

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Philadelphia Road, 220' S
of the c/l of Damian Road
(9221 Philadelphia Road)
15th Election District
5th Councilmanic District

Jon E. Dodd & Diana L. Andronchick
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-233-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 9221 Philadelphia Road, located in the vicinity of the Route Seven Business Center in Rossville. The Petition was filed by the owners of the property, Jon Eric Dodd and Diana L. Andronchick. The Petitioners seek relief from Sections 101, 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure larger than the principal building (dwelling) with a height of 18.5 feet in lieu of a smaller structure with a maximum height of 15 feet, for a proposed 40' x 56' shed. The subject property and relief sought are more particularly described on the site plan submitted which has been marked as Petitioner's Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

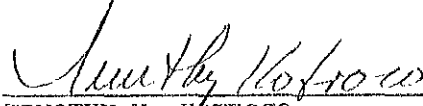
MICROFILMED

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 27th day of December, 1996 that the Petition for Administrative Variance seeking relief from Sections 101, 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure larger than the principal building (dwelling) with a height of 18.5 feet in lieu of the required smaller structure with a maximum height of 15 feet, for a proposed 40' x 56' shed, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 27, 1996

Mr. Jon E. Dodd & Ms. Diana L. Andronchick
9221 Philadelphia Road
Baltimore, Maryland 21237

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Philadelphia Road, 220' S of the c/l of Damian Road
(9221 Philadelphia Road)
15th Election District - 5th Councilmanic District
Jon E. Dodd & Diana L. Andronchick - Petitioners
Case No. 97-233-A

Dear Mr. Dodd & Ms. Andronchick:

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 Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9221 Philadelphia Rd
which is presently zoned DR5.5

97-233-A

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)

101, 400.1, + 400.3 to permit an accessory structure larger than the principal building (dwelling) with a 18.5' height in lieu of smaller and 15', respectively.

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

Need extra storage not provided in house and storage for boat, trailer, two convertible cars and four other personal vehicles. to prevent theft and vandalism and weather damage.

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.

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

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.

Legal Owner(s):

Jon Eric Dodd

(Type or Print Name)

Jon Eric Dodd

Signature

Diana L. Andronchick

(Type or Print Name)

Diana Andronchick

Signature

9221 Philadelphia Rd .2380878

Address

Phone No

Baltimore, MD 21237

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Diana Andronchick

Name

9221 Philadelphia Rd 2380878

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: 2076

DATE: 11/27/96

ESTIMATED POSTING DATE: 12/8/96



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM#: 233

ORDER RECEIVED FOR FILING
12/27/96

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 9221 Philadelphia Road
address
Baltimore, MD 21237
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)

Need additional storage space not provided
in house and storage for a boat trailer
two convertible cars and four other personal
vehicle. The additional storage for the
vehicle is needed to prevent from theft
and vandalism. This property backs up to
an industrial lot (Baltimore Rigging Co) and
there is two industrial parks around this parcel.

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.

Jon Eric Dodd
(signature)
Jon Eric Dodd
(type or print name)



Diana Andronchick
(signature)
Diana Andronchick
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of November, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jon Eric Dodd & Diana Andronchick.

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.

11-27-96
date

Carolyn J. Rasmussen
NOTARY PUBLIC

My Commission Expires:

CAROLYN J. RASMUSSEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 2, 1998

ZONING DESCRIPTION: 9221 Philadelphia Road
Baltimore, Maryland 21237

97-233-A

The following description in for the residence located at 9221 Philadelphia Road DEED holder Jon Eric Dodd and Diana L. Andronchick. Land Records of Baltimore County LIBER 10737 FOLIO 270 TAX Account No. 15-11-770560.

Zoning description for 9221 Philadelphia Road:

Beginning at a point on the South \ East side of Philadelphia Road which is 50' width wide at the distance of 200' of the centerline of the nearest improved intersection street Damian and private road which is 50' wide. The next improved intersection with a traffic light is King Avenue which is 600' North \ East from the centerline of Philadelphia Road and the property located at 9221 Philadelphia Road which is 150' wide. The property located at 9221 Philadelphia Road is in the subdivision of Rossville as recorded with the Land Records of Baltimore County as recorded in DEED Liber 10737 and Folio 270 containing .76 square acres. Also known as 9221 Philadelphia Road and located in the 15 Election District, and 5 Councilmanic District.

233

ENCLOSURE

No. 029928

Item 233

By WTC

AMOUNT \$ 50.00

RECEIVED FROM: Dodd, Eric - 9221 Philadelphia Pk.
610 - Adams Var. - \$50.00

FOR:

MICROFILMED

0-6:0314.07MICEPCE

~~LA 1002-032411 27 12~~

2511, 1111

DISTRIBUTION

WHITE - CASHIER

PIN - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-233-A

Petitioner/Developer: J. ERIC DODD, ETAL

Date of Hearing/Closing: 12/30/96

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #9221 PHILADELPHIA RD.

The sign(s) were posted on 12/4/96
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/4/96

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

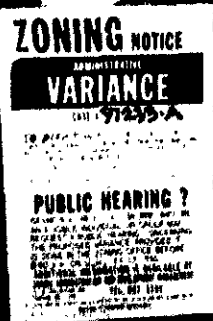
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



CASE # 97-233-A
9221 PHILADELPHIA RD.
JON ERIC DODD, ETAL
CL-12/30/96

MICROFILMED

Request for Zoning: Administrative Variance

233

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-233

to permit an accessory structure larger than the
principal building (dwelling) with a 18.5' height in lieu
of smaller one 15' respectively.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

December 5, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-233-A (Item 233)

9221 Philadelphia Road

S/S Philadelphia Road, 200' S of c/l Damian Road

15th Election District - 5th Councilmanic

Legal Owner(s): Jon Eric Dodd and Diana L. Andronchick

Post by Date: 12/8/96

Closing Date: 12/23/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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: Jon Eric Dodd and Diana L. Andronchick





