IN RE: PETITION FOR ADMIN. VARIANCE

E/S Kings Ridge Road, 372' N of

the c/l of Michels Lane (8413 Kings Ridge Road) 9th Election District 6th Councilmanic District

Och Comormanico i

Margaret Handel Petitioner

- BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 98-179-A

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Margaret Handel. The Petitioner seeks relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and 1963 Regulations, Zone RG, Section 214.1.b thereof, to permit a rear yard setback of 27 feet in lieu of the required 50 feet for a proposed addition (porch enclosure). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community 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 Administrative Variance seeking relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and 1963 Regulations, Zone RG, Section 214.1.b thereof, to permit a rear yard setback of 27 feet in lieu of the required 50 feet for a proposed addition (porch enclosure), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

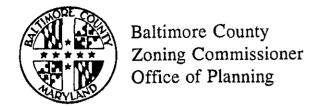
1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTHOCO

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

December 8, 1997

Ms. Margaret Handel 8413 Kings Ridge Road Parkville, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE

E/S Kings Ridge Road, 372' N of the c/l of Michels Lane

(8413 Kings Ridge Road)

9th Election District - 6th Councilmanic District

Margaret Handel - Petitioner

Case No. 98-179-A

Dear Ms. Handel:

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

Deputy Zoning Commissioner

withey Kotroco

for Baltimore County

TMK:bjs

cc: Mr. R.L. Tice

Patio Enclosures, Inc., 224 8th Ave., NW, Glen Burnie, Md. 21061

People's Counsel

File



# Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at

8413 Kings Ridge Road

This Petition shall be flied 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) 1802.3.B. BCZR & 1963 Regulations, Zone RG, Section 214.1.h

To allow an addition with a rear yard setback of 27 ft. in lieu of the required 50 ft.

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

See Reverse Side

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 perfury, that two are to legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:		Legal Owner(s):
-	•	Margaret Handel
(Type or Print Name)	•	(Type or Print Name)
	, .	V Marrowet Handel
Signature	-	Signature S.
Address	<b>-</b>	(Type or Print Name)
City State Zipcod	Ϊ́ο,	Signalure 410-665-2423
Attorney for Pelitioner:	•	
Patio Enclosures iNc.	<b>→</b> •:	8413 Kings Ridge Road Address Phone No.
(Type or Print Name)	* ,	Parkville, MD. 21234
		City State Zipcode
Signature R.L. Tice- Agent		Name, Address and phone number of representative to be contacted.
224 8th Avenue, NW 410-760-1919		Patio Enclosures Inc.
Address Phone No.	<b></b> , ,	Name
Glen Burnie, MD. 21061		224 8th Avenue, NW 410-760-1919
City State Zipcoo	de	Address Phone No. Glen Burnie, MD. 21061

circulation throughout Saltimore County, and that the property be reposted.

ESTIMATED POSTING DATE:

**Ioning Commissioner of Baltimore County** 

# THE COUNTY COURT OF THE PARTY O

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	8413 Kings R	idge Road	<del></del>	١,
	address.	NO.	21234	1
•	Parkville'	MD State	21234 Zip Code	
		.t. Thus have the mouse	et for an Administrative	
That based upon personal knowledge, the followariance at the above address: (Indicate hardship o	r practical difficulty)			
1. This area lends itself	to the utilizat	ion of exist	ing facilites a	and Land
without interruption o	r major alterati	ons to the p	resent floor p	lan pattern
2. Insulate and reduce he				·
3. Reduce outside noise.				
4. A place to sit out and	not be concerne	ed eith the w	eather, bugs,m	<u>osq</u> uitoes
4. A prace to sit out and	1100 00 00110011			<del></del>
flys, etc.				11/2
5. Improve appearance of	nouse.			<del></del> '
6. The shape and size of	the lot does not	lend itself	to any addition	ons without
	awi amaa			
That Affiant(s) acknowledge(s) that if a proton may be required to provide additional inform	est is filed, Affiant(s) will be	required to pay a rep	Still advertising	
may be required to provide additional involve		*		
Laborate Handle				
(elgnature)		(eignature)		
Margaret Handel (type or print name)		(type or print name)		, ·
STATE OF MARYLAND, COUNTY OF BA	LTIMORE, to wit:			
ń.	or October	.19 Q7 , before n	ne, a Notary Public of the	State
of Maryland, in and for the County aforesaid	, personally appeared		No.	
	net Han	del		
			d made onth in due form	of law
the Affiants(s) herein, personally known or s that the matters and facts hereinabove set for	atisfactorily identified to me rth are true and correct to t	e as such Attianties), at the best of his/her/their	knowledge and belief.	
AS WITNESS my hand and Notarial Seal.	.,,,,,,	Danile V	Auro:	, , , , , , , , , , , , , , , , , , ,
	NOTARY		<i></i>	<del></del>
date		ission Expires: 0/	-20-2001	
the second second	My Comm	ission expires:		
			i	

