c/l of Beach Drive
(114 Bayside Drive)
12th Election District - 7th Councilmanic District
Donald Edward Williams - Petitioner
Case No. 96-10-A

Dear Mr. Williams:

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 Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjb

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Counsel
DEPRM
File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12A Date of Posting: 7/27/95
Posted for: Donald E. Williams
Petitioner: Donald E. Williams
Location of property: 114 Bayside Drive
Location of Sign: Front of property on Bayside Drive
Remarks:
Posted by: Timothy M. Kotroco Date of return: 8/2/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003632

DATE 7/10/95 ACCOUNT R-001-615-000

AMOUNT \$ 85.00

RECEIVED FROM E-Z Permit Service

FOR 010 - Variance - 50.00 ITEM # 10

FOR 080 - Sign - 35.00 Taken by: JRP

BA 0011220007-1: 85 \$05.00

VALIDATION OR SIGNATURE OF CARRIER

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 as scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 114 BAYSIDE DRIVE
BALTO MD 21222
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: 111 parents are moving in.

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.

Donald Edward Williams
Signature
DONALD EDWARD WILLIAMS
(Type or print name)

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

I HEREBY CERTIFY, this 2 day of June 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald Edward Williams
Signature
DONALD EDWARD WILLIAMS
(Type or print name)

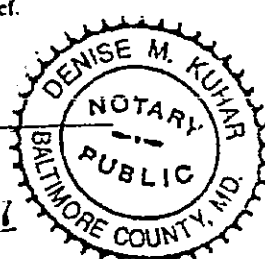
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6/2/95

Debra M. Kuhn
Signature
DEBRA M. KUHN
(Type or print name)

My Commission Expires:
MY COMMISSION EXPIRES MARCH 17, 1996



ZONING DESCRIPTION

114 BAYSIDE DRIVE
BALTIMORE, MARYLAND 21222

Beginning at a point on the West side of Bayside Drive which is Forty (40) feet wide at the distance of 360 Feet South of the Centerline of Beach Drive which is Forty (40) feet wide. Being Lot # 39 and #40 Block 'D' in the Subdivision of "INVERNESS" as recorded in Baltimore County Plat Book # 10. Folio # 128, containing 6511 Square Feet. Also known as 114 Bayside Drive and located in the 12th Election District.

GDM/grdm

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 114 BAYSIDE DRIVE
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 Sections 1B02.3.C.1 & 303.1

To allow an addition (for kitchen extension & enclosed porch) with a side yard setback of 5 ft. & a front yard setback of 23 ft. in lieu of the minimum required side yard setback of 10 ft. & front average setback of 33 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 111 parents are moving in.

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.

OFFICE RECEIVED FOR FILING

DATE 8/8/95 BY JRP

REVIEWED BY: JRP DATE 7-10-95 ESTIMATED POSTING DATE 7-23-95

Printed with Superscript Ink on Recycled Paper

ITEM # 10

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be 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
Signature
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: # 10

Petitioner: Donald Williams

Location: 114 Bayside Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Donald Williams

ADDRESS: 114 Bayside Drive

Baltimore, Md. 21222

PHONE NUMBER: 284-0460

AD:ggg

(Revised 04/29/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-10-A (Item 10)
114 Bayside Drive
W/S Bayside Drive, 360' S of c/I Beach Drive
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refrainer regarding the administrative process.

1) Your property will be posted on or before July 30, 1995. The closing date (August 7, 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 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 \$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.

Carl Jablon

Arnold Jablon
Director
Department of Permits and Development Management

cc: Donald Edward Williams

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1995

Mr. Donald Edward Williams
114 Bayside Drive
Baltimore, Maryland 21222

RE: Item No.: 10
Case No.: 96-10-A
Petitioner: D. E. Williams

Dear Mr. Williams:

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 July 19, 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).

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

August 1, 1995

FROM: J. Lawrence Wilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #10 - Williams Property
114 Bayside Drive
Zoning Advisory Committee Meeting of July 24, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

This proposal is in compliance with Chesapeake Bay Critical Area (CBCA) requirements. Best Management Practices (BMP's) (i.e., planting of trees) for redevelopment within the Intensely Developed Areas (IDA's) of the CBCA will be addressed at the building permit stage.

JLP:KK:sp

cc: Mr. Donald E. Williams

WILLIAMS/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: July 31, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Item 010

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor of residential developments.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the flood plain elevation in all construction.

