

IN RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE  
 ZONING VARIANCE \* ZONING COMMISSIONER  
 N/S Meadowcliff Road, 670 ft. E \* OF BALTIMORE COUNTY  
 of Manor Road \* Case No. 96-332-A  
 4304 Meadowcliff Road  
 11th Election District  
 6th Councilmanic District  
 Randell S. Kegg, et ux  
 Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Randell S. Kegg and Sheila A. Kegg, his wife, for that property known as 4304 Meadowcliff Road in the Meadow Cliff subdivision of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed garage in the front yard in lieu of the required rear yard, and to determine if a variance is required for this accessory structure under the 1953 to 1955 zoning regulations, Section V1.C.5 in an R.C.5 zone. The property and relief sought are 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 BCZR. Furthermore, strict compliance with the BCZR

ORDER RECEIVED FOR FILING

Date

By

3/29/96  
 M. D. Dard

RECORDED

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 29<sup>th</sup> day of March, 1996 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed garage in the front yard in lieu of the required rear yard, and to determine if a variance is required for this accessory structure under the 1953 to 1955 zoning regulations, Section VI.C.5 in an R.C.5 zone, 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 Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

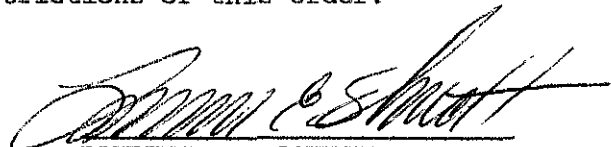
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING

Date

By

3/29/96  
*M. D. [Signature]*



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmm

APR 1 1996



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

4304 Meadowcliff Road

96-332-A

which is presently zoned R.C.-5

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

The undersigned, legal owner(s) of the property 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 (accessory buildings)  
TO DENY A PROPOSED GARAGE IN FRONT YARD IN LIEU OF THE  
REQUIRED REAR YARD AND TO DETERMINE IF A VARIANCE IS REQUIRED FOR THIS  
ACCESSORY STRUCTURE UNDER THE 1953 TO 1955 ZONING REGULATIONS SECT. VI.C.5 (PLAT 20/51)

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

The site for the proposed garage is easily accessible from the existing driveway and requires a minimal amount of grading for construction. Building the garage to the rear of the house would involve extensive grading, a new driveway and much more clearing which would create a hardship and practical difficulty.

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)

Randell S. Kegg  
(Type or Print Name)

Signature

Signature

Address

Sheila A. Kegg  
(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner.

4304 Meadowcliff Road 592-3733

(Type or Print Name)

Address Phone No

Signature

Glen Arm MD 21057

City State Zipcode  
Name, Address and phone number of representative to be contacted

Address Phone No.

Ronald M. Kearney

City State Zipcode

102 N. Main Street, Bel Air, MD 838-1441

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: \_\_\_\_\_ DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 330

ESTIMATED POSTING DATE: \_\_\_\_\_

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

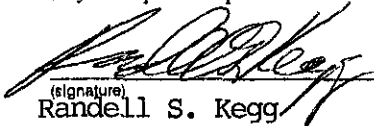
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4304 Meadowcliff Road  
address  
Glen Arm MD 21057  
City State Zip Code

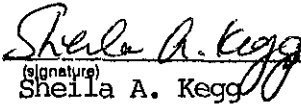
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

My existing paved driveway extends from Meadowcliff Road running upgrage to the garage that is attached to the house. Just before the garage is a paved turnaround area which will serve as the entrance to the new garage. This area for the garage is a level site that would provide little difficulty for construction. Construction of the garage to the rear of the house would create a hardship and practical difficulty because additional construction of a driveway and a significant amount of grading and clearing would be required.

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)  
Randell S. Kegg  
(type or print name)



  
(signature)  
Sheila A. Kegg  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

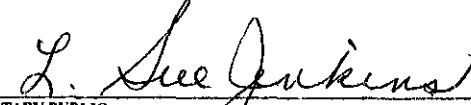
I HEREBY CERTIFY, this 28<sup>th</sup> day of February, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RANDELL S. KEGG SHEILA A. KEGG

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.

2-28-96  
date

  
NOTARY PUBLIC

My Commission Expires: 3/3/98

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

No. 96-332-A

DATE 2/24/76 ACCOUNT REC 16150

AMOUNT \$ 85.00

RECEIVED FROM: KEGG.

4304 M. ADOWCLIFF RD

FOR: RV 50.00

1 SIGN 35.00

65.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
 Department of Permits and  
 Development Management

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

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.: 330 Petitioner: Randell S. Kegg

Location: 4304 Meadowcliff Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Randell S. Kegg

ADDRESS: 4304 Meadowcliff Road

Glen Arm, MD 21057

PHONE NUMBER 592-3733



Baltimore County  
Department of Permits and  
Development Management

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

March 7, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-332-A (Item 330)  
4304 Meadowcliff Road  
N/S Meadowcliff Road, 670' E of Manor Road  
11th Election District - 6th Councilmanic  
Legal Owner: Randell S. Kegy and Sheila A. Kegg

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 10, 1996. The closing date (March 25, 1996) 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: Randell and Sheila Kegg  
Ronald M. Kearney





Baltimore County  
Department of Permits and  
Development Management

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

March 18, 1996

Mr. and Mrs. Randell S. Kegg  
4304 Meadowcliff Road  
Glen Arm, Maryland 21057

RE: Item No.: 330  
Case No.: 96-332-A  
Petitioner: R. S. Kegg, et ux

Dear Mr. and Mrs. Kegg:

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 February 29, 1996.

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)

UNRECORDED





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 18, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 18, 1996  
Item Nos. 327, 328, 329, (330) & 333 4

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 03/12/96

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. 12, 1996

Item No.: SEE BELOW                      Zoning Agenda:

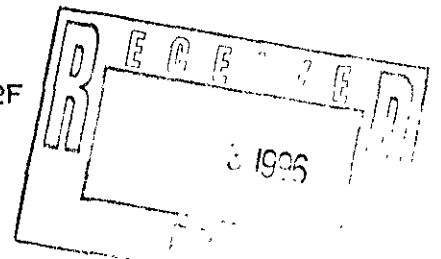
Gentlemen:

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: 325, 327, 328, 329,  
330 AND 333. 5

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 7, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, (330) and 333 9

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

3-8-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 330 (JLL)

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 projects.

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/es

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


February 18, 1996

#330

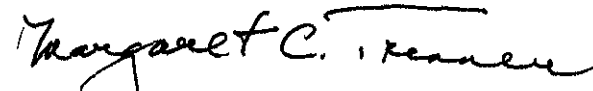
To Whom It May Concern,

I am aware of the application for a building permit for a residential garage to be built on the property located at 4304 Meadowcliff Road. I understand that it will be built in front of and to the left side of the existing home structure. I approve of the construction of the garage in this location.