### ZONING DESCRIPTION

ZONING DESCRIPTION for 8413 Kings Ridge Road

Beginning at a point on the East side of

Kings Ridge Road which is 60'

wide at the distance of 372' North of the

centerline of the nearest improved intersecting street, Michels Lane

which is 50 wide. \*Being Lot# 1,

Block A, Section N/A in the subdivision of Kings Ridge Villa

as recorded in Baltimore County Plat Book # 32, Folio #92

containing 3102 square feet. Also known as 8413 Kings Ridge Road

and located in the 9 Election District, 6 Councilmanic District.

<u>-</u>	OFFICE	MORE COUNTY, N OF BUDGET & FINAN LLANEOUS RECE	ICE		<b>r</b>	No.	04	4362		Mil			
	DATE	1-4-97		NT <u>B-C</u>		15-0	00	- <del> </del>	RE		YAR ATAKK LERO OUUN	WITH	
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FIXE	FOR:	8413 Kings OI Vanance	Ridge		!	Jer 19U	**	175					
	DISTRIBUTI	<del></del>		· · · · · · · · · · · · · · · · · · ·	1-	——————————————————————————————————————				·	CASHIER'S V	LIDATION	
	DISTRIBUTI WHITE - CA	<del></del>	YELLO	W - CUSTOMER	i Santani ka ilin				See and See	· ·	CASHIER'S VA		

	RE: Case No.: 98-179-A
	Petitioner/Developer:
	MARGE HANDEL
	Date of Hearing/Closing: 12/1/97
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:	·
were posted conspicuously on the property loca	
	Month, Day, Year)
CASE # 98-179A	Sincerely,
WILLER HAMET VARIANCE	(Signature of Sign Poster and Date)  RICHARD E- HOFFMAN  (Printed Name)  904 DELLWOOD DR.  (Address)  FALLSTON, MO. 21047  (City, State, Zip Code)  (410) 879-3172  (Telephone Number)
POSTED 11/16/97	

CLOSING DATES.

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \_\_\_\*/1-16-97

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

# ZONING NOTICE

# ADMINISTRATIVE VARIANCE

Case No.: 98-179-A

Administrative Variance - To allow an addition with a rear yard setback of 27 ft. in lieu of the required 50 ft.

# **PUBLIC HEARING?**

PURSUANT TO SECTION 26-127(b) (1), <u>BALTIMORE COUNTY CODE</u>. 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
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.

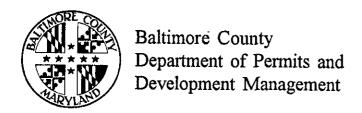
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

### 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.

ARN	OLD JABLON, DI	RECTOR	
For newspaper advertising:  Item No.: 179 Petitioner:		/1 /	187 A
Location: 84/3 Kings Riche	RD	<u> 4 0 </u>	<u> </u>
PLEASE FORWARD ADVERTISING BILL TO:  NAME: PATIO ENCLOSURES INC.		100 - 100 -	1.
ADDRESS: 224 8th AVENUE, NW		n,	<u> </u>
GLEN BURNIE, MARYLAND 21061	. 1,	·	1.4.
PHONE NUMBER: 410-760-1919	· ; / ;	, ;	



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

November 14, 1997

### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-179-A
8413 Kings Ridge Road
E/S Kings Ridge Road, 372' N of centerline Michels Lane
9th Election District - 6th Councilmanic District
Legal Owner: Margaret Handel
Post by Date: 11/16/97
Closing Date: 12/1/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. This notice serves as a refresher regarding the administrative process.

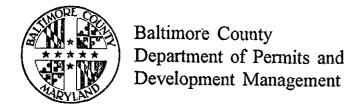
- 1. The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2. The "Closing Date" noted above is the deadline for a neighbor to file a formal request for a public hearing.
- 3. After the 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 a public hearing.
- 4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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

c: Margaret Handel Patio Enclosures, Inc.