Baltimore County
Department of Permits and
Development Management

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

December 24, 1996

Mr. Jon Dodd and Ms. Diana Andronchick
9221 Philadelphia Road
Baltimore, MD 21237

RE: Item No.: 233
Case No.: 97-233-A
Petitioner: J. Dodd & D. Andronchick

Dear Mr. Dodd and Ms. Andronchick:

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 November 27, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "Carl Richards, Jr.", is written over a circular official stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 16, 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. 233, 235, 236, 239, 240, and 241

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

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

TO: PDM

DATE: Dec 2, 96

FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 9

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

Item #'s: *# 233*

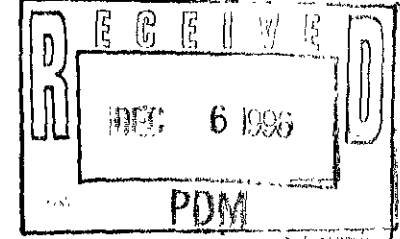
RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



Office of the Fire Marshal
(410)887-4880

DATE: 12/05/96

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 DEC. 09, 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: 233..

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

cc: File



Printed with Soybean Ink
on Recycled Paper

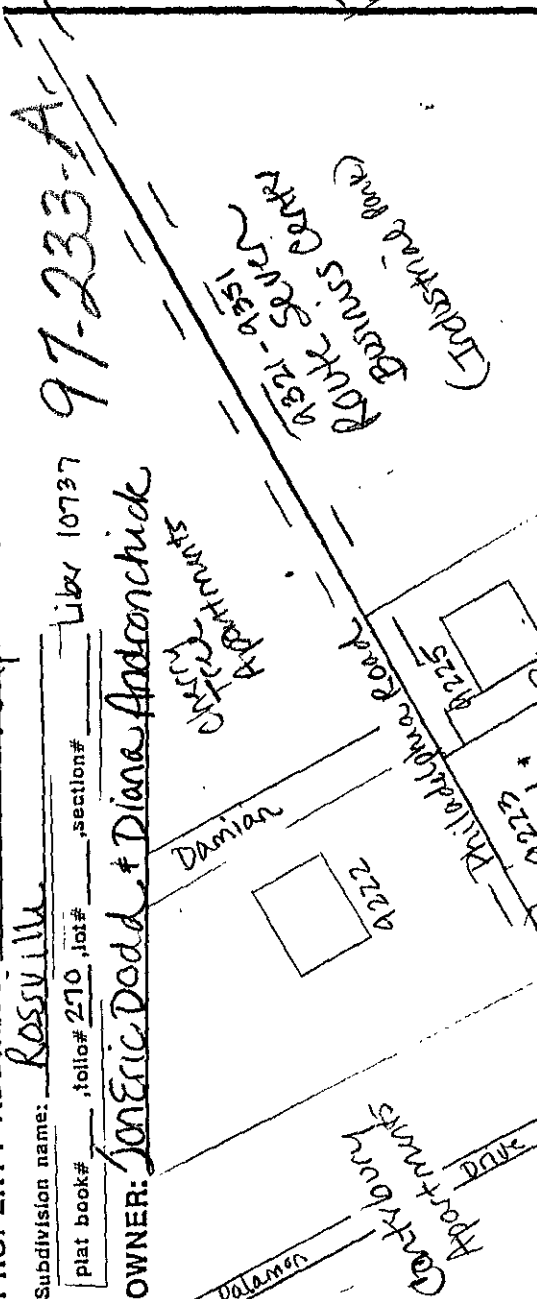
MICROFILMED

Plat to accomp

PROPERTY ADDRESS: 4231 Philadelphia Road

plot	block #	tallies #	int #	section #
1	1	270	10737	1

OWNER: Jon Eric Dodd & Diana Anderson

[illegible]