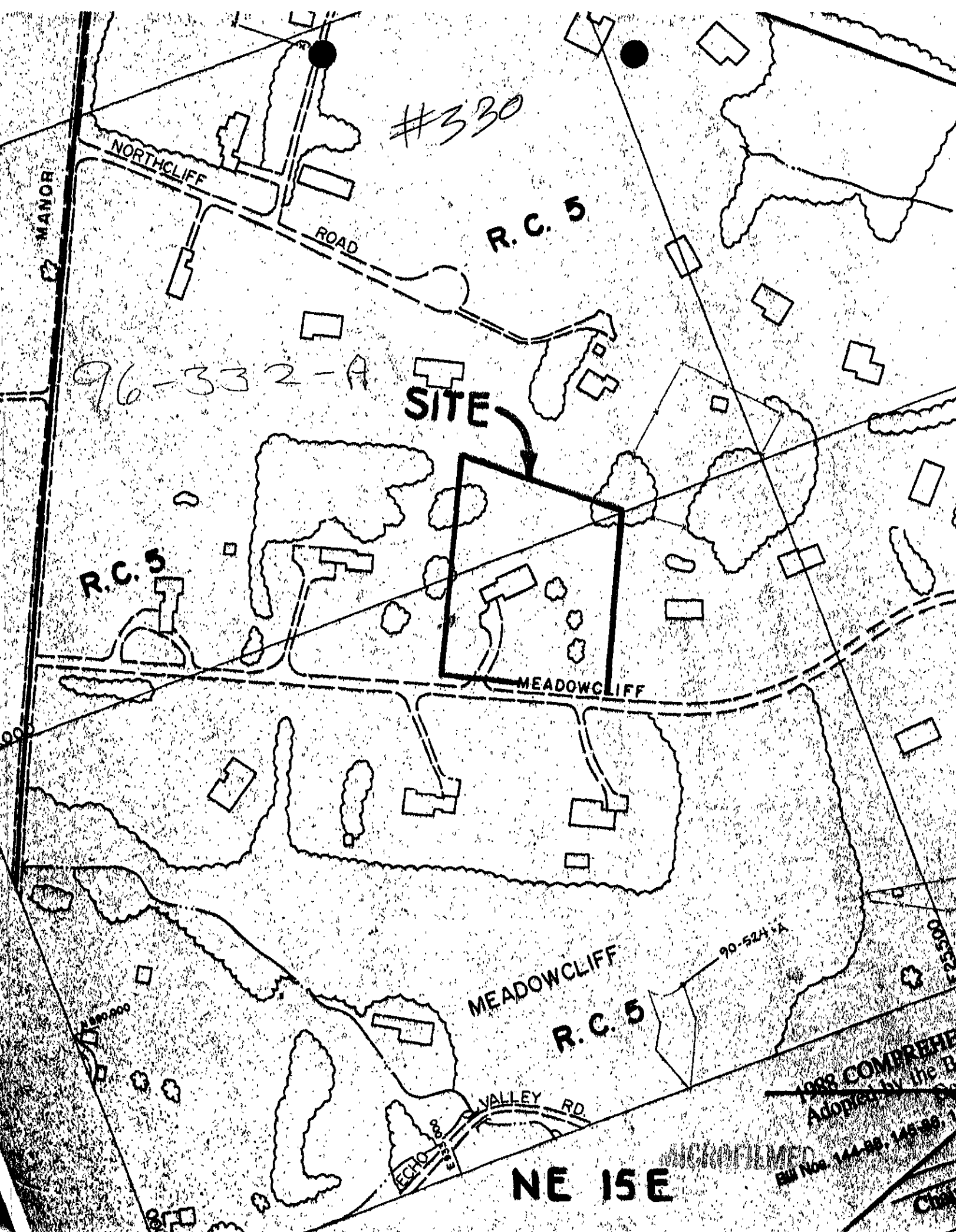
John J. Trenner



Margaret C. Trenner



4302 Meadowcliff Road  
Glen Arm, Maryland 21057



#330

MANOR

NORTHCLIFF

ROAD

R.C. 5

96-332-A

SITE

R.C. 5

MEADOWCLIFF

MEADOWCLIFF

R.C. 5

VALLEY RD.