BWB:aw

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 07/17/95

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 JULY 24, 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: 09,10,11,12,13,14 & 16.

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

cc: File
Printed on Recycled Paper

Maryland Department of Transportation
State Highway Administration

7-17-95

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.: 010 (JRF)

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 affected 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, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 1, 1995

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):

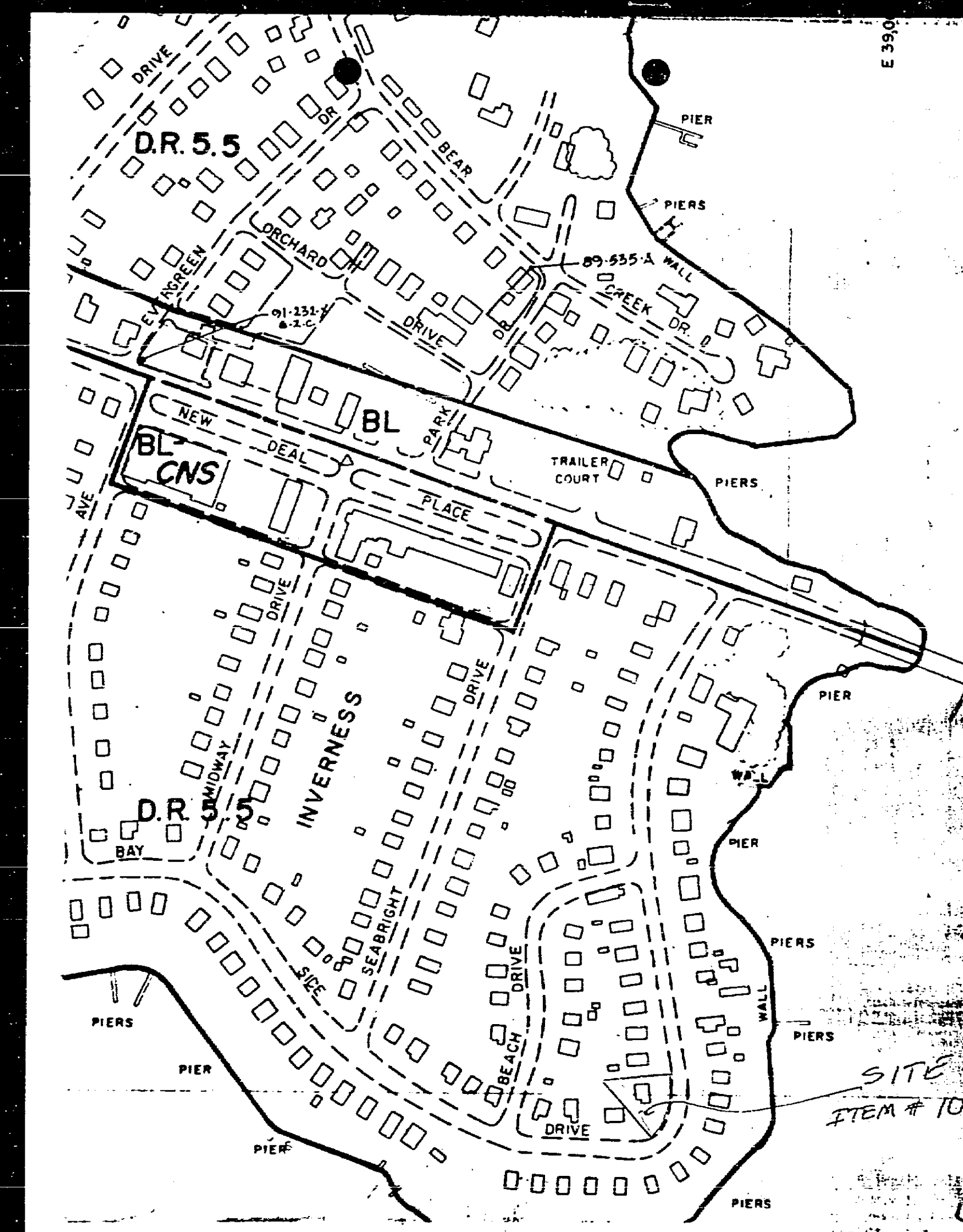
Item Nos. 494, 9, 10, 11, 12 and 13.