North
date: _____
prepared by: _____

* See attached

97-237-18

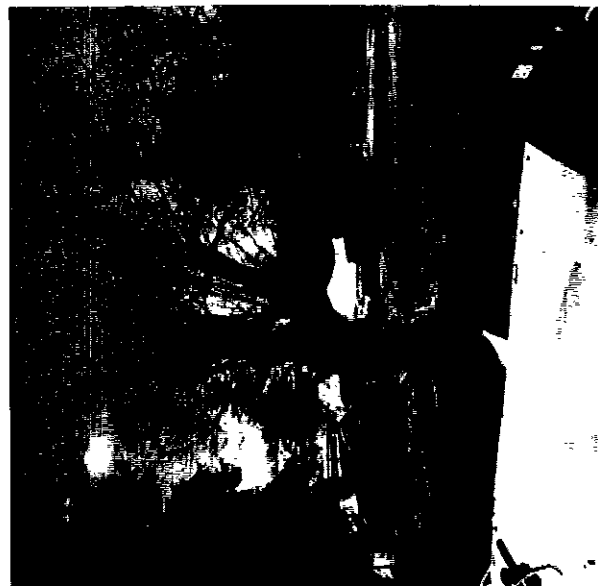


Existing parking conditions

10-1-1970

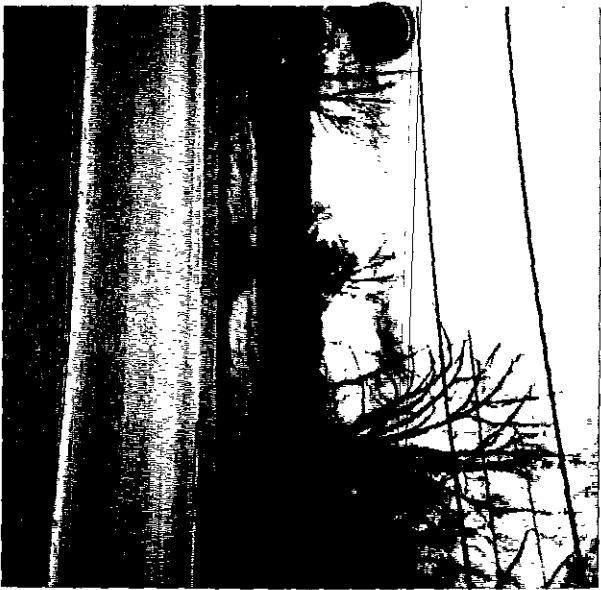


Area of proposed shed.
Existing condition



Existing parking conditions

MICROFILMED



9223 Philadelphia Rd.
adjacent parcel



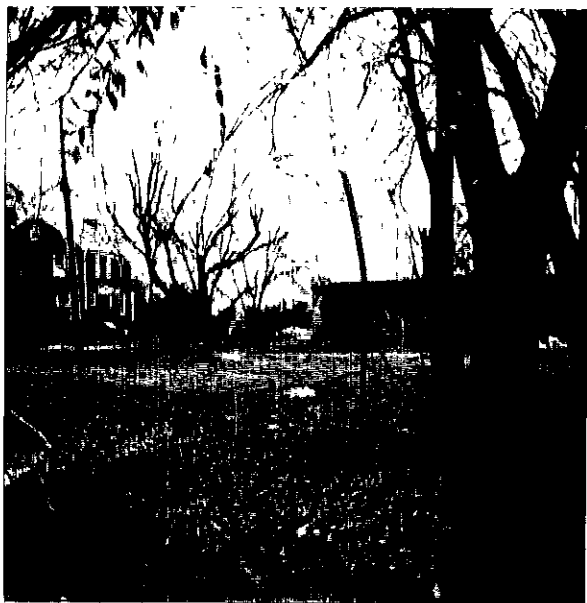
9221 Philadelphia Rd.



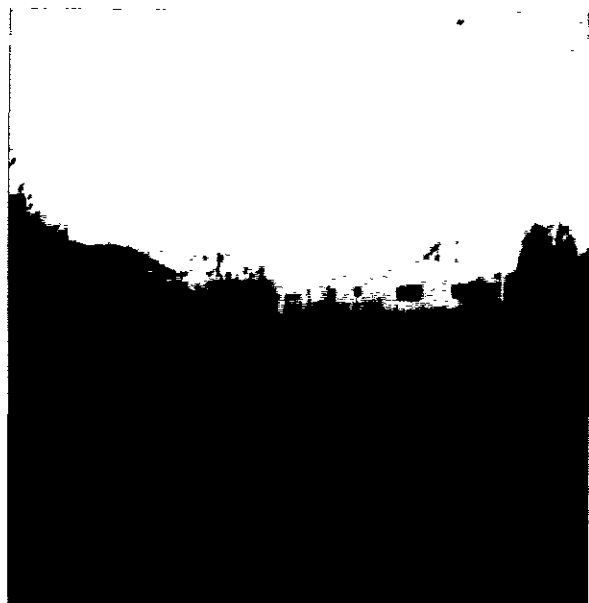
92 Philadelphia Rd.
adjacent parcel

97-135-16

9223
MICROFILMED



NE side view
9225 * Route Seven Business Center



WS side view
9219 * Baltimore Rigging Co.