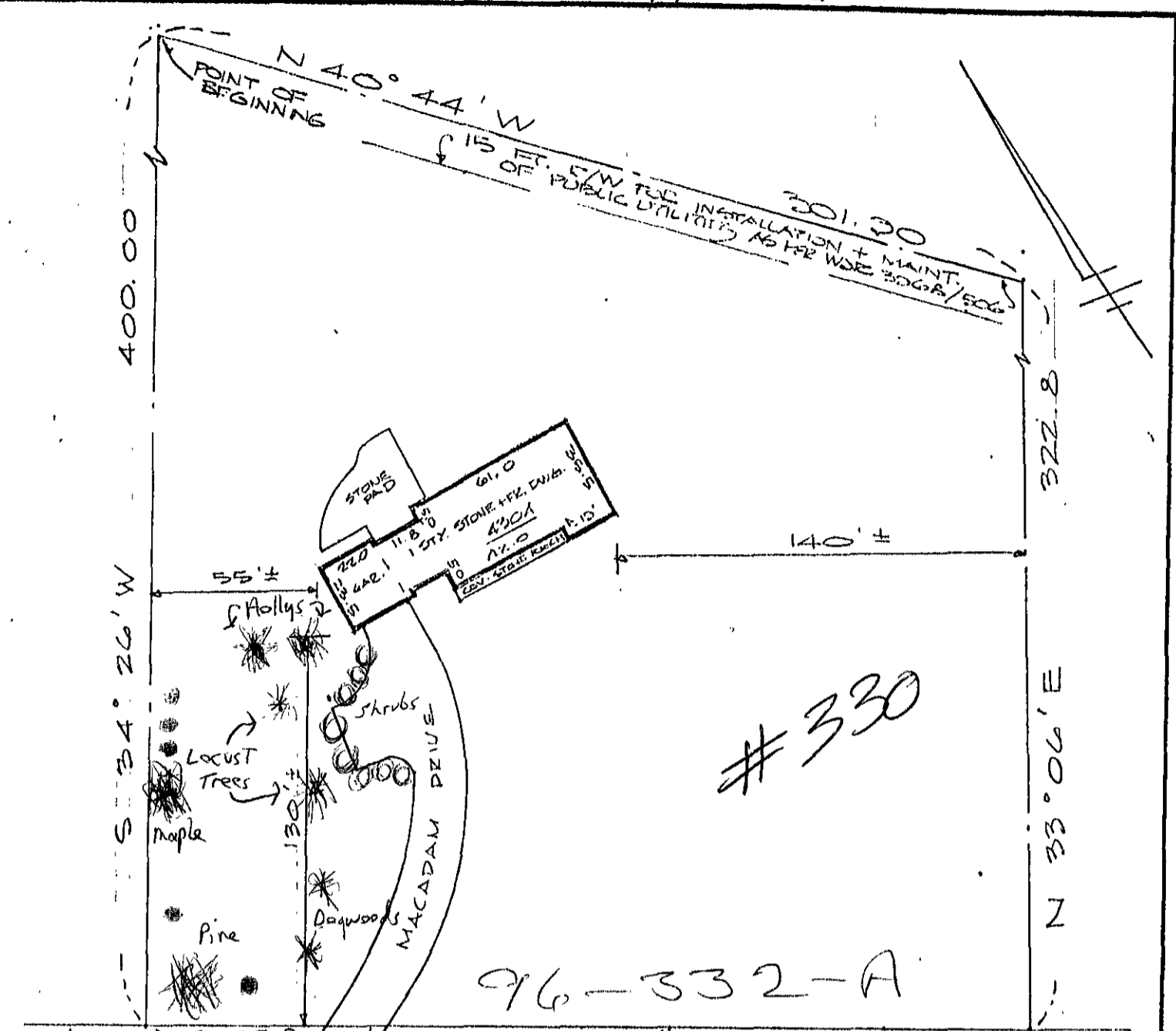
NE 15E

1988 COMPRISE  
Adopted by the B...

BU No. 144-88, 145-89, 1

Ch...

SKETCH SHOWING SEND BACK EXISTING AND PROPOSED TREES



This property is not located in a H.U.D. Identified Special Flood Hazard Area. A Flood Hazard Map Interpretation thought believed accurate is not guaranteed.

- \* The two Locust Trees & The two shrubs at the end of the parking pad will be taken out
- \* Pines will be planted at ● dots to help hide the garage

This reproduction subject to 1% reduction in scale.

I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

4/13/89

*[Signature]*

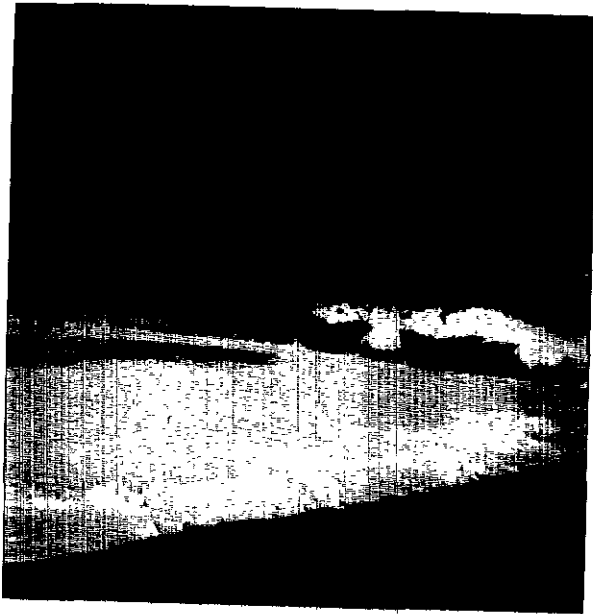
*Red No 1*

This plat is not to be used for the establishment of property lines.

REG. NO. 8675

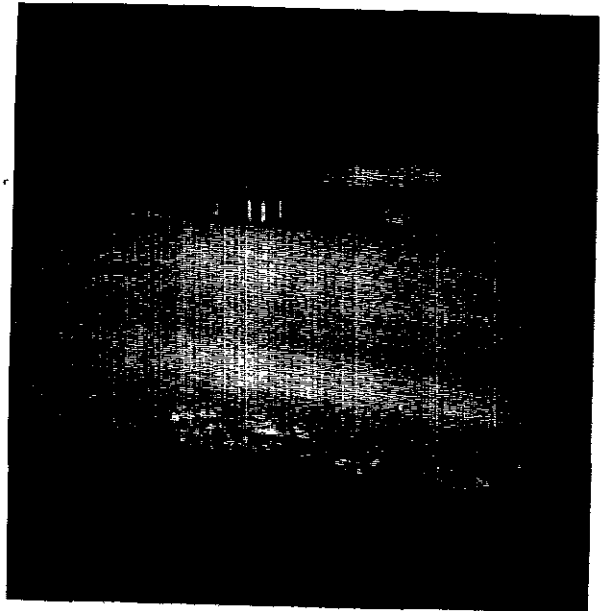


<b>LOCATION SURVEY</b>		<b>SCALE</b>
4304 MEADOWCLIFF ROAD, BALTIMORE COUNTY, MD.		1" = 50'
OFFICE OF		<b>DATE</b>
<b>MANK &amp; KUNST</b>		4/13/89
408 YORK ROAD		<b>JOB NO.</b>
TOWSON, MARYLAND 21204		238 89 D



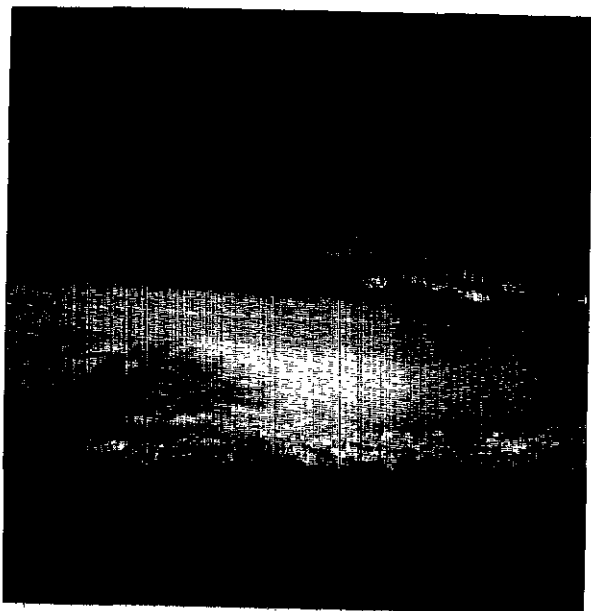
330

Side view of new garage location.



330

Front of house - shot from the road.