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: *Carol L. Kenna*

PK/JL

ITEM494/PZONE/ZAC1



PETITIONER(S) EXHIBIT ()

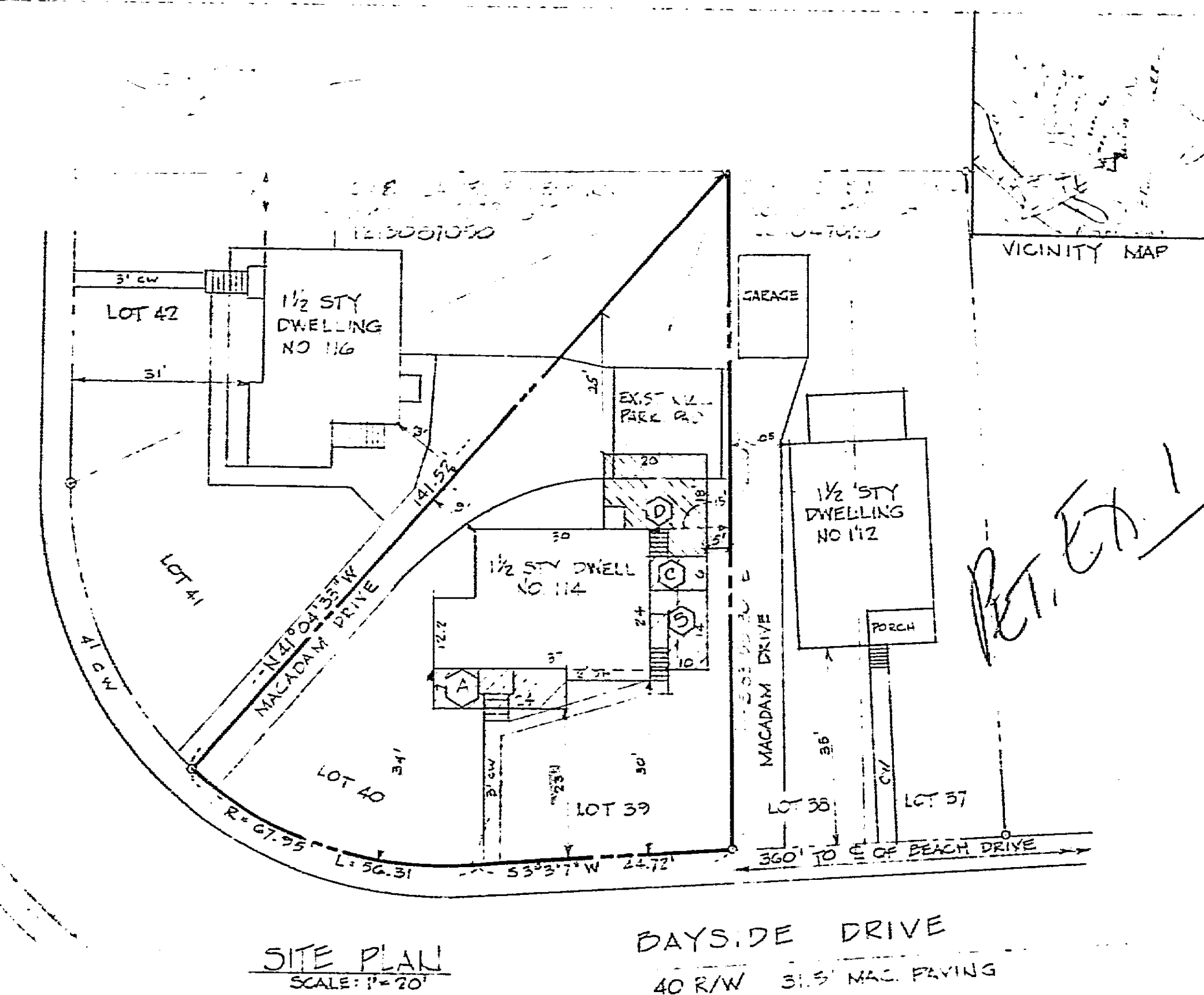


Item #10

PETITIONER(S) EXHIBIT



Item #10



- PROPOSED ADDITIONS
- 1 COVERED PORCH 7'x24' 168 SF
 - 2 KITCHEN ADDITION 10'x14' 140 SF
 - 3 COVERED PORCH 6'x10' 60 SF
 - 4 CONC PATIO 14'x20' 280 SF