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

November 26, 1997

Ms. Margaret Handel 8413 Kings Ridge Road Parkville, MD 21234

> RE: Item No.: 179

> > Case No.: 98-179-A

Petitioner: Margaret Handel

Dear Ms. Handel:

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 4, 1997.

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.

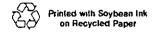
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.

Zoning Supervisor

WCR/re Attachment(s)





David L. Winstead Secretary Parker F. Williams Administrator

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

RE: Baltimore County 11/14/97 Item No. 119

Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

An Ronald Burns, Chief

**Engineering Access Permits** 

Division

LG

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: November 24, 1997

Department of Permits & Development

Management

Robert W. Bowling, Chief Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting

for November 24, 1997 Item Nos. 175, 179, 180, 181, 183,

and 184

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

### BALTIMORE COUNTY, MARYLAND



TO: Arnold Jablon, Director

**DATE:** November 19, 1997

Robbine Postile

Dept. of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

**SUBJECT:** Zoning Advisory Petitions

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

Jeffry W. Lor Oaryl Keins

Item Nos. 179, 180, 181, 182, 183, and 184

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Division Chief:

AFK/JL

# DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

# INTER-OFFICE CORRESPONDENCE

TO:

POM

DATE:

FROM:

R. Bruce Seeley.

Permits and Development Review

SUBJECT:

Zoning Advisory Committee

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

Item #'s:

181

183

RBS:sp

BRUCE2/DEPRM/TXTSBP



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 (410)887-4880

NOVEMBER 19, 1997

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 NOVEMBER 17, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Fursuant 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.

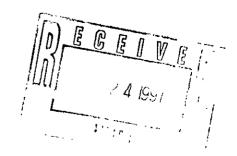
8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

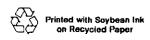
175, 177, 179, 180 182, 183, AND 184

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





This Bred. Made this

day of 6,2,7,9 PAGE 4, 3 1

1981 , by and between

POWERDOWN, INC., a body corporate, duly incorporated under the Laws of the State of Maryland, Grantor, and

MARGARET ANN HANDEL, of Baltimore County, in the State of Maryland, Grantee

WITNESSETH, that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, convey, and assign unto the Grantee(s), her personal representatives, heirs and assigns

13 24 01 2577268 \*\*\*1999.00 00 21-01 25772608 \*\*\*234.00

16 24-81 257725CF \*\*\*260.00 16 24-81 257724C₩ \*\*\*\*\*5.00

to have and to hold unto and to the use of said Grantee(s), as hereinabove recited, together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining, in fee simple

all that lot or lots of ground and premises situate in Maryland, and described as follows:

Baltimore County

, State of

BEING KNOWN AND DESIGNATED as Lot No. 1 in Block A shown on a plat entitled "Subdivision Plan Kings Ridge Villa," which plat is recorded among the Land Records of Baltimore County in Liber O.T.G. No. 32, folio 92, the improvements thereon being known as No 8413 Kings Ridge Road.

BEING part of the property which by deed dated July 18, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr., No. 6186, Folio 834 was granted and conveyed by Harry Giardina unto the grantor herein named.

#179

THE Grantor hereby certifies that the actual consideration paid or to be paid for this conveyance is \$52,000.00.

AND the said Grantor covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted; and that it will execute such further assurances of the same as may be requisite.

The undersigned corporate officer of the Grantor certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of said Grantor.

Whenever used, the singular number shall include the plural, the plural the singlar, and the use of any render shall be applicable to all genders.

IN WITNESS whereof, this deed has been executed by the undersigned.

Witness:

BY

David D. Downes

Vice- President

I HEREBY CERTIFY, that on this // Year of April

I HEREBY CERTIFY, that on this / April , 1981 , before me, a Notary Public of the State aforesaid, personally appeared David D. Downes who acknowledged himself to be the Vice-President of the Grantor Corporation, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing, in my presence, the name of the corporation by himself as Vice-President.

for WITNESS my hand and Notarial Seal of APR 24 1981

PRULEY AND

Notary Public

No.,

Written By: imz Approved By: Ready for Record

Deed

FROM

Consideration

Documentary Stamps \$ 237,00

State Transfer Tax

Local Transfer Tax \$ 750 60

POWERDOWN, INGEFERRED 140

MARGARET ANN HANDEL

69-67-29/771

MAILING ADDRESS OF GRANTEES FOR TAX BILLS:

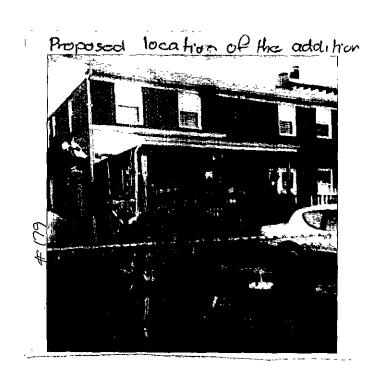
BALTO MO 21234

RETURN TO:

Law Offices STOCKSDALE, RUSSELL & JARRELL 6717 Harford Road Baltimore, Maryland 21234



A-179-A





ORDER RECEIVED/FOR FILING
Date
By

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Kings Ridge Road, 372' N of

the c/l of Michels Lane (8413 Kings Ridge Road) 9th Election District 6th Councilmanic District

Margaret Handel Petitioner

- BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 98-179-A

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Margaret Handel. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and 1963 Regulations, Zone RG, Section 214.1.b thereof, to permit a rear yard setback of 27 feet in lieu of the required 50 feet for a proposed addition (porch enclosure). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community 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

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 Aday of December, 1997 that the Petition for Administrative Variance seeking relief from Section 1802.3.8 of the Baltimore County Zoning Regulations (B.C.Z.R.) and 1963 Regulations, Zone RG, Section 214.1.b thereof, to permit a rear yard setback of 27 feet in lieu of the required 50 feet for a proposed addition (porch enclosure), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs



# Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 8413 Kings Ridge Road

which is presently zoned

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.B, BCZR & 1963 Regulations,

Zone RG, Section 214.1.b

To allow an addition with a rear yard setback of 27 ft. in lieu of the required 50 ft.

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

See Reverse Side

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.

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	the agency are a		A setting with the most of the state of the manufacture to the set of the set
* * * * * * * * * * * * * * * * * * *	CARROTTE A ANTONIO	Contract of the standing	(We do solemnly declare and affirm, under the penalties of perjury, that I/we are
	·		- 1984 Outset fet or an brobert in more to and application or and a property
intract Purchaser/Lessee:			Legal Owner(s):
			Margaret Handel
pe or Print Name)			(Type or Print Name)
	- ·		Valorat Handel
nature			Signature
			(Type or Print Name)
dress			(Type or Print Name)
<del></del>	State	Zipcode	Gigneture 410-665-2423
torney for Pelitioner:	المنافق المنطقة المنطقة المنافقة المنطقة		
•	• • •	•	8413 Kings Ridge Road
<u>Patio Enclosum</u> ype or Print Name)	res_INC		Address Phone No.
			Parkville, MD. 21234
		•	City State Zipcode
nature D T This	_ Acom+	•	Name, Address and phone number of representative to be contacted.
R.L. Tice	e- Agent		
224 8th Avenue			Patio Enclosures Inc.
Idress	Phone No.		Name 10 700 1014
Glen Burnie, 1	MD. 21061	•	224 8th Avenue, NW 410-760-191
lty	State	Zipcode	Address Phone No. Glen Burnie, MD. 21061

