

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Meadow Glen Road, 208' E of
the centerline of Bird River Road
15th Election District
6th Councilmanic District
(1016 Meadow Glen Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

James & Sheila Maranto
Petitioners

* CASE NO. 99-502-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by James & Sheila Maranto, property owners, for that property known as 1016 Meadow Glen Road in the Middle River area of Baltimore County. The Petitioners herein seek a variance from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.) and from Section 301.1 of the B.C.Z.R., to allow an open projection with a rear yard setback of 23 ft, in lieu of the minimum required 26 ¼ ft., for a deck. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative 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 Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, 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 Petitioner.

ORDER RECEIVED FOR FILING

Date

8/2/99

By

R. J. [Signature]

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of August, 1999 that a variance from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.) and from Section 301.1 of the B.C.Z.R., to allow an open projection with a rear yard setback of 23 ft, in lieu of the minimum required 26 ¼ ft., for a deck, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
8/2/99
R. J. Gresson



Baltimore County
Zoning Commissioner

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

August 2, 1999

Mr. & Mrs. James Maranto
1016 Meadow Glen Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 99-502-A
Property: 1016 Meadow Glen Road

Dear Mr. & Mrs. Maranto:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco". The signature is written in a cursive style with a large, stylized "T" and "K".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at 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 1016 Meadow Glen Rd.
which is presently zoned DR-2

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) 1301.2.2.2.9 (V.B.S. & C.M.D.P.), 306.1

To allow an OPEN PROJECTION (deck) with a rear yard setback of 23 ft, in lieu of the minimum required 26 1/4 ft.

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):

James J. Maranto

Name - Type or Print

Signature

Sheila A. Maranto