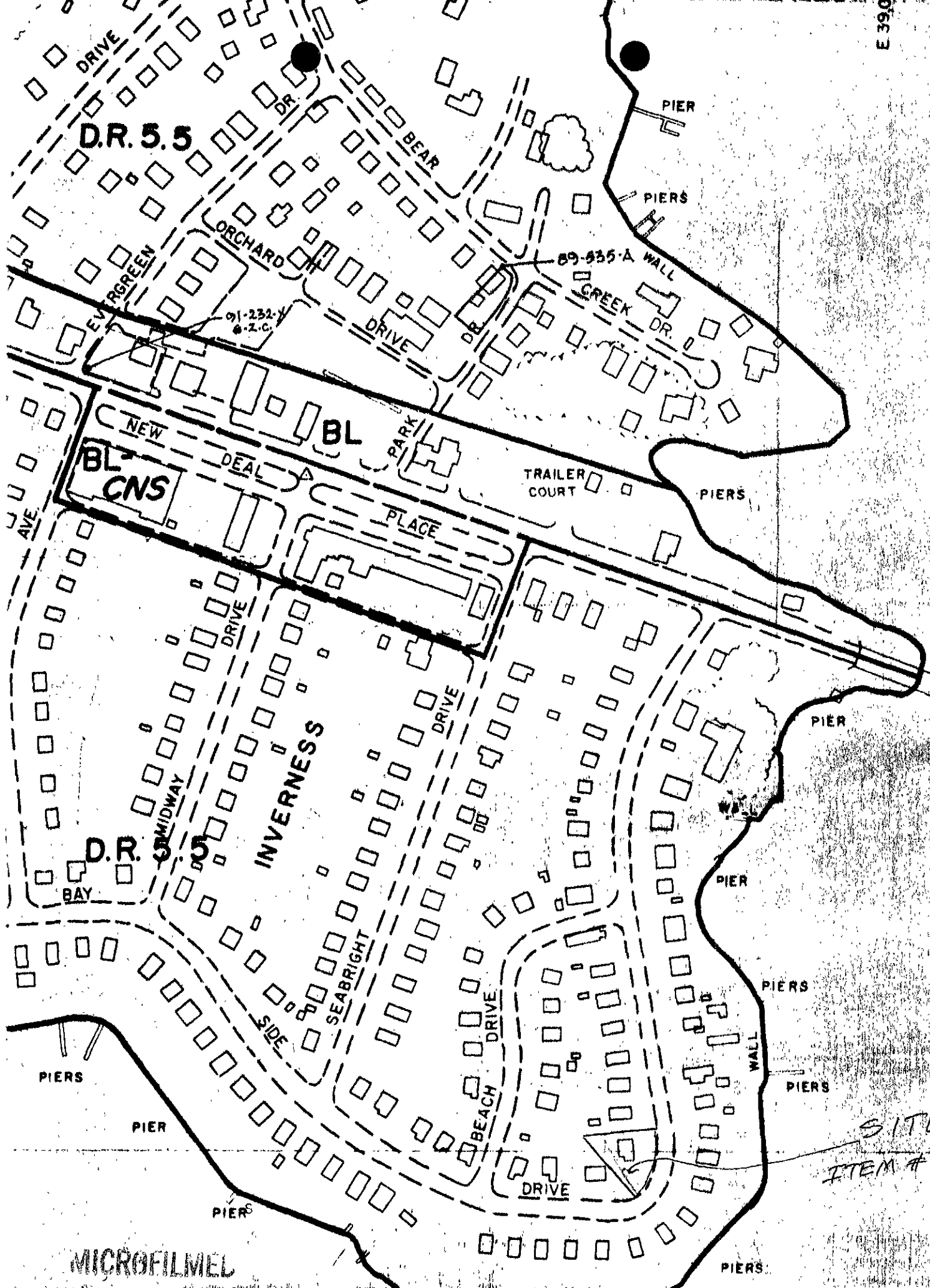
GENERAL NOTES
EXISTING PUBLIC WATER SERVICE
IN DAYSIDE DRIVE
ZONING: DR 5.5
AREA OF LOT: 6511 SQ. FT. .143 AC
DEED REF: 66-57526
TX NO: 17-933560

96-10-A

Item #10

PLAT TO ACCOMPANY ZONING VARIANCE
4 DAYSIDE DRIVE, BALTO, MD 21222
OWNER: DONALD WILLIAMS
ELECT DIST: 12, 20, 22, 1 ST, 7
LOTS 39-40 Block D "overlaid" Supervision
Par Book, Lot 10, P. 3, 28
Date: May 1, 1995 Scale: 1"=20'
D. Williams and 25 others and 25 others

