

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/E side of Carroll Ridge Court, 240 ft.		
NE of c/l of Sweet Air Road	*	ZONING COMMISSIONER
11 <sup>th</sup> Election District		
6 <sup>th</sup> Councilmanic District	*	OF BALTIMORE COUNTY
14203 Carroll Ridge Court		
Earl W. Mitchell, Jr., et ux	*	CASE NO. 99-356-A
Petitioners		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Earl W. Mitchell, Jr., and Marie C. Mitchell, his wife, property owners, for that property known as 14203 Carroll Ridge Court in the Carroll Manor Ridge subdivision of Baltimore County. The Petitioners herein seek a variance from Section 103.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 45 ft., in lieu of the required 50 ft., for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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 required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

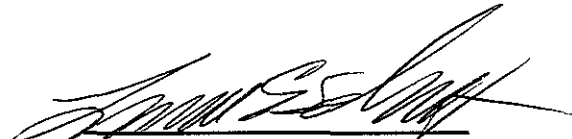
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of April, 1999 that the Petition for an Administrative Variance from Section

ORDER RECEIVED FOR FILING  
 Date 4/15/99  
 By M. Brock

103.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 45 ft., in lieu of the required 50 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction 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.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR  
BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING  
Date 4/12/99  
By M. [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 14, 1999

Mr. and Mrs. Earl W. Mitchell, Jr.  
14203 Carroll Ridge Court  
Baldwin, Maryland 21013

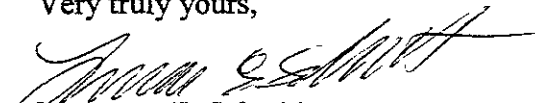
RE: Petition for an Administrative Variance  
Case No. 99-356-A  
Location: 14203 Carroll Ridge Court

Dear Mr. and Mrs. Mitchell:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 14203 Carroll Ridge Court  
 which is presently zoned RC2 CRDP

This Petition shall be filed with the Department of Permits and 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) 103.3 RDP CBCZR)(A00.3.B.3)

To permit an addition with a side yard setback of 45' ~~47'~~ in lieu of the required 50'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Earl W. Mitchell Jr.  
 Name - Type or Print \_\_\_\_\_  
Earl W. Mitchell Jr.  
 Signature \_\_\_\_\_  
Marie C. Mitchell  
 Name - Type or Print \_\_\_\_\_  
Marie C. Mitchell  
 Signature \_\_\_\_\_ 410-687-8831 (Work)  
14203 Carroll Ridge Court 410-592-9684 (Home)  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baldwin, Maryland 21013  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Earl W. Mitchell Jr.  
 Name \_\_\_\_\_ 410-687-8831 (Work)  
14203 Carroll Ridge Court 410-592-9684 (Home)  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baldwin, Maryland 21013  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
 Zoning Commissioner of Baltimore County

CASE NO. 99-356-A

Reviewed By JRF Date 3/15/99

REV 9/15/98

Estimated Posting Date 3-28-99

# 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 14203 Carroll Ridge Court  
Address  
Baldwin, Maryland 21013  
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): *We would like to construct a 16' x 31' addition to the rear corner of our home to be used as an office/library/study. We want this addition so that we can properly store the many volumes of books and research material that we have, and also as a study area for our daughter. She is currently enrolled in a Master's Degree program at Loyola College and will begin law school in September of this year at the University of Maryland in Baltimore.*

*We presently have a zoning variance allowing 45' sideyard setbacks in lieu of the original 50' setbacks. The proposed addition that we would like to add to our home would be approximately 47' from the sideyard property line. This means that, although we would be infringing into the original 50' setback, we are still not infringing on the 45' as allowed by the variance we were granted.*

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Earl W. Mitchell Jr.  
Signature  
Earl W. Mitchell Jr.  
Name - Type or Print

Marie C. Mitchell  
Signature  
Marie C. Mitchell  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MARCH, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