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 Ballimore County

# Affidavit in supports

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 _	*8413 Kings R	idge Road		. , Y
	nddr <del>ese</del>	•		
·	Parkville'	MD	21234 Zip Code	, ,
	City	State		
That based upon personal knowledge, the follow Variance at the above address: (indicate hardship or p	Xactical difficulty)			ad land
1. This area lends itself	to the utilizat	ion of exist	ting facilities an	id Tand
This area lends itself without interruption or	major alterat:	ions to the	present floor pl	an patterns. —
				•
2. Insulate and reduce hea	CING DILLO			•
3. Reduce outside noise.				
4. A place to sit out and	not be concern	ed eith the	weather, bugs, mo	<u>sq</u> uitoes
, , , , , , , , , , , , , , , , , , ,				
flys, etc.				
5. Improve appearance of h				<del></del> ,
6. The shape and size of the	he lot does not	t lend itsel:	f to any addition	ns without
the requirement of a variant Affiant(s) acknowledge(s) that if a protes	<b></b>			
That Affiant(s) acknowledge(s) that if a protes may be required to provide additional informat	ion.	e regentes to per = ==		
may be required to provide additionary		•	, •	.· · · .
6 - Na - D. O	3 YY + E 2	\	•	
(signature) (eignature)		(signature)	•	•
Margaret Handel		(type or print name)	<u></u>	<del></del>
(type or print name)	MARYLARY	(A) be as branches		•
STATE OF MARYLAND, COUNTY OF BAL	TIMORE, to wit:			
1 HEREBY CERTIFY, this 20 day of	Deloller_	, 19 <u></u> , bcfore	me, a Notary Public of the S	itate
of Maryland, in and for the County aforesaid,	personally appeared	. 0 0	<b>↑</b> .	
anni gi	riet Han	del	1	• '
			and madé oath in due form 0	f law .
the Affiants(s) herein, personally known or sat that the matters and facts hereinabove set fort	tisfactorily identified to mail the following the following true and correct to form	the best of his/her/the	ir knowledge and belief.	
AS WITNESS my hand and Notarial Scal.	•			
AS WITNESS My hand and thomas		Danile 1	- aus	
date	NOTARI	PUBLIC		
	.: My Comp	aission Expires: 0/	-20-2001	
	, , , , , , , , , , , , , , , , , , , ,		•	

# ZONING DESCRIPTION

ZONING DESCRIPTION for 8413 Kings Ridge Road

Beginning at a point on the East side of

Kings Ridge Road which is 60'

wide at the distance of 372' North of the

centerline of the nearest improved intersecting street, Michels Lane
which is 50 wide. \*Being Lot# 1,

Block A, Section N/A in the subdivision of Kings Ridge Villa

as recorded in Baltimore County Plat Book # 32, Folio #92

containing 3102 square feet. Also known as 8413 Kings Ridge Road
and located in the 9 Election District, 6 Councilmanic District.

179



# Baltimore County Department of Permits and Development Management

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

November 26, 1997

Ms. Margaret Handel 8413 Kings Ridge Road Parkville, MD 21234

RE: Item No.: 179

Case No.: 98-179-A

Petitioner: Margaret Handel

Dear Ms. Handel:

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 4, 1997.

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 (410-887-3391).

Sincerely,

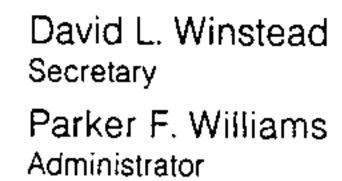
W. Carl Richards, Jr.

Zoning Supervisor

WCR/re
Attachment(s)







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

Baltimore County 11/14/91 Item No. 119 1812 RE:

Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief Engineering Access Permits

Division

LG

1-800-735-2258 Statewide Toll Free

This Beed. Made this

POWERDOWN, INC., a body corporate, duly incorporated under the Laws of the State of Maryland, Grantor, and

MARGARET ANN HANDEL, of Baltimore County, in the State of Maryland, Grantee

WITNESSETH, that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, convey, and assign unto the Grantee(s), her personal representatives, heirs and assigns

257726歳 たかかり99.00 77 24-01 25772608 \*\*\* 234.00 33 24-61 257725CF \*\*\*260.00 . 5 24-61 2577240景 本本本本5.00 JD 24-81

to have and to hold unto and to the use of said Grantee(s), as hereinabove recited, together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining, in fee simple

all that lot or lots of ground and premises situate in Maryland, and described as follows:

Baltimore County

, State of

(1)

(.)

BEING KNOWN AND DESIGNATED as Lot No. 1 in Block A shown on a plat entitled "Subdivision Plan Kings Ridge Villa," which plat is recorded among the Land Records of Baltimore County in Liber O.T.G. No. 32, folio 92, the improvements thereon being known as No 8413 Kings Ridge Road.

BEING part of the property which by deed dated July 18, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr., No. 6186, Folio 834 was granted and conveyed by Harry Giardina unto the grantor herein named.

#179

THE Grantor hereby certifies that the actual consideration paid or to be paid for this conveyance is \$52,000.00.

AND the said Grantor covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted; and that it will execute such further assurances of the same as may be requisite.

The undersigned corporate officer of the Grantor certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of said Grantor.

Whenever used, the singular number shall include the plural, the plural the singlar, and the use of any gender shall be applicable to all genders.

IN WITNESS whereof, this deed has been executed by the undersigned.