330

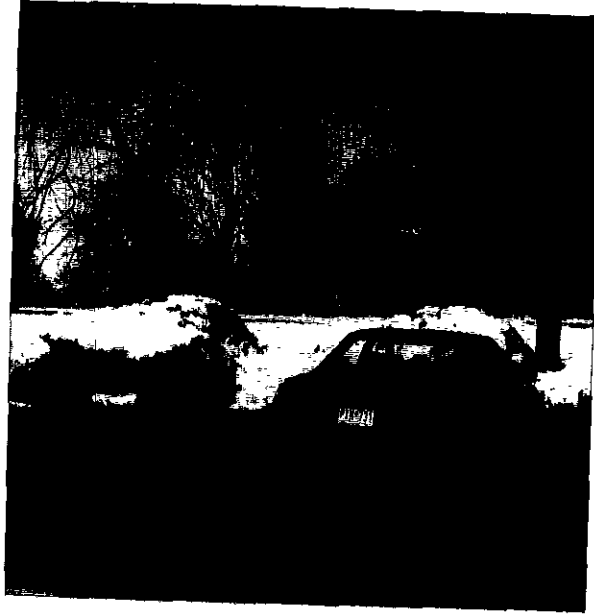
View of side yard - garage will be located where the locust trees are.



330

Side parking pad - will be in front of new garage.





330

Faces location of new garage

330

96-332-A

ZONING DESCRIPTION FOR 4304 MEADOWCLIFF ROAD

Beginning at a point on the north side of Meadowcliff Road which is 50 feet wide at the distance of 670 feet east of the centerline of the nearest improved intersecting street Manor Road which is 60 feet wide. Being Lot Dun Farm, Section A in the subdivision of Meadow Cliff as recorded in Baltimore County Plat Book #20, Folio #51, containing 2.44 acres. Also known as 4304 Meadowcliff Road and located in the 11th Election District, 6th Councilmanic District.

RECORDED

96-332A

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

District: 11 \_\_\_\_\_  
Date of Posting: 3/8/96

Posted for: Variance  
Petitioner: Randall & Sheila Keagy

Location of property: 4304 Medlowcroft Rd.

Location of Sign: Front of Property

Remarks: \_\_\_\_\_  
Posted by: Nancy Stewart Date of return: 3/8/96  
Signature

Number of Signs: 1



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE ZONING VARIANCE N/S Meadowcliff Road, 670 ft. E of Manor Road 4304 Meadowcliff Road 11th Election District 6th Councilmanic District Randell S. Keggs, et ux Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-332-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Randell S. Keggs and Sheila A. Keggs, his wife, for that property known as 4304 Meadowcliff Road in the Meadow Cliff subdivision of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed garage in the front yard in lieu of the required rear yard, and to determine if a variance is required for this accessory structure under the 1953 to 1955 zoning regulations, Section VI.C.5 in an R.C.5 zone. The property and relief sought are 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 BCZR. Furthermore, strict compliance with the BCZR

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 27th day of March, 1996 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed garage in the front yard in lieu of the required rear yard, and to determine if a variance is required for this accessory structure under the 1953 to 1955 zoning regulations, Section VI.C.5 in an R.C.5 zone, 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 Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. 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.

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

ORDER RECEIVED FOR FILING  
Date 3/27/96  
By [Signature]

LES:mmn



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4304 Meadowcliff Road which is presently zoned R.C.-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (accessory buildings) TO PERMIT A PROPOSED GARAGE IN FRONT YARD IN LIEU OF THE REQUIRED REAR YARD AND TO DETERMINE IF A VARIANCE IS REQUIRED FOR THIS ACCESSORY STRUCTURE UNDER THE 1953 TO 1955 ZONING REGULATIONS (BCZR) VI.C.5 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate the specific practical difficulty) The site for the proposed garage is easily accessible from the existing driveway and requires a minimal amount of grading for construction. Building the garage to the rear of the house would involve extensive grading, a new driveway and much more clearing which would create a hardship and practical difficulty.

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.

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

Legal Owner(s):  
Randell S. Keggs  
Type or Print Name:  
Signature: [Signature]  
Sheila A. Keggs  
Type or Print Name:  
Signature: [Signature]

Address: 4304 Meadowcliff Road 592-3733  
City: Glen Arm MD 21057  
State: MD Zipcode: 21057  
Name, Address and phone number of representative: (to be contacted)

Ronald M. Kearney  
Type or Print Name:  
Address: 102 N. Main Street, Bel Air, MD 838-1441  
City: Bel Air MD Zipcode: 21038

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 27th day of March, 1996, that the subject matter of this petition be at a public hearing, observations on record by the Zoning Regulations of Baltimore County, in the newspaper of general circulation throughout Baltimore County, and that the property be required.

REVIEWED BY: DATE: ESTIMATED POSTING DATE: Printed with Soybean Ink on Recycled Paper ITEM #: 330

330  
96-332-A

ZONING DESCRIPTION FOR 4304 MEADOWCLIFF ROAD

Beginning at a point on the north side of Meadowcliff Road which is 50 feet wide at the distance of 670 feet east of the centerline of the nearest improved intersecting street Manor Road which is 60 feet wide. Being Lot Dun Farm, Section A in the subdivision of Meadow Cliff as recorded in Baltimore County Plat Book #20, Folio #51, containing 2.44 acres. Also known as 4304 Meadowcliff Road and located in the 11th Election District, 6th Councilmanic District.

ORDER RECEIVED FOR FILING  
Date 3/27/96  
By [Signature]

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 3/8/96  
Posted for: Variance  
Petitioner: Randell S. Keggs, Sheila A. Keggs  
Location of property: 4304 Meadowcliff Rd.  
Location of Signs: Front of Property  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 3/8/96  
Number of Signs: 1



Baltimore County Department of Permits and Development Management  
Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

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 assessed 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.: 330 Petitioner: Randell S. Keggs  
Location: 4304 Meadowcliff Road  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Randell S. Keggs  
ADDRESS: 4304 Meadowcliff Road  
Glen Arm, MD 21057  
PHONE NUMBER 592-3733



Baltimore County Department of Permits and Development Management  
Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

March 7, 1996

OFFICE OF CASE NUMBER ASSIGNMENT

RE: CASE NUMBER: 96-332-A (Item 330)  
4304 Meadowcliff Road  
N/S Meadowcliff Road, 670' E of Manor Road  
11th Election District - 6th Councilmanic  
Legal Owner: Randell S. Keggs and Sheila A. Keggs

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3320. This notice also serves as a reference regarding the administrative process.

- 1) Your property will be posted on or before March 10, 1996. The closing date (March 25, 1996) 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 \$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*  
Arnold Jablon  
Director

cc: Randell and Sheila Keggs  
Ronald M. Kearney



Baltimore County Department of Permits and Development Management  
Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

March 18, 1996

Mr. and Mrs. Randell S. Keggs  
4304 Meadowcliff Road  
Glen Arm, Maryland 21057

RE: Item No.: 330  
Case No.: 96-332-A  
Petitioner: R. S. Keggs, et ux

Dear Mr. and Mrs. Keggs:

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 February 29, 1996.