3/9/99  
Date

Linda C. Smith  
Notary Public

My Commission Expires 9/1/02

# 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 14203 Carroll Ridge Court  
Address  
Baldwin, Maryland 21013  
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): *We would like to construct a 16' x 31' addition to the rear corner of our home to be used as an office/library/study. We want this addition so that we can properly store the many volumes of books and research material that we have, and also as a study area for our daughter. She is currently enrolled in a Master's Degree program at Loyola College and will begin law school in September of this year at the University of Maryland in Baltimore.*

*We presently have a zoning variance allowing 45' sideyard setbacks in lieu of the original 50' setbacks. The proposed addition that we would like to add to our home would be approximately 47' from the sideyard property line. This means that, although we would be infringing into the original 50' setback, we are still not infringing on the 45' as allowed by the variance we were granted.*

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Earl W. Mitchell Jr.*  
Signature  
Earl W. Mitchell Jr.  
Name - Type or Print

*Marie C. Mitchell*  
Signature  
Marie C. Mitchell  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9<sup>th</sup> day of MARCH, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EARL W. MITCHELL, JR & MARIE C. MITCHELL

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

AS WITNESS my hand and Notarial Seal

3/9/99  
Date

*Linda C. Smith*  
Notary Public

My Commission Expires 9/1/02



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 14203 Carroll Ridge Court  
 which is presently zoned RC2 CRDP

This Petition shall be filed with the Department of Permits and 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) 103.3 RDP (BCZR)(1A00.3.B.3)

*To permit an addition with a side yard setback of 45' ~~47'~~ in lieu of the required 50'.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Earl W. Mitchell Jr.  
 Name - Type or Print \_\_\_\_\_  
Earl W. Mitchell Jr.  
 Signature \_\_\_\_\_  
Marie C. Mitchell  
 Name - Type or Print \_\_\_\_\_  
Marie C. Mitchell  
 Signature \_\_\_\_\_  
14203 Carroll Ridge Court 410-687-8831 (work)  
 Address Telephone No. \_\_\_\_\_  
Baldwin, Maryland 21013  
 City State Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Earl W. Mitchell Jr.  
 Name \_\_\_\_\_  
14203 Carroll Ridge Court 410-687-8831 (work)  
 Address Telephone No. \_\_\_\_\_  
Baldwin, Maryland 21013  
 City State Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
 Zoning Commissioner of Baltimore County

CASE NO. 99-356-A

Reviewed By JRF Date 3/15/99

REV 9/15/98

Estimated Posting Date 3-28-99

**ZONING DESCRIPTION**

Zoning Description for 14203 Carroll Ridge Court,  
Baldwin, Maryland 21013

BEGINNING at a point on the southeast side of Carroll Ridge Court which is 50 feet wide at the distance of 240 feet northeast of the centerline of the nearest improved intersecting street; Sweet Air Road which is 50 feet wide. Being Lot #3, on Plat 1 in the subdivision of Carroll Manor Ridge as recorded in Baltimore County Plat Book #40, Folio #10, containing 75,751 square feet and 1.739 acres. Also known as 14203 Carroll Ridge Court and located in the 11th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. **062331**

DATE 3-15-99 ACCOUNT R-001-615-090

AMOUNT \$ 50.00

RECEIVED FROM: Earl W. Mitchell  
14203 Carroll Ridge Court Item # 356  
FOR: Old Variance Taken by JEF

PAID RECEIPT  
AMOUNT PAID  
DATE  
BY  
FOR  
Baltimore County, Maryland

**99-356-A**

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

CASHIER'S VALIDATION

**99-356-A**



CERTIFICATE OF POSTING

RE: CASE # 99-356-A

PETITIONER/DEVELOPER:

(Earl & Marie Mitchell)

DATE OF Closing

(APR. 12, 1999)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 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  
14203 Carroll Ridge Court Baltimore, Maryland 21013 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 3-26-99 \_\_\_\_\_  
[Month, Day, Year]