P1215



D.R. 5.5

BL CNS

INVERNESS

BL

SEABRIGHT

BEACH DRIVE

TRAILER COURT

DRIVE

PIER

PIERS

PIERS

PIER

PIER

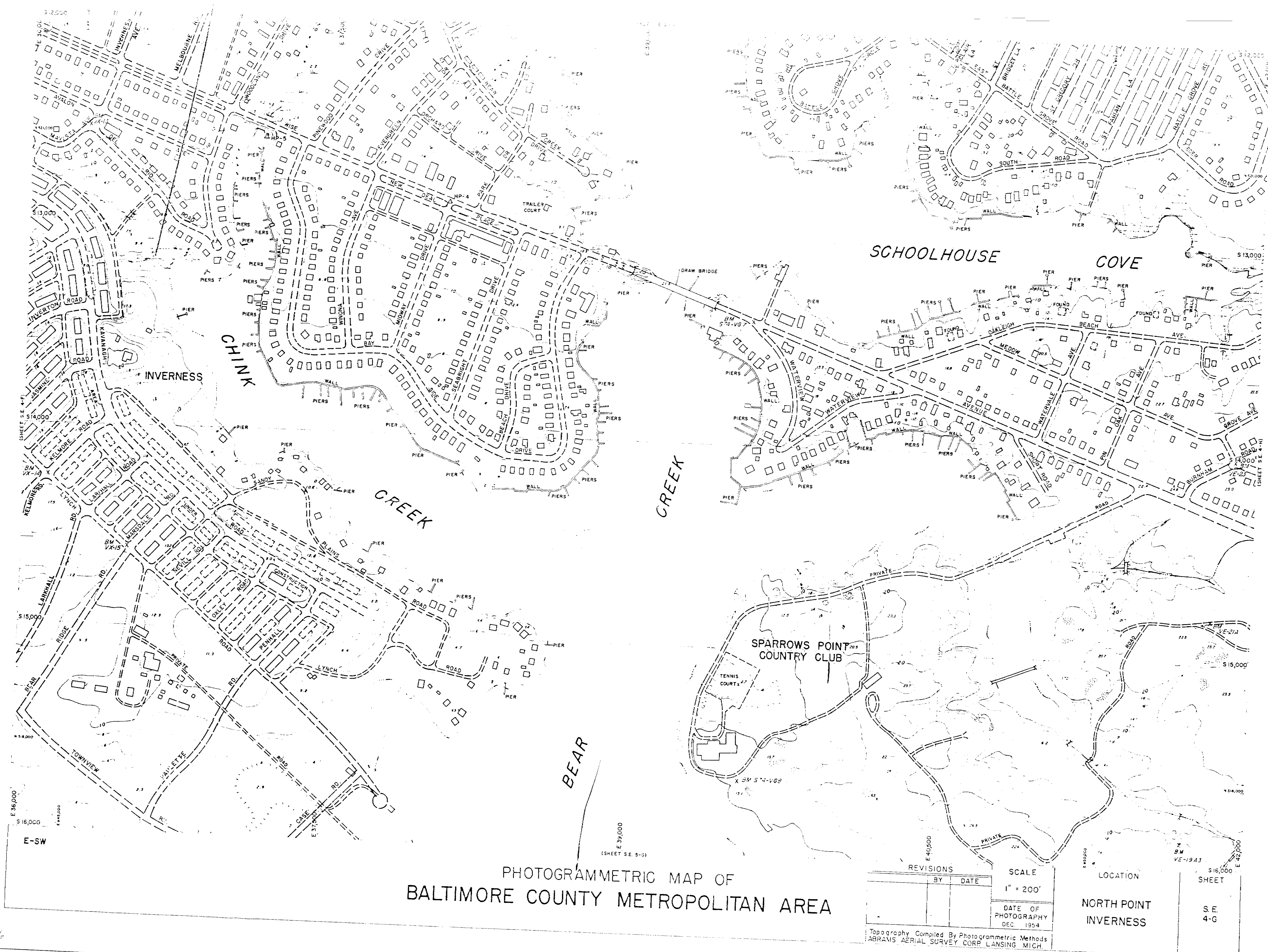
PIERS

PIERS

PIERS

SITE
ITEM # 10

MICROFILMEL



MICROFILMED



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		DATE
BY		

SCALE
1" = 200'

LOCATION
NORTH POINT
INVERNESS

SHEET
S.E.
4-G

Photography Compiled By Photogrammetric Methods
APPROX. AERIAL SURVEY CORP. LANSING, MICH.

MICROFILMED