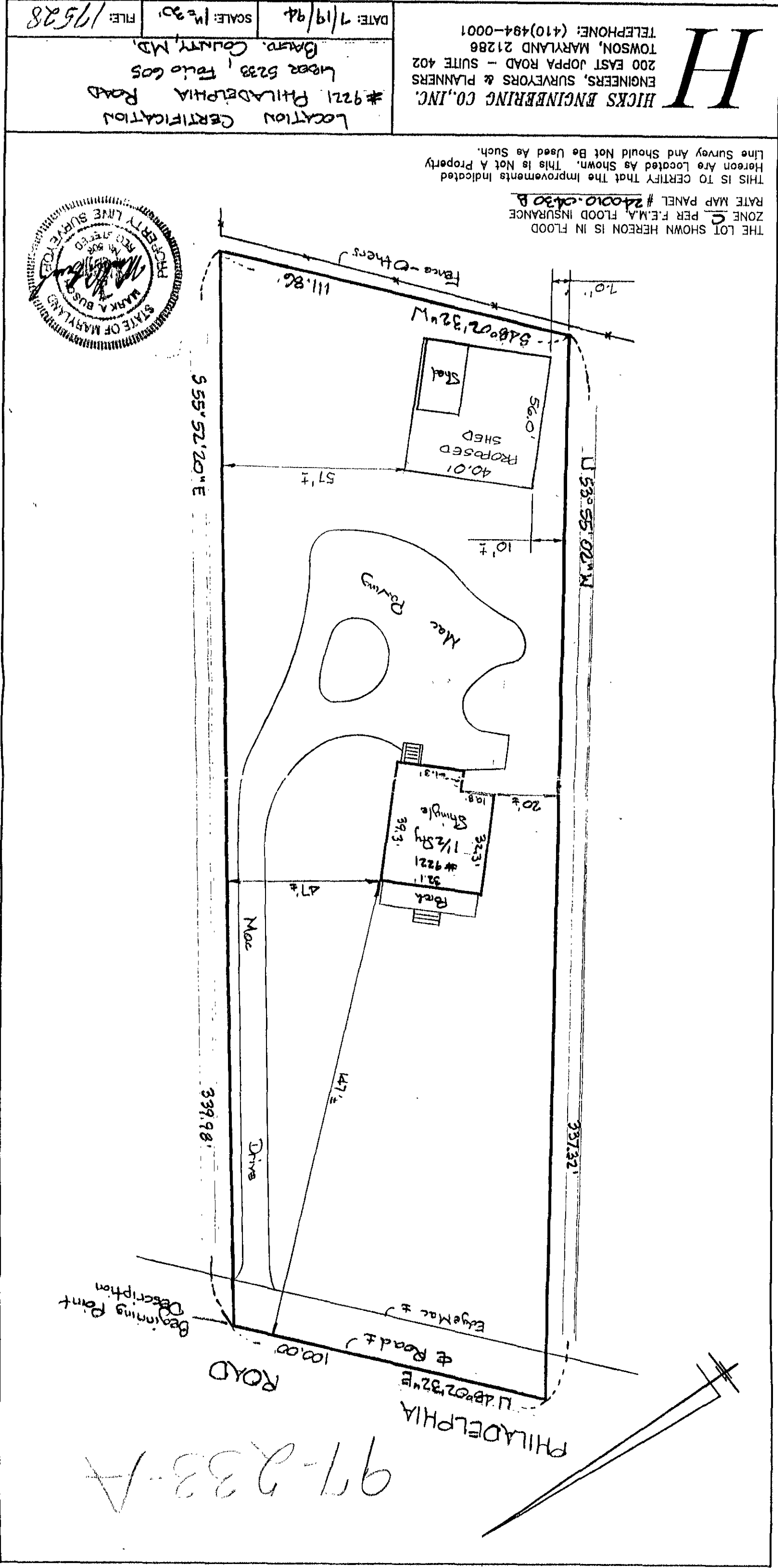


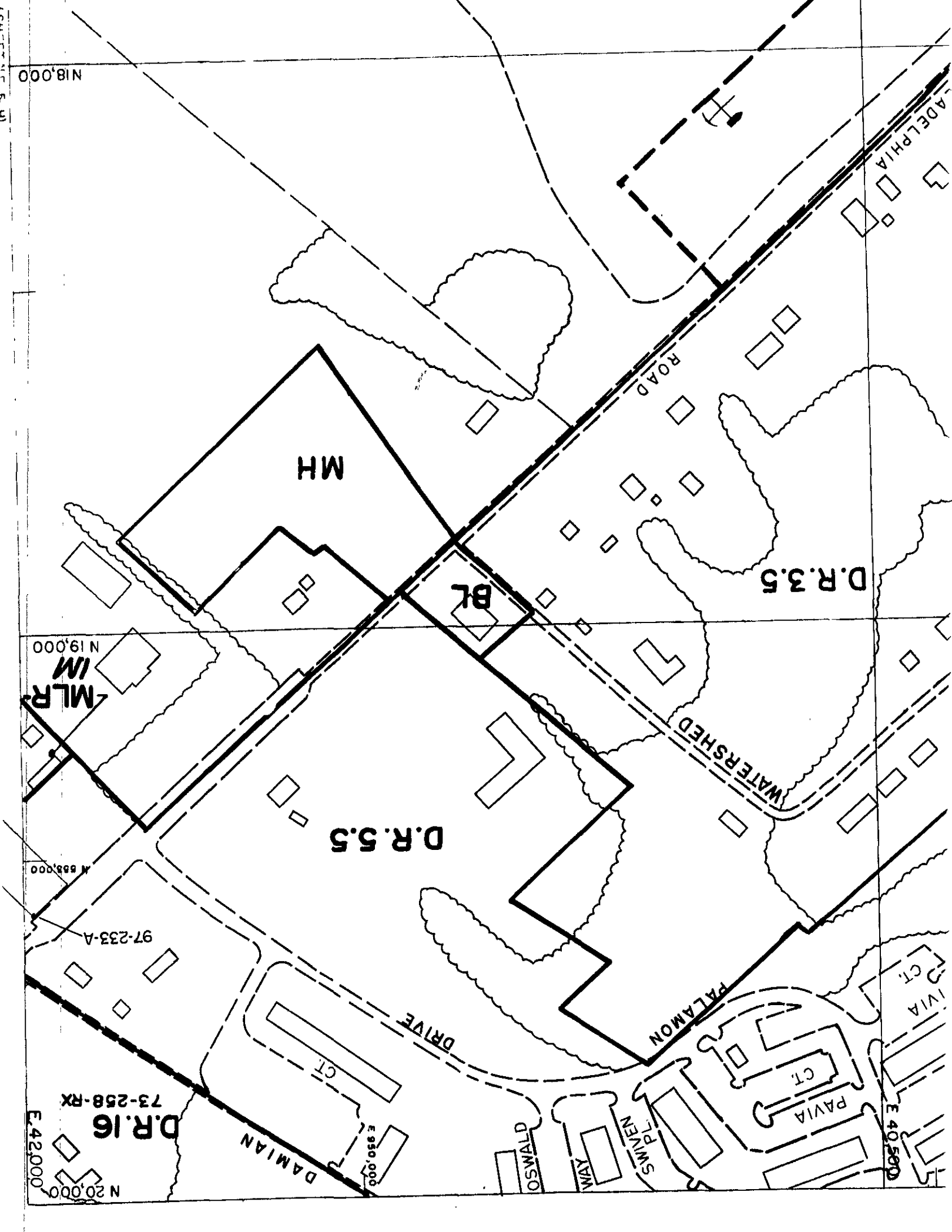
233

[MICROFILMED]

9301 Private Drive
Philadelphia Rd. Jacoboni Site Specialists.

MICROFILMED





N 18,000

N 19,000

N 20,000

ADELPHIA

MH

BL

D.R. 3.5

D.R. 5.5

MLR
IM

97-233-A

73-258-RX

D.R. 16

E 42,000

E 40,500

DAMIAN

CT

E 350,000

OSWALD

WAY

SWEN

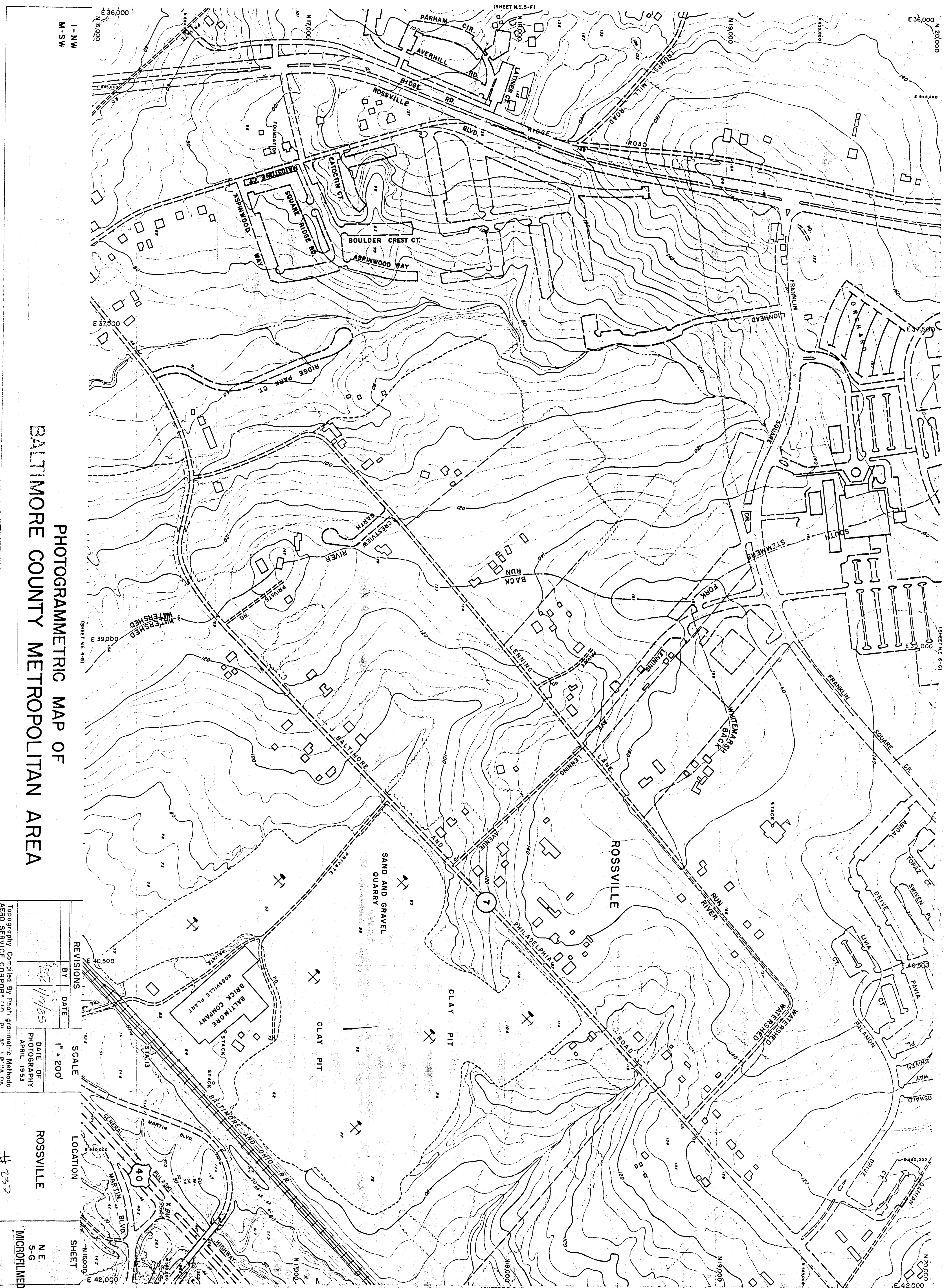
PAVIA

IVIA

PALAMON

WATERSHED

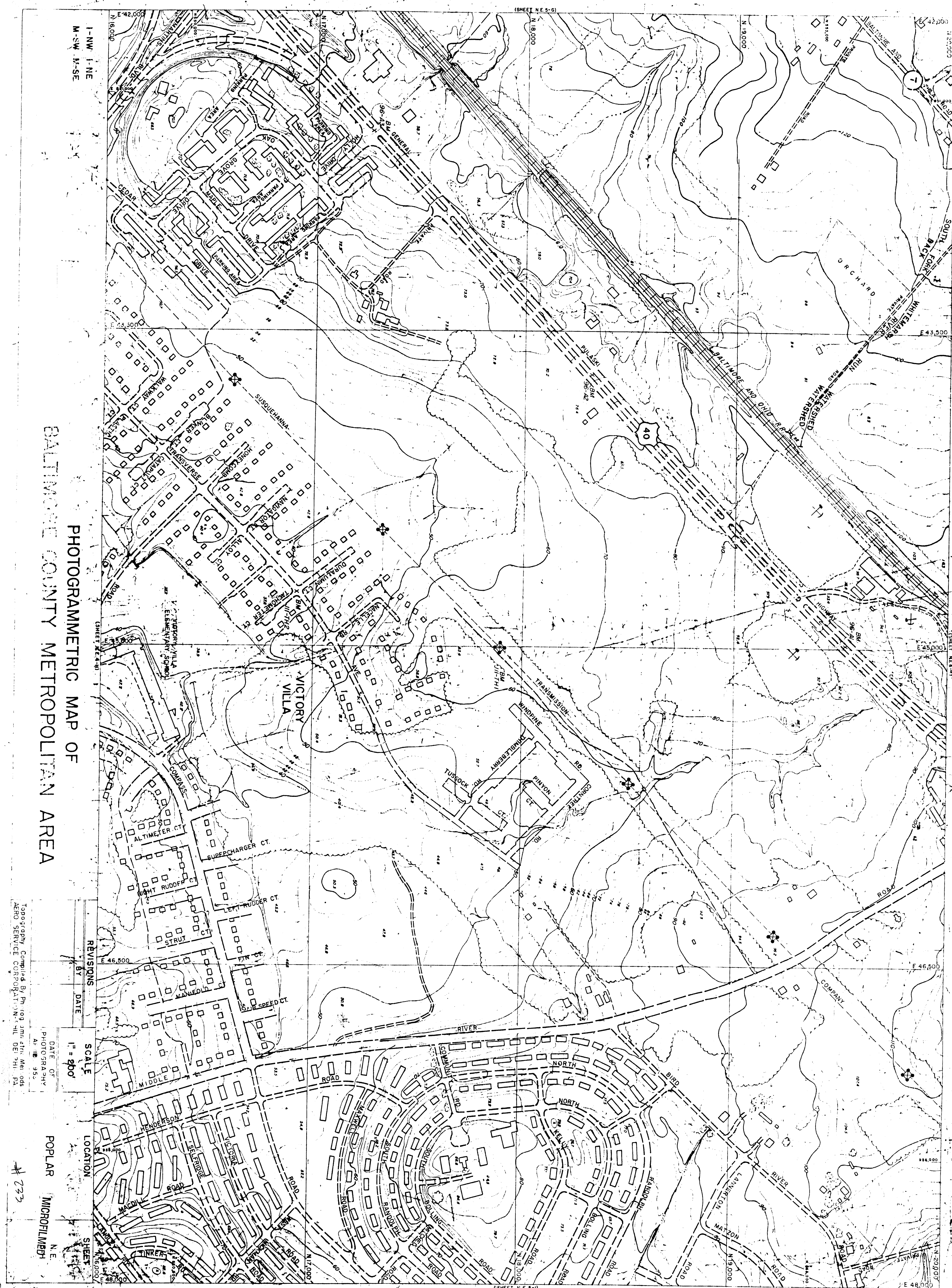
ROAD



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
1	1/1/65	1" = 200'	ROSSVILLE	N.E. 5-G MICROFILMED
Topography Compiled By: The Geographic Institute AERO SERVICE CORPORATION, Inc. 901 P.O. Box 200		DATE OF PHOTOGRAPHY April 1955	# 232	

97-233-A



97-233-A

2/1/78

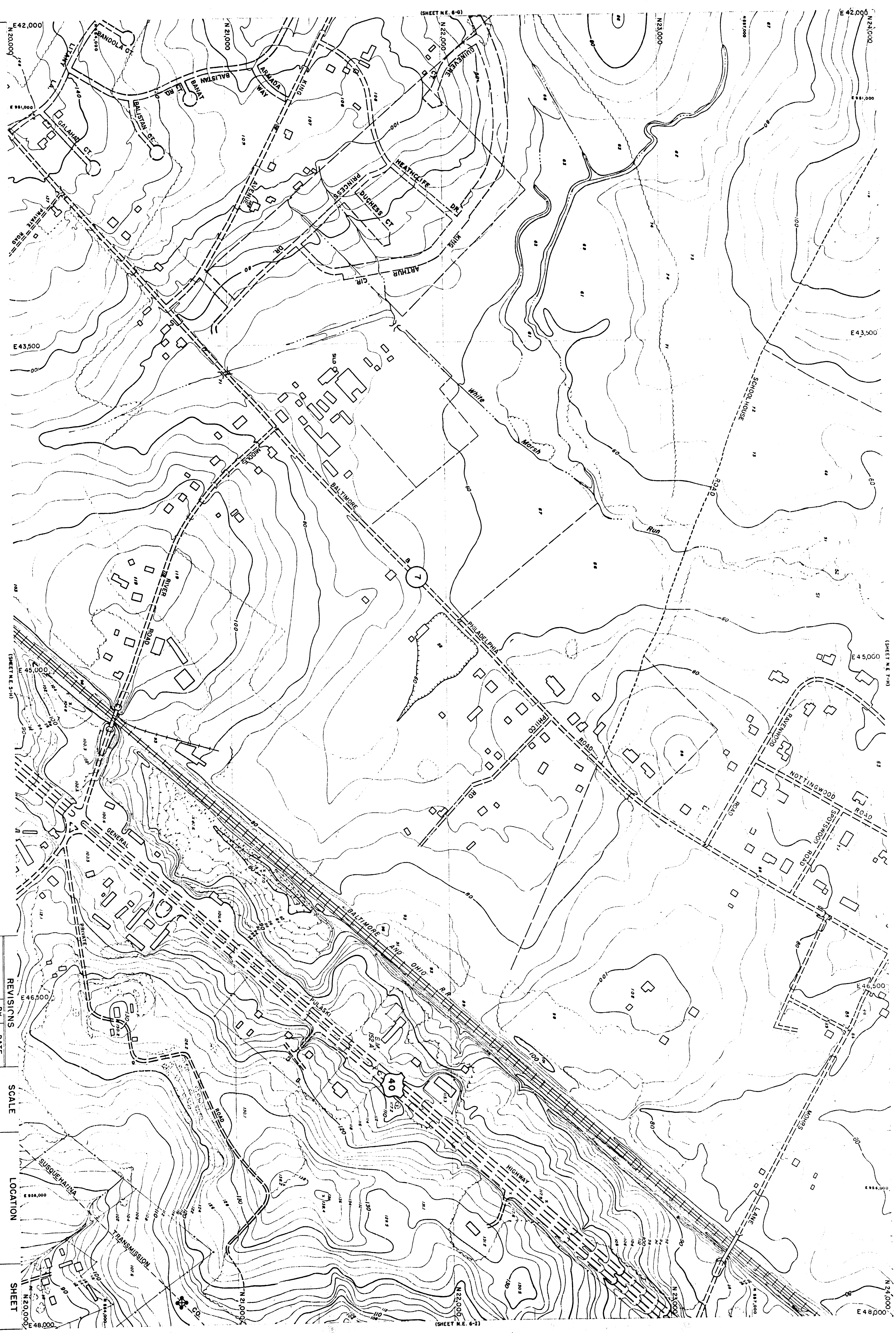
M-SW M-SE
I-NW I-NE

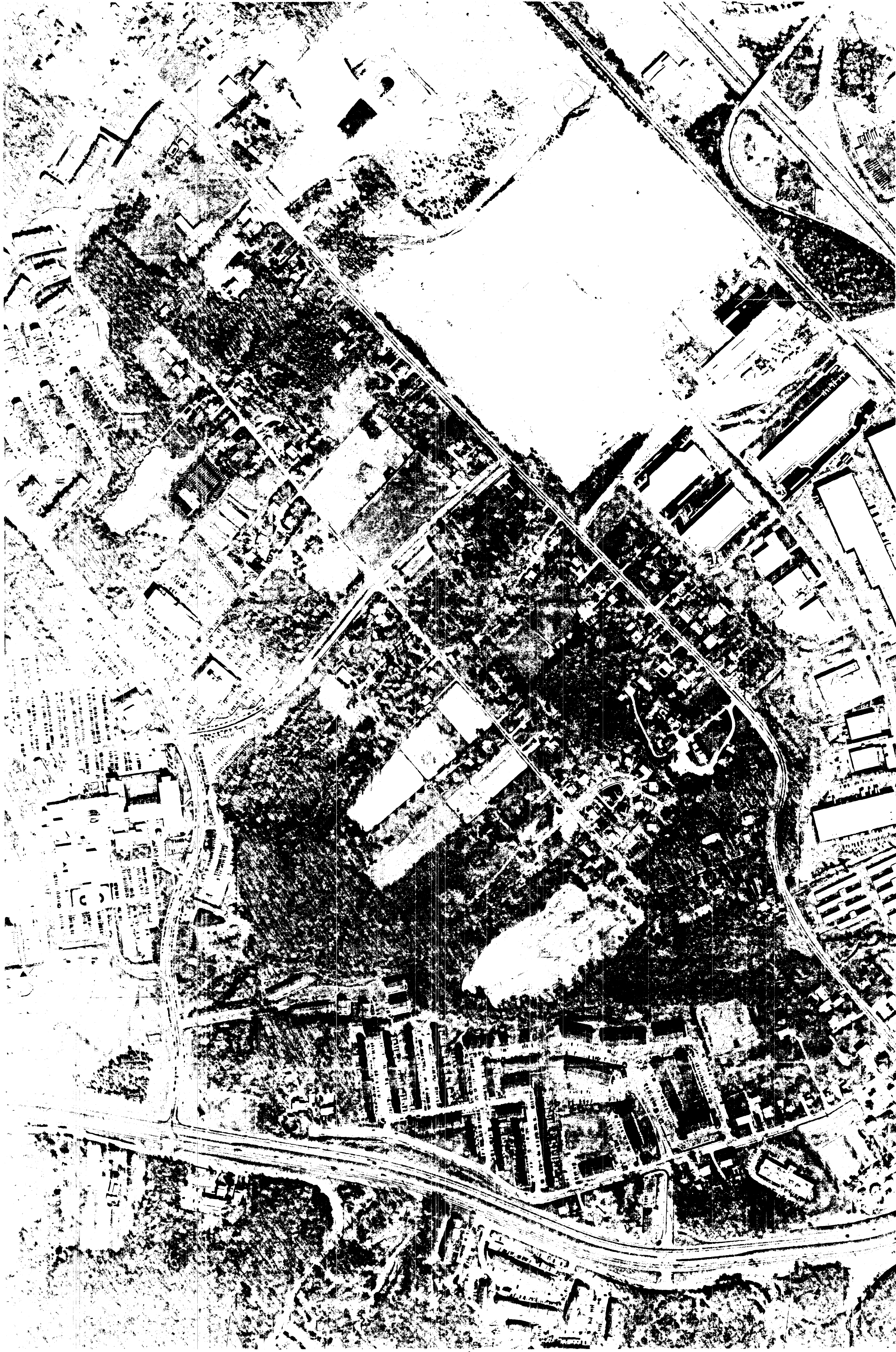
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	1-8-73	1" = 200'	POPLAR	N.E.
			#122	6-H
Topography Compiled by Photogrammetric Methods AERO SERVICE, 5301 9th St., P.O. Box 111, PMA, PA.				

91-233-A

UNOFFICIAL





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

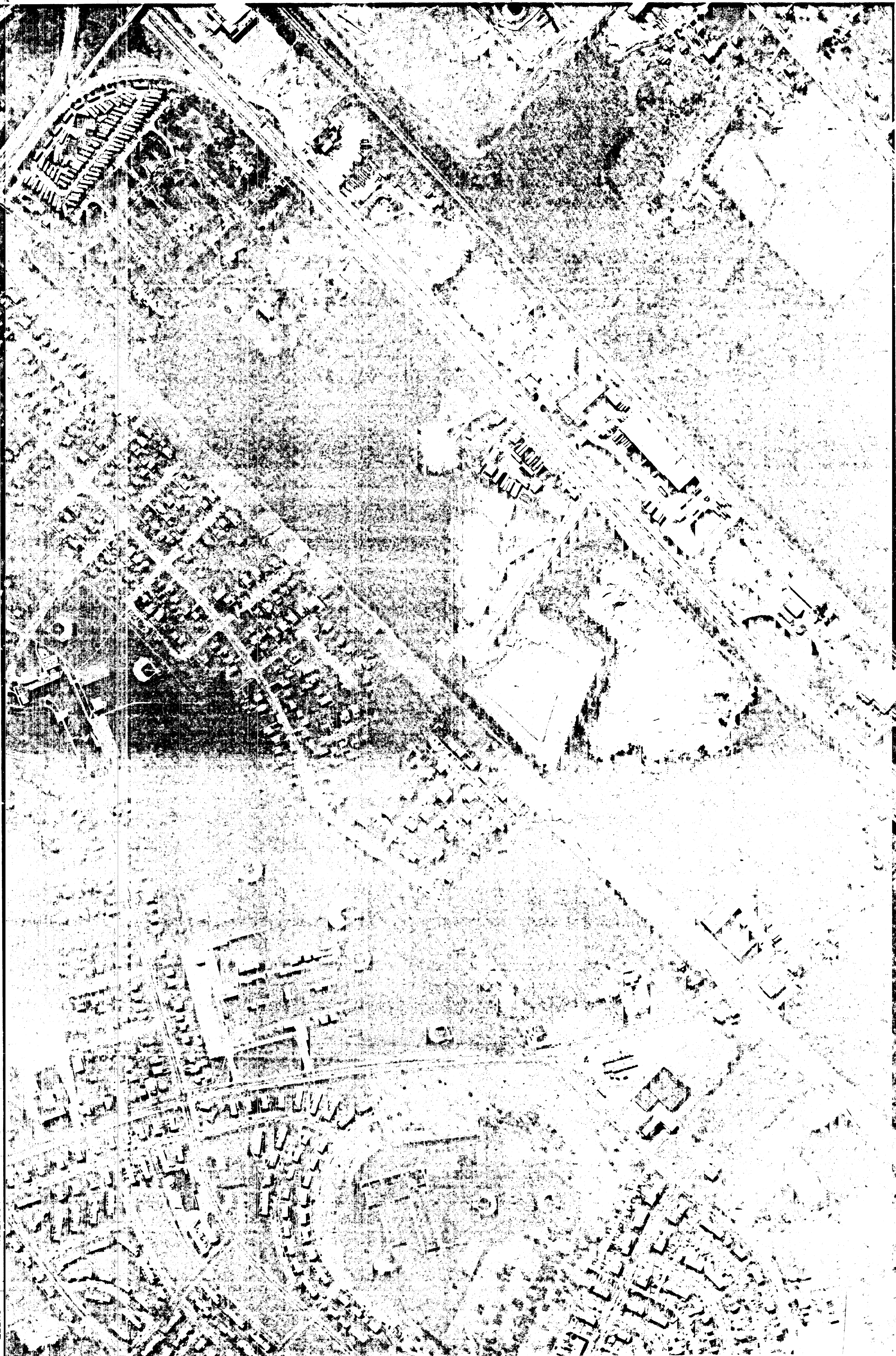
LOCATION
97-233-A
ROSSVILLE

SHEET
N.E.
5-6

DATE
OF
PHOTOGRAPHY
JANUARY
1986

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

MICROFILMED

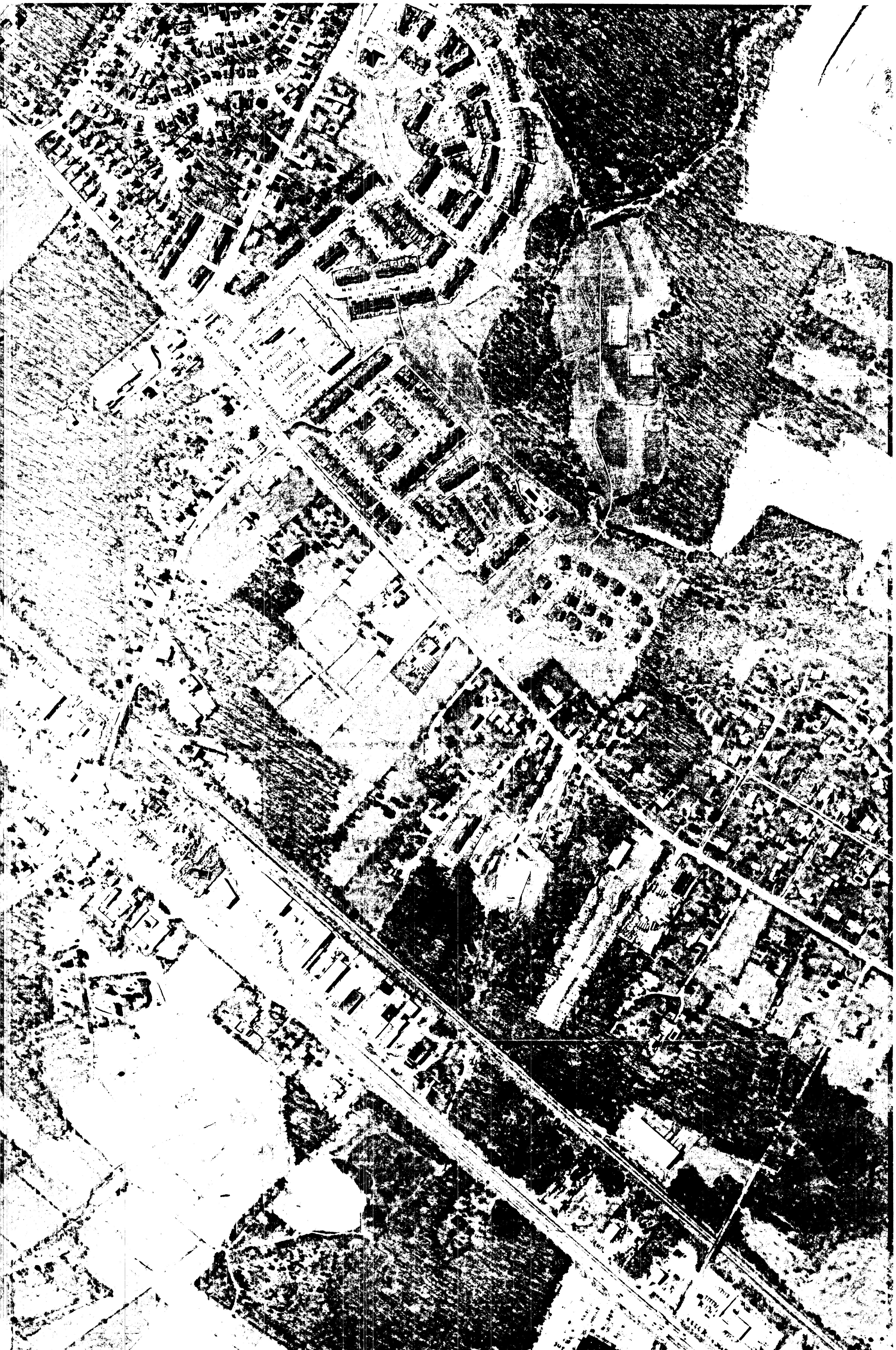


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25801

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	99-233-A	N.E.
DATE OF PHOTOGRAPHY	POPULAR	5-H
JANUARY 1986	#225	

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET	
1" = 200' ±		97-233-A		NE	
DATE		POPLAR		6-H	
PHOTOGRAPHY		# 233			
JANUARY					
1986					

MICROFILMED.