Sincerely,

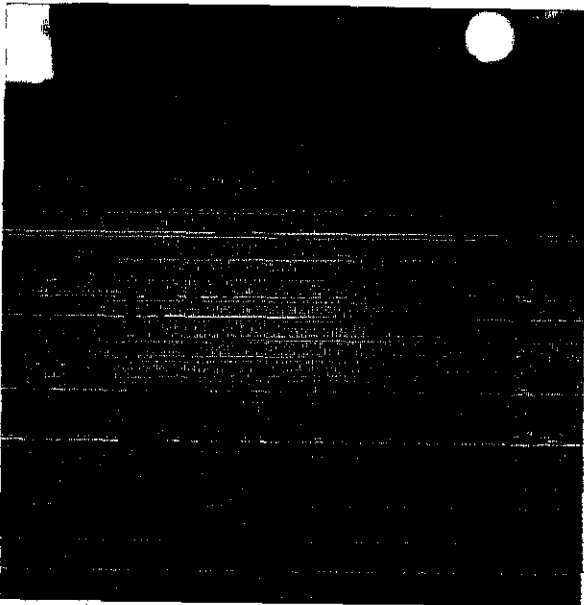
  
[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ [410]-687-8405 \_\_\_\_\_  
[Telephone Number]



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 356 -A Address 14203 Carroll Ridge Court

Contact Person: Jun R. Fernando Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3-15-99 Posting Date: 3-28-99 Closing Date: 4-12-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 356 -A Address 14203 Carroll Ridge Court

Petitioner's Name Earl & Marie Mitchell Telephone 410-592-9684

Posting Date: 3-28-99 Closing Date: 4-12-99

Wording for Sign: To Permit an addition with a side yard setback of 45' ~~41'~~ in lieu of the required 50'.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 99-356-A

Petitioner: Earl W. Jr. and Marie C. Mitchell

Address or Location: 14203 Carroll Ridge Court, Baldwin, Maryland 21013

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Earl W. Mitchell Jr.

Address: 14203 Carroll Ridge Court  
Baldwin, Maryland 21013

Telephone Number: 410-592-9684



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 13, 1999

Mr. Earl W. Mitchell, Jr.  
14203 Carroll Ridge Court  
Baldwin, MD 21013

RE: Case No.: 99-356-A  
Petitioner: Earl and Marie Mitchell  
Location: 14293 Carroll Ridge Court

Dear Mr. Mitchell:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 15, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for April 5, 1999  
Item Nos. (356), 357, 358, 359, 360,  
361, 362, 364, and 366

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

RWB:HJO:jrb

cc: File

ZONE0405.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

4/12  
AV

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** March 29, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 340, 347, 348, 356, 358, 360, 361, and 364

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

  
\_\_\_\_\_

AFK/JL

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

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 4/6/99

FROM: R. Bruce Seeley, Project Manager *RBS/99*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/29/99

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

Item #'s:

356

357

358

359

360

361

362

364

366



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

April 15, 1999

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 March 29, 1999

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.

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

356, 358, 359, 360, 361, 362, 363, 364, 365, and 366

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

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)







**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.30.99

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

RE: Baltimore County  
Item No. 351 JRF

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read 'M. M. Lenhart'.

do Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

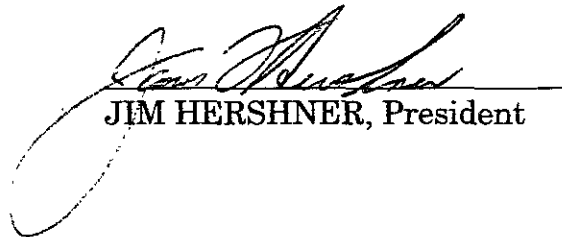
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Item# 356

March 4, 1999

TO WHOM IT MAY CONCERN:

Mr. and Mrs. Earl W. Mitchell, Jr. have submitted to this Association architectural plans to build a one story addition to the rear of their home at 14203 Carroll Ridge Court. Please be advised that the Carroll Manor Ridge Community Association has reviewed and approved these plans. We have no objection to this structure; and in fact view this construction as an enhancement to the value of both their property and the Carroll Manor Ridge Community.