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

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 2/29/96 ACCOUNT: 70016150 AMOUNT: \$86.00  
RECEIVED FROM: KEGGS  
FOR: 4304 MEADOWCLIFF RD  
50.00  
1300 30.00  
85 1011:078812-28-96 \$85.00  
VALIDATION OR REVERSAL

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management Date: March 18, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 18, 1996  
Item Nos. 327, 328, 329, 330 & 333

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb  
cc: File

ZONE2

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4330

DATE: 03/12/96

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. 12, 1996  
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: 325, 327, 328, 329, 330 AND 333.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management DATE: March 7, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333

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: *Pat Keller*

PK/JL

ITEM316/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

3-8-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 330 (JLL)

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 projects.

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/es

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

February 18, 1996

#330

To Whom It May Concern,

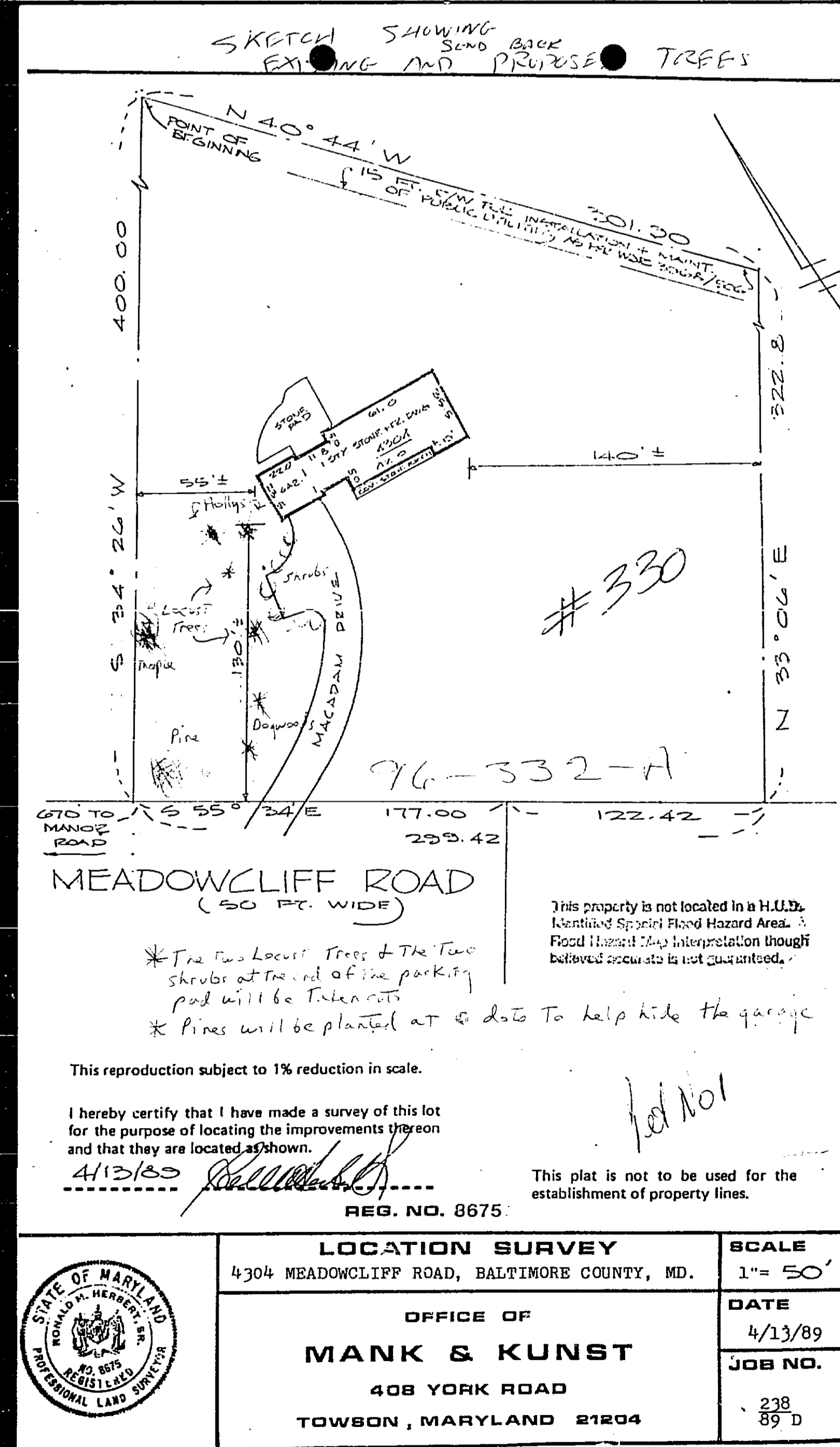
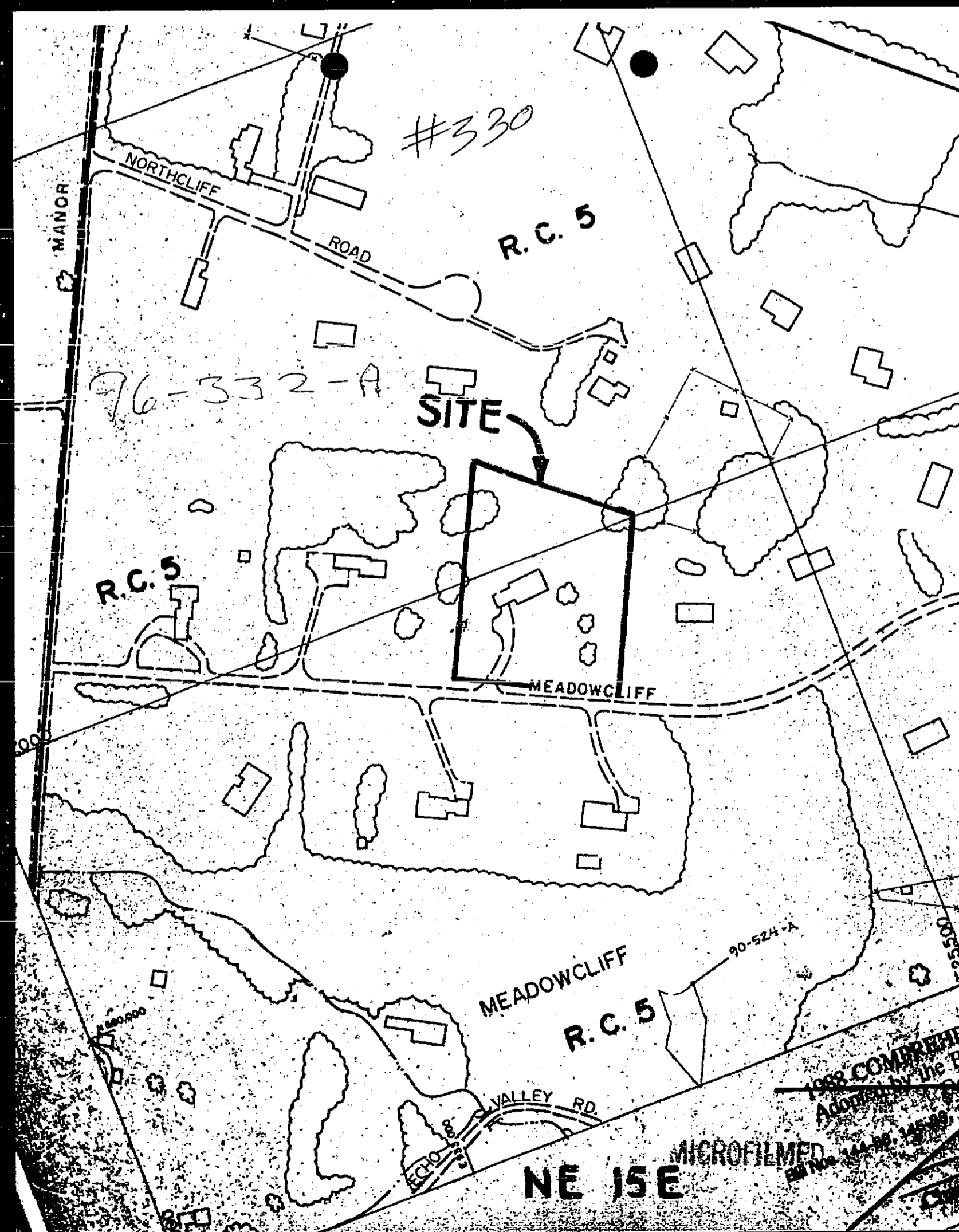
I am aware of the application for a building permit for a residential garage to be built on the property located at 4304 Meadowcliff Road. I understand that it will be built in front of and to the left side of the existing home structure. I approve of the construction of the garage in this location.