POWERDOWN, INC. Witness: David D. Downes Vice-President STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this / ( Lay of April 1981 , before me, a Notary Public of the State aforesaid, personally appeared David D. Downes who icknowledged himself to be the Vice-President of the Grantor Corporation, and that he, as such Vice-Presilent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by igning, in my presence, the name of the corporation by himself as Vice-President.

for WITNESS my hand and Notarial Seal of APR 24 1981 No.

Notary Public

Ready for Record Approved By: Written By: jmz

Documentary Stamps 734,00 2,000.00

Consideration

State Transfer Tax

Local Transfer Tax 7800

POWERDOWN,

OFTE

MARGARET ANN HANDEL

69-67-291771

MAILING ADDRESS OF GRANTEES FOR TAX BILLS:

SECT S

6717 Harford Road Baltimore, Maryland Law Offices STOCKSDALE, RUSSELL & JARRELL 21234

RETURN TO:

	RE: Case No.: 98-179-A
	Petitioner/Developer:
	MARGE HANDEL
	Date of Hearing/Closing: 12/1/97
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:	
were posted conspicuously on the property I	perjury that the necessary sign(s) required by law ocated at
The sign(s) were posted on	11 / 16 / 97 (Month, Day, Year)
ZONING NOTICE  VARIANCE  SUPPLIES HEARING?  PUBLIC HEARING?  TO COMPANY AND A SUPPLIES AND A SUP	Sincerely,  Signature of Sign Poster and Date)  RICHARD E. HOFFMAN  (Printed Name)  904 DELLWOOD DR.  (Address)  FALLSTON, MO. 21047  (City, State, Zip Code)  (410) 879-3122

(Telephone Number)

8313 KINGS RIDGE ROAD FOSTED 11/16/97 Thekel & 200 11/16/97

BALTIMORE COUNTY, MARY NO.  OFFICE OF BUDGET & FINANCE  MISCELLANEOUS RECEIPT  No.	
DATE 11-4-07 ACCOUNT 2-001-615-000	
AMOUNT \$ .50.00	
FROM: BAIS Kings Ridge Road I's M 179	(日本) 「本の (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
FOR: O' Vance Taken but JEE	
DISTRIBUTION	

CASHIER'S VALIDATION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

LAHUIL A

CLOSING DATES.

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than  $\frac{*11-16-97}{}$ 

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

# ZONING NOTICE ADMINISTRATIVE VARIANCE

Case No.: 98-179-A

Administrative Variance - To allow an addition with a rear yard sotback of 27 ft. in he required 50 ft.

# PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b) (1), <u>BALTIMORE COUNTY CODE</u>. 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
III 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.

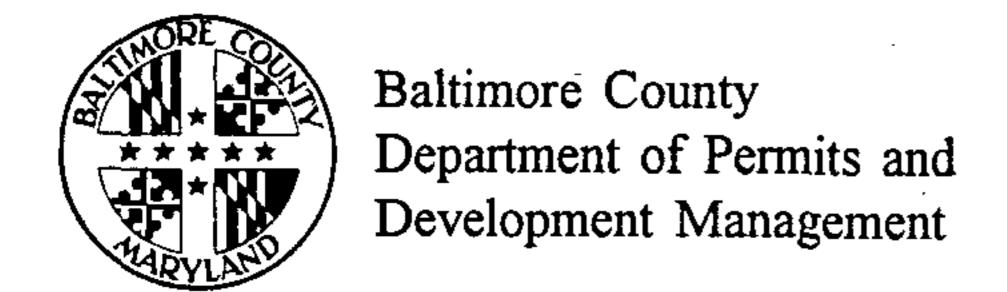
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

# PAYMENT WILL BE MADE AS FOLLOWS:

- 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.

AR	NOLD JABLON, DIRECTOR
For newspaper advertising:  Item No.: 179 Petitioner:	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Location: BA13 KINGS AIGE	RD
PLEASE FORWARD ADVERTISING BILL TO:  NAME: PATIO ENCLOSURES INC.	
ADDRESS: 224 8th AVENUE, NW	
GLEN BURNIE, MARYLAND 21061	
PHONE NUMBER: 410-760-1919 .	



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

November 14, 1997

# **ABOUT YOUR ADMINISTRATIVE VARIANCE**

CASE NUMBER: 98-179-A
8413 Kings Ridge Road
E/S Kings Ridge Road, 372' N of centerline Michels Lane
9th Election District - 6th Councilmanic District
Legal Owner: Margaret Handel
Post by Date: 11/16/97
Closing Date: 12/1/97

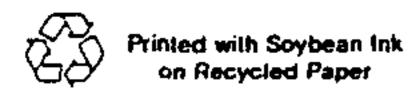
Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. This notice serves as a refresher regarding the administrative process.