  
JIM HERSHNER, President

99-356-A



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

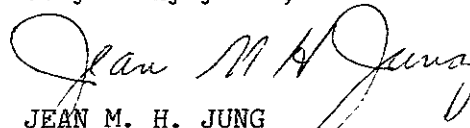
Mr. & Mrs. Earl W. Mitchell, Jr.  
3718 Eastwood Drive  
Baltimore, Maryland 21206

RE: PETITION FOR VARIANCE  
NE/S Carroll Ridge Court, 240'  
NE of the c/l Sweet Air Road,  
(14203 Carroll Ridge Court) -  
11th Election District  
Earl W. Mitchell, Jr., et ux,  
Petitioners  
Case No. 86-127-A

Dear Mr. & Mrs. Mitchell:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

# 356

99-356-A

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
NE/S Carroll Ridge Court, 240'		
NE of the c/l Sweet Air Road,	*	DEPUTY ZONING COMMISSIONER
(14203 Carroll Ridge Court) -		
11th Election District	*	OF BALTIMORE COUNTY
Earl W. Mitchell, Jr., et ux,	*	Case No. 86-127-A
Petitioners	*	

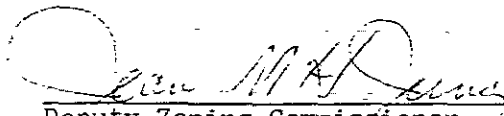
\* \* \* \* \*

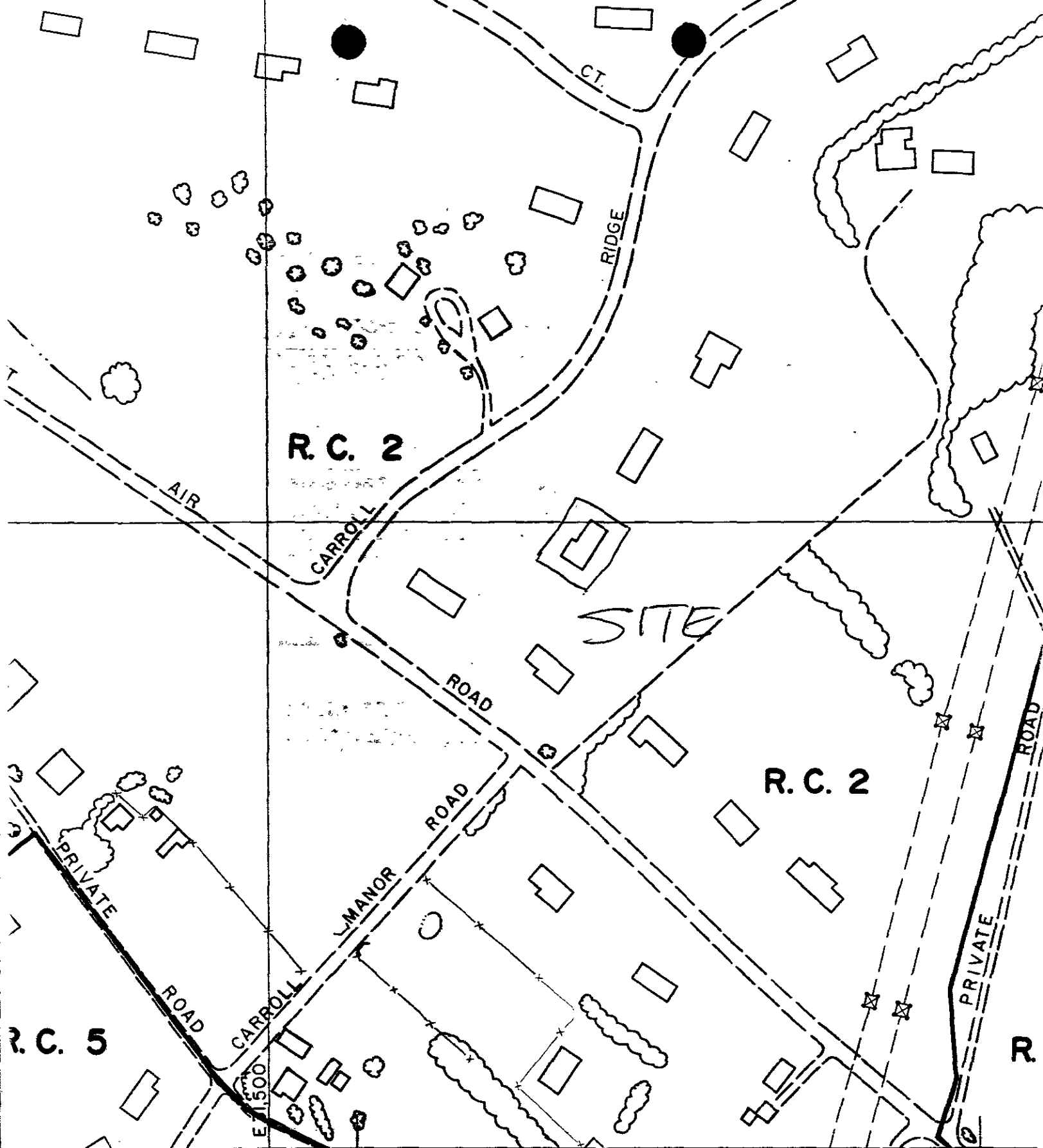
The Petitioners herein request variances to permit side yard setbacks of 45 feet in lieu of the required 50 feet.