John J. Trenner

*John J. Trenner*  
Margaret C. Trenner

Margaret C. Trenner  
4302 Meadowcliff Road  
Glen Ar, Maryland 21057

MICROFILMED



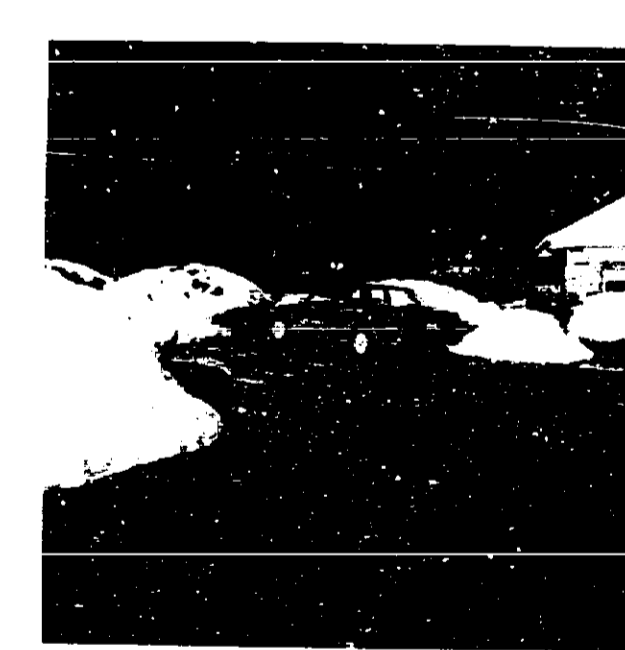
330  
Side view of new garage location.



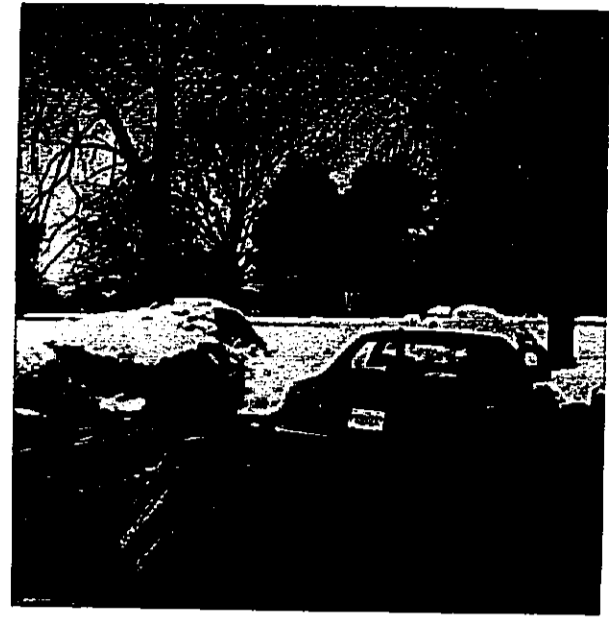
330  
Front of house - shot from the road.