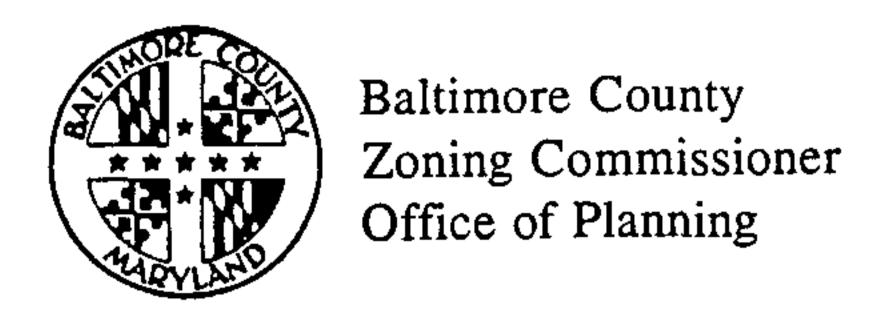
- 1. The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- The "Closing Date" noted above is the deadline for a neighbor to file a formal request for a public hearing.
- 3. After the closing 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 a public hearing.
- 4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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

c: Margaret Handel
 Patio Enclosures, Inc.





Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

December 8, 1997

Ms. Margaret Handel 8413 Kings Ridge Road Parkville, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE

E/S Kings Ridge Road, 372' N of the c/l of Michels Lane

(8413 Kings Ridge Road)

9th Election District - 6th Councilmanic District

Margaret Handel - Petitioner

Case No. 98-179-A

Dear Ms. Handel:

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,

with lotrow

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

cc: Mr. R.L. Tice Patio Enclosures, Inc., 224 8th Ave., NW, Glen Burnie, Md. 21061

People's Counsel

File





# BALTIMORE COUNTY, MARYLAND

# INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: November 24, 1997

Department of Permits & Development

Management

Robert W. Bowling, Chief Bureau of Developer's Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

for November 24, 1997 Item Nos. 175, 179, 180, 181, 183,

and 184

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File





# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

**DATE:** November 19, 1997

Dept. of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

**SUBJECT:** Zoning Advisory Petitions

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

Item Nos. 179, 180, 181, 182, 183, and 184

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Division Chief:

AFK/JL

# DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

# INTER-OFFICE CORRESPONDENCE

TO:

PDM

DATE:

FROM:

R. Bruce Seeley.

Permits and Development Review

DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: 100 v 17, 97

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

Item #'s:

RBS:sp

BRUCE2/DEPRM/TXTSBP



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 (410)887-4880

NOVEMBER 19, 1997

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 NOVEMBER 17, 1997

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.

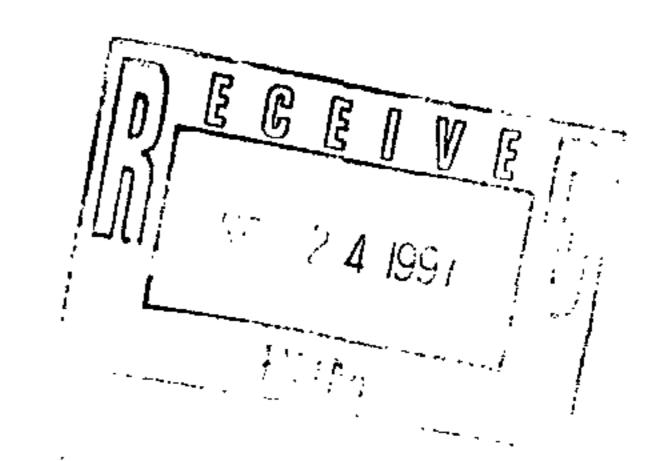
8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