Testimony by the Petitioners indicates that they propose to build a residence 197 feet from the front property line, in line with the home on Lot 4 facing Carroll Ridge Court. The dwelling could be located on the site without variances but, because the lot narrows to the rear, it would be in front of the neighbor's house, thereby reducing his air and view. The file includes letters from neighbors; Carroll Manor Ridge, Inc., the developers; and the Carroll Manor Community Association concurring with the need for the requested variances. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1<sup>st</sup> day of October, 1985, that the herein Petition for Variance to permit side yard setbacks of 45 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

  
 Deputy Zoning Commissioner  
 of Baltimore County



1996 COMPREHENSIVE ZONING MAP  
 ADOPTED by  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996

99-356-A

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 OFFICIAL

129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

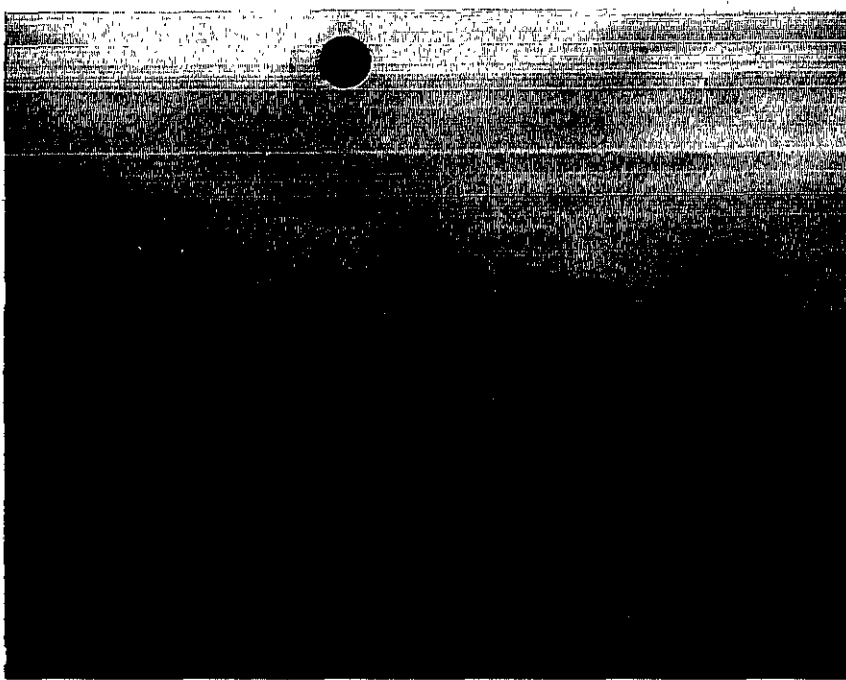
*Kevin Kameneck*



VIEW OF SIDE YARD PROPERTY LINE  
FROM AREA OF PROPOSED ADDITION.