330  
View of side yard - garage will be located where the locust trees are.



330  
Side parking pad - will be in front of new garage.



330

Faces location of new garage

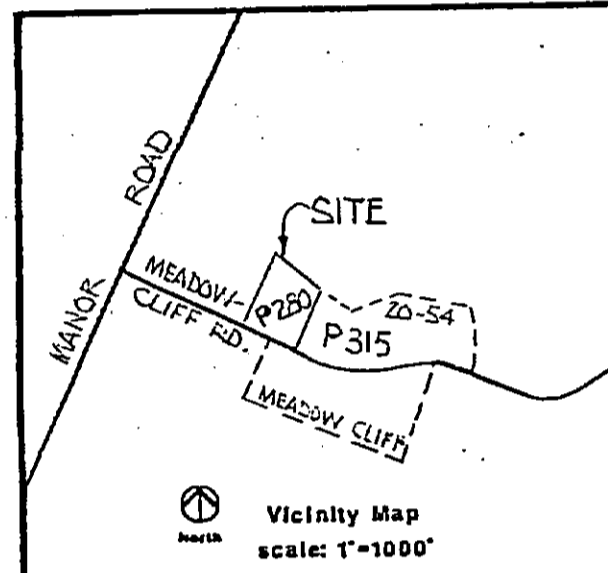
96-332-A

**Plat to accompany Petition for Zoning  Variance  Special Hearing**

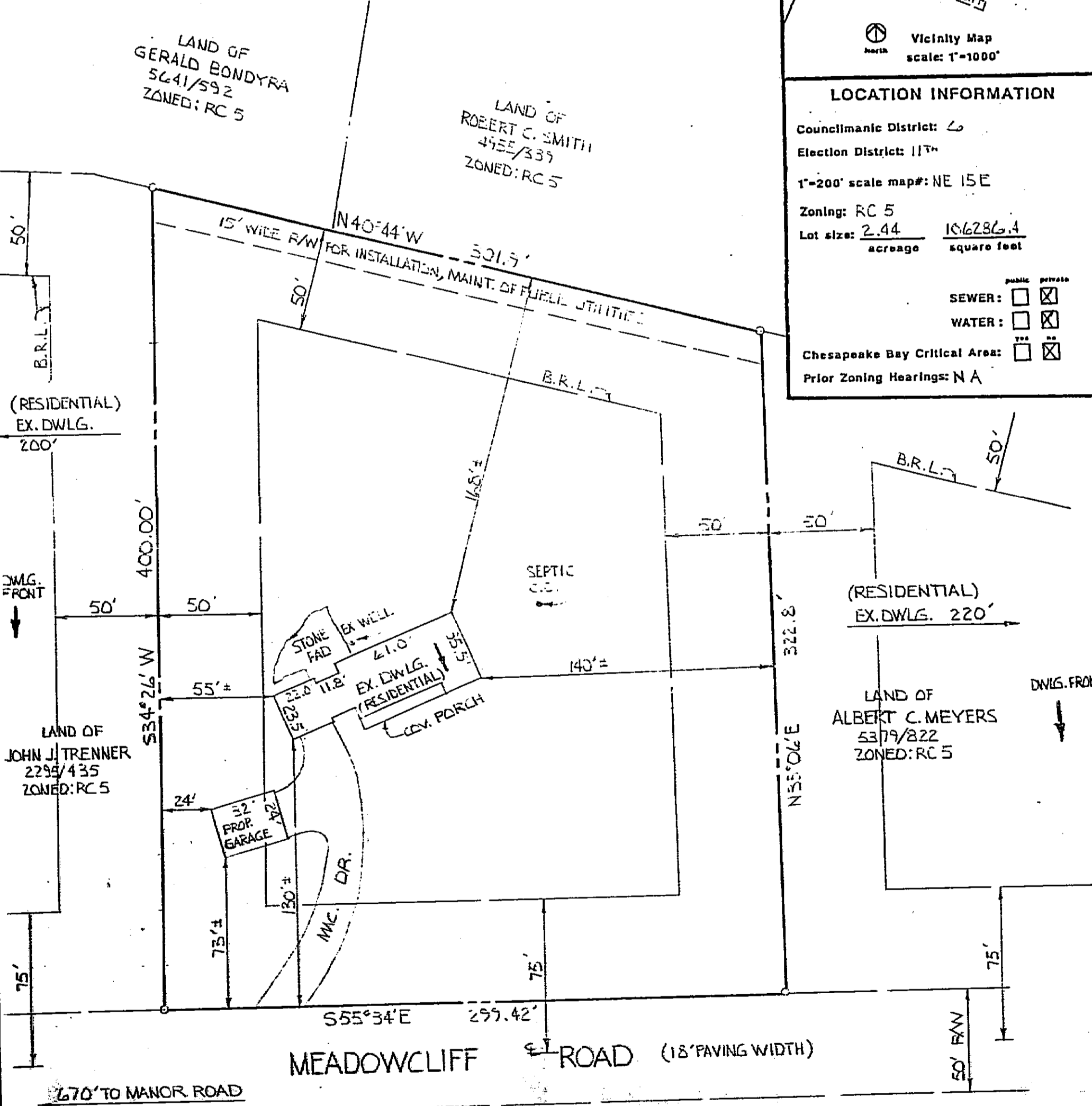
PROPERTY ADDRESS: 4304 MEADOWCLIFF ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: MEADOW CLIFF plat book 3122, folios 326, 327, 328, section A PLAT 2015

OWNER: RANDALL S. KEGG & SHEILA A. KEGG 96-332-A



**LOCATION INFORMATION**  
 Councilmanic District: 6  
 Election District: 117  
 1"=200' scale map: NE 15E  
 Zoning: RC 5  
 Lot size: 2.44 acres  
 Sewer:  Public  
 Water:  Public  
 Chesapeake Bay Critical Area:   
 Prior Zoning Hearings: N/A

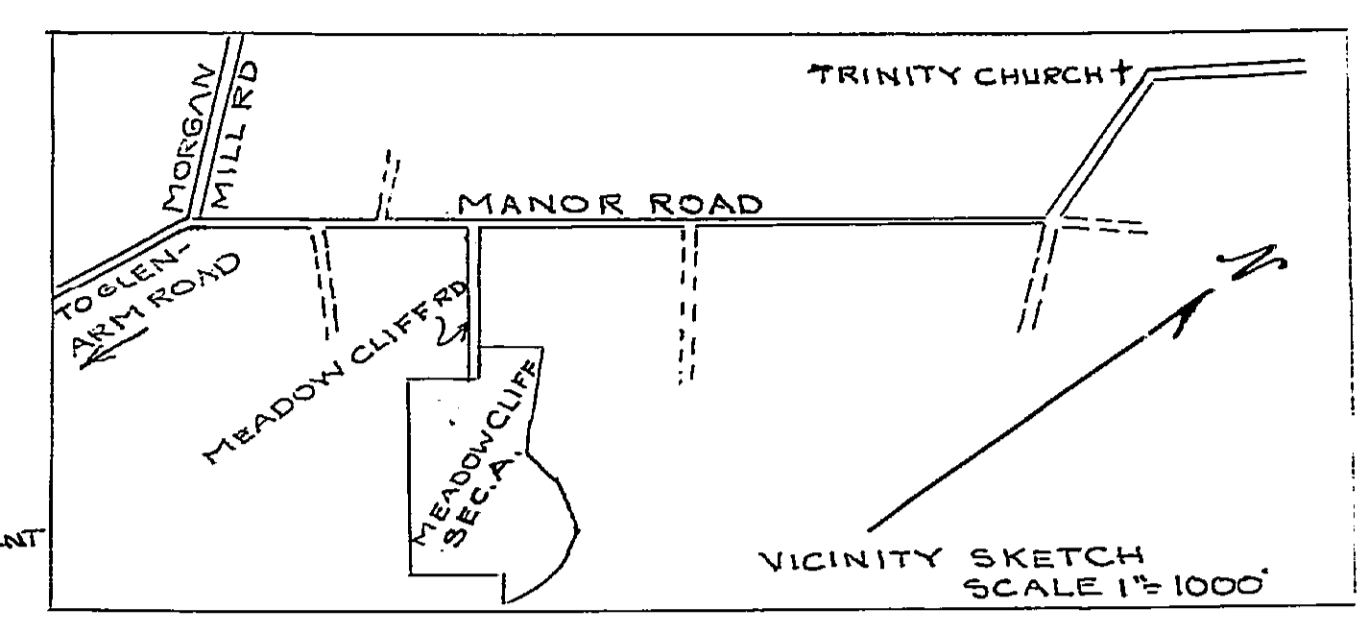
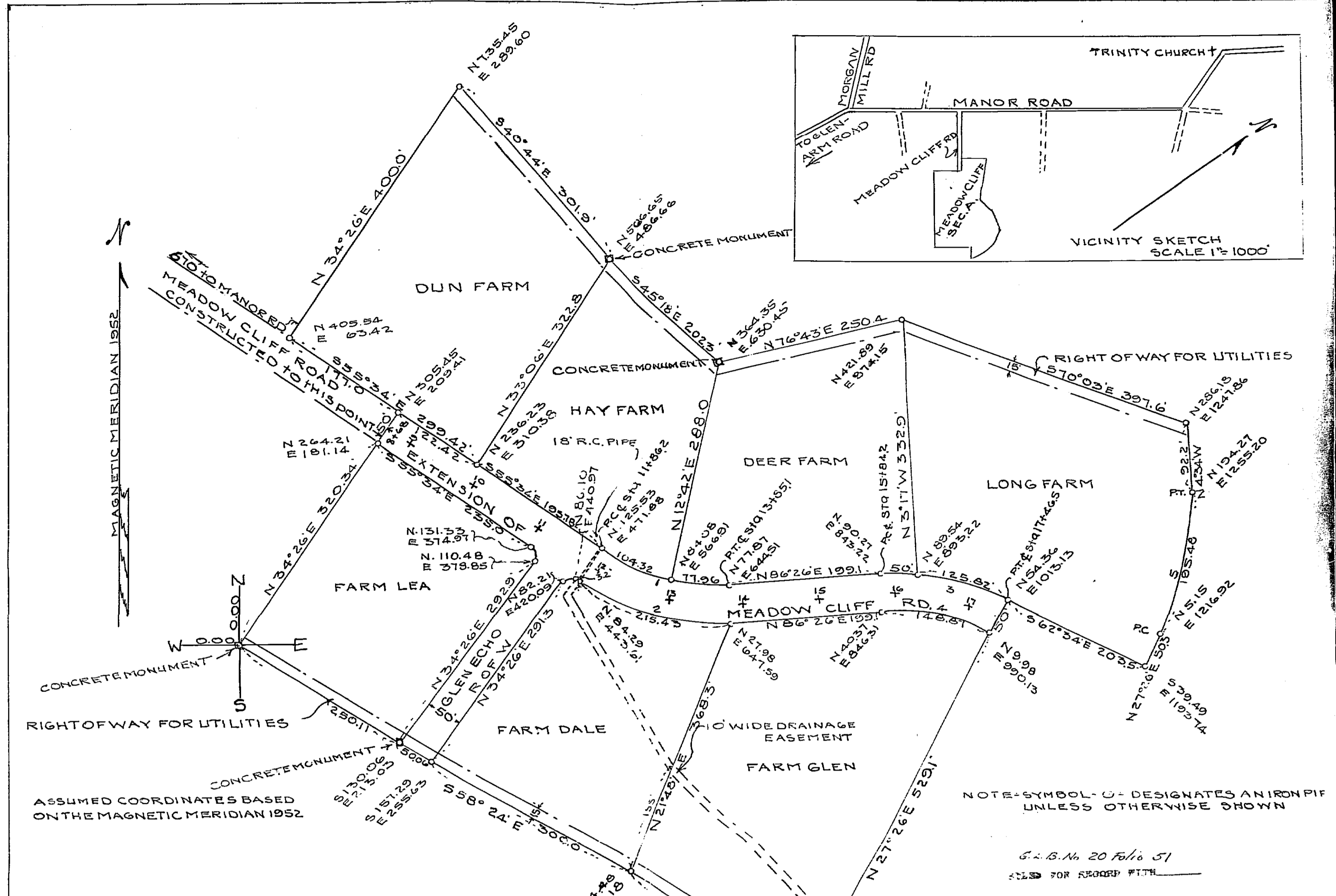


NOTE: SITE IS NOT WITHIN THE 100YR. FLOOD AREA.

**Zoning Office USE ONLY!**  
 reviewed by: JL  
 ITEM #: 330  
 CASE#: 330

date: 27 FEB 76  
 prepared by: K.L.S. CONSULTANTS Scale of Drawing: 1"= 50'

15. E NE.



**OWNER'S CERTIFICATE**  
 I hereby certify that the requirements set forth in section 10175.72A, 72B, 72C added to ARTICLE 17 ANNOTATED CODE OF MARYLAND, 1947 SUPPLEMENT and any other provisions of this PLAT have been complied with.  
 SIGNED BY: *George E. Byrly* DATE: *July 22, 1954*  
 Owner of the land shown hereon

APPROVED: AS TO ALIGNMENT AND LOCATION OF ROADS  
 BY: *Robert J. Dwyer* DATE: *July 21, 1954*  
 ROADS ENGINEER OF BALTO. CO. MD.  
 APPROVED BY PLANNING COMMISSION OF BALTO. CO. MD.  
 DIRECTOR: *William H. Warriner* DATE: *July 26, 1954*

**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plat represents a survey made by me; that the monuments shown hereon actually exist and conform with the requirements of SEC. 72.5 ARTICLE 17 OF THE ANNOTATED CODE OF MD., 1947 SUPPLEMENT.  
 SIGNED BY: *Ed. Morgan* DATE: *Nov 20, 1953*  
*Ed. Morgan*  
 Townson & Wel.

**CURVE DATA**

NO.	RADIUS	Δ	ARC	T.D.	CHORD	BEARING
1	275	38° 00'	182.29	94.68	179.06	S74° 34'
2	325	38° 00'	213.43	111.90	211.62	S74° 34'
3	325	31° 00'	175.82	90.12	173.68	S78° 04'
4	275	31° 00'	148.87	76.26	146.96	S78° 04'
5	330	32° 00'	195.48	100.36	192.92	N11° 26'

CURVES AT ROAD INTERSECTIONS, 15' RADII

FILED FOR RECORD  
 Date JUL 22 1954  
 Notary: *George E. Byrly*  
 SECTION A  
 MEADOW CLIFF  
 11TH DISTRICT BALTO. CO. MD.  
 SCALE 1"=100'  
 NAME OF OWNER: *Notch Cliff Corp. James C. Dwyer Pres.*  
 ADDRESS: *322 N. Charles St. Balto. Md.*

William H. Warriner  
 May 26, 1954

96-332-A

#330  
 SEE PLANNING BOARD APPROVAL  
 1954

MICROFILMED

0330 #  
96-332-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF GLEN ARM	N.E. 15-E
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIN PHOTOGRAPHICS, INC.  
HARTSBURG, W.V. 25401

MICROFILMED