175, 177, (179, 180 182, 183, AND 184

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

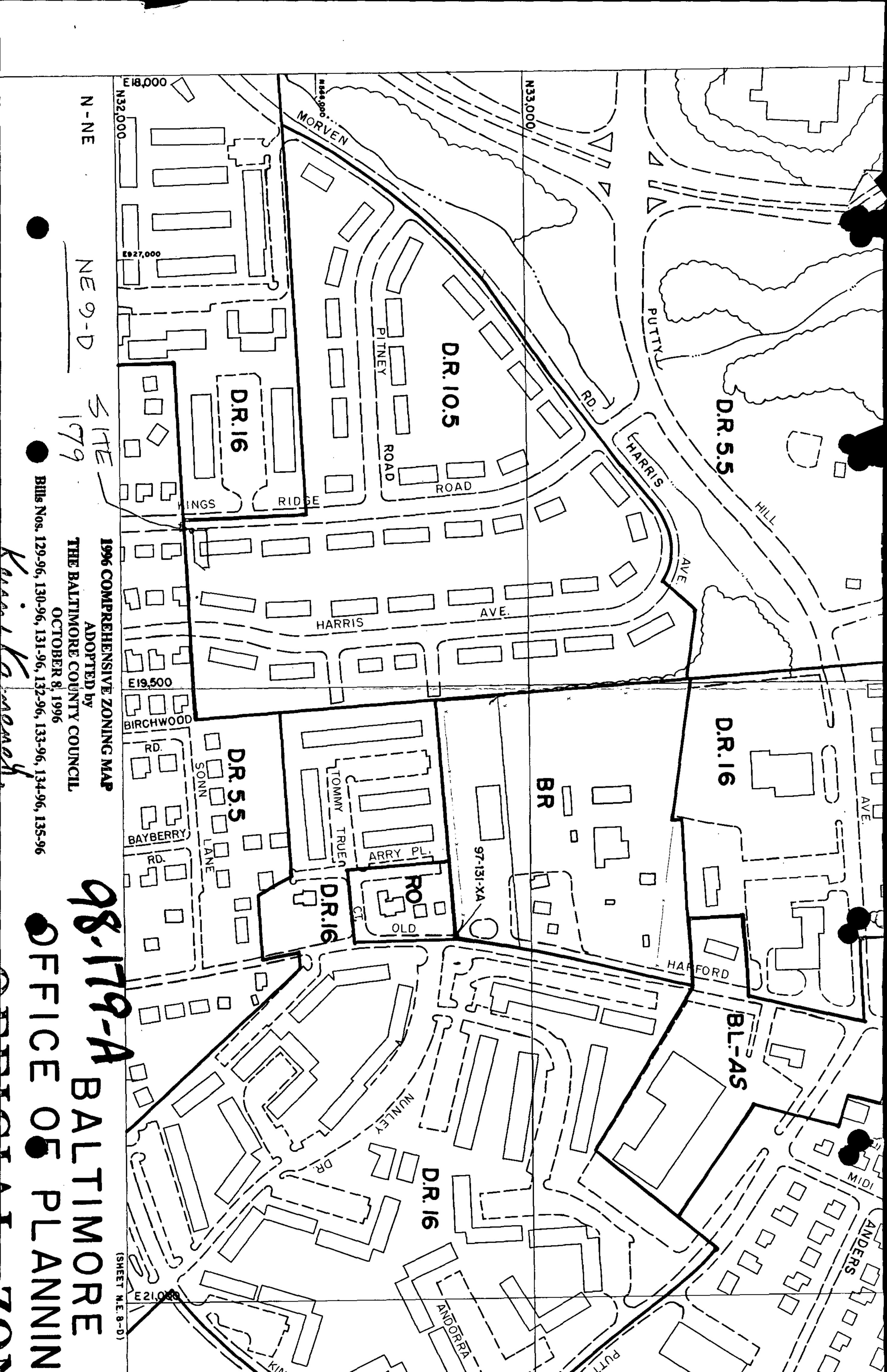
cc: File







98.179-A



ţ		
	JEF 179	prepared by: R.L. TICE, AGENT Scale of Drawing: 1 = 30'
1	reviewed by: ITEM #: CASE#:	North
	Zoning Office USE ONLY!	(1) 1/20.85
*	Prior Zoning Hearings:	
	esapeake Bay Critical Area:	
	WATER: X	
	Lot size: .07 - 3102	
	ig: DR Set /o / 1	11 KINGS RIDGE ROAD
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	Councilmanic District: 6	,
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A		ER: HANDEL, MARGARET
	Falkwille Pct B 12 Ence Our Con ROPER RI	Subdivision name: KINGS RIDGE VILLA  plat book# 32, follo# 92, lot# 1 ,section#
	HECKLIST for additional required information	iii H
	Special Hearing	Plat to accompany Petition for Zoning x Variance

98-179-A