VIEW OF SIDE YARD BETWEEN  
PROPERTY LINE ON RIGHT AND  
PROPOSED ~~S~~ SITE OF NEW ADDITION  
ON THE LEFT.



VIEW FROM BACK OF HOUSE  
WHERE ADDITION WILL BE  
ADDED.



VIEW OF SIDE OF HOUSE FROM FRONT, WITH  
45' SIDEYARD SETBACK.

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# Plat to accompany Petition for Zoning Variance

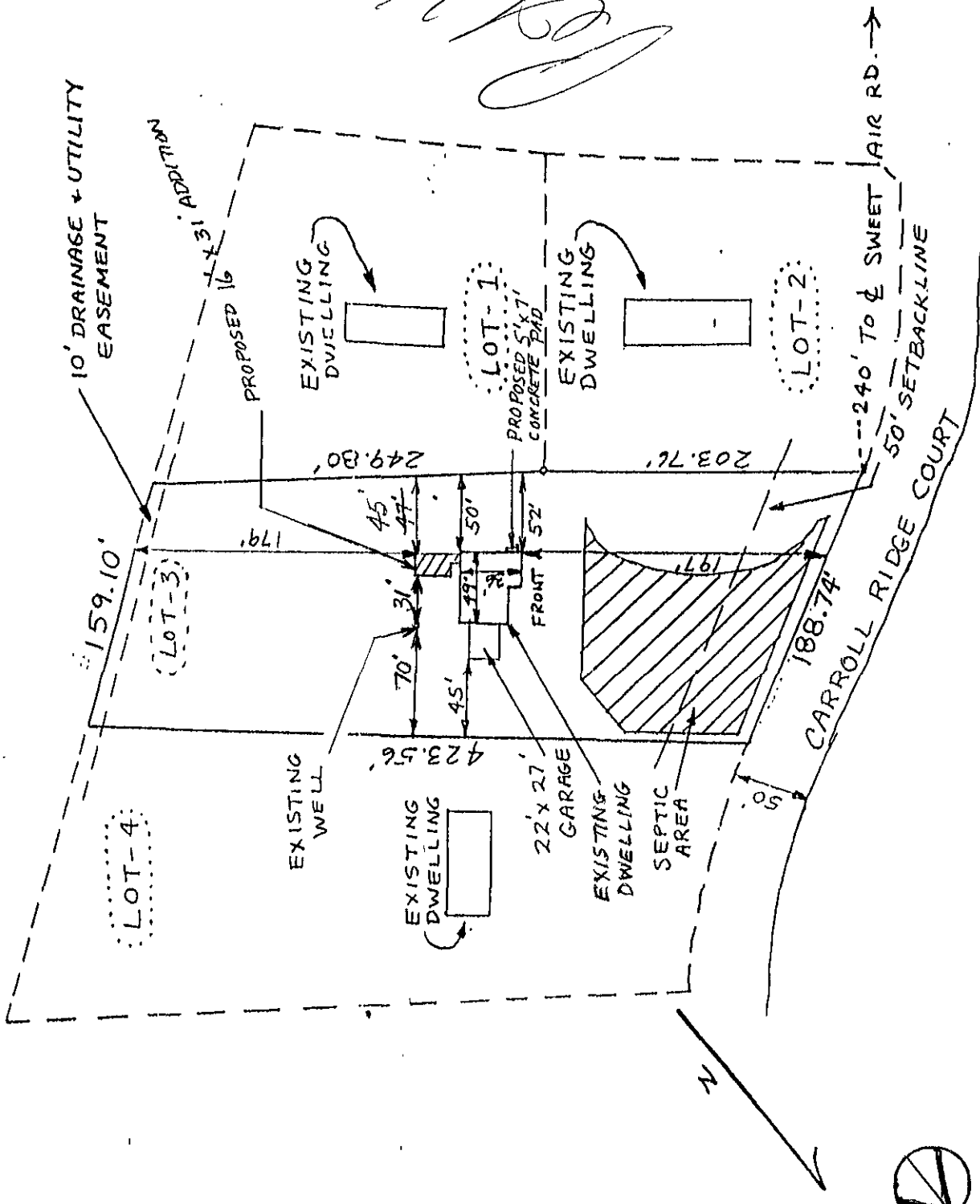
see pages 5 & 6 of the C

PROPERTY ADDRESS: 14203 Carroll Ridge Court

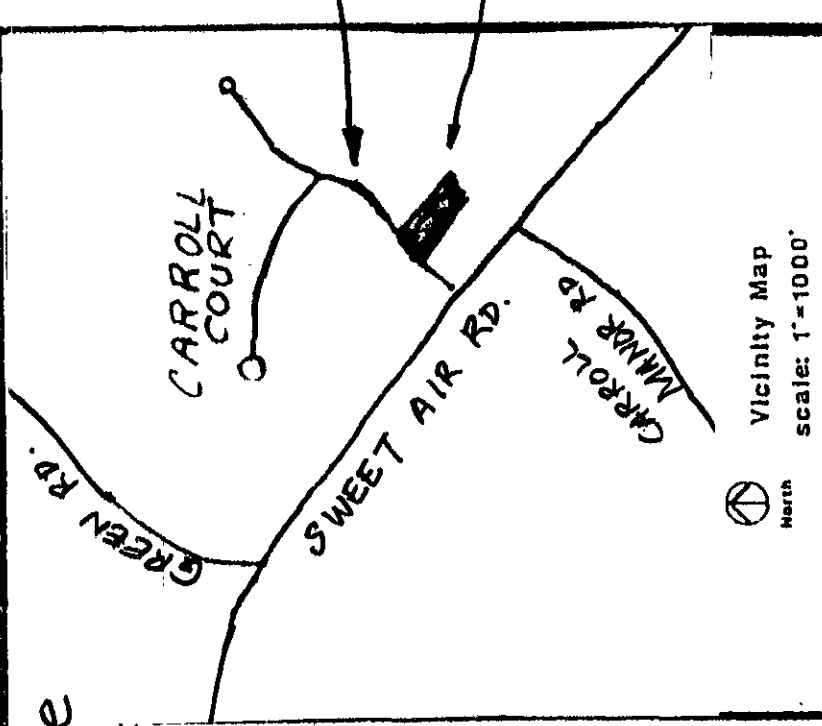
Subdivision name: Carroll Manor Ridge

plat book # Ac, folio # 10, lot # 3, section # 1

OWNER: Earl and Marie Mitchell



*Mitchell*



LOCATION INFORMATION	
Election District:	11
Councilmanic District:	6
1"=200' scale map#:	NE-20F
Zoning:	RCZ (RDP)
Lot size:	1.739 acreage
	75,751 square feet
Chesapeake Bay Critical Area: <input type="checkbox"/> public <input checked="" type="checkbox"/> private SEWER: <input type="checkbox"/> public <input checked="" type="checkbox"/> private WATER: <input type="checkbox"/> public <input checked="" type="checkbox"/> private	
Chesapeake Bay Critical Area: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Prior Zoning Hearings: OF 45' IN LIEU OF 50' SIDE YARD SETBACKS Case No. 86-127A, Dated 10/01/85	
<b>Zoning Office USE ONLY!</b> reviewed by: JF ITEM #: 350 CASE#:	

North  
 date: 03/15/99  
 prepared by: EWM

Scale of Drawing: 1" = 100'





99-356-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
NORTHWEST OF  
BALDWIN

SHEET  
N. E.  
20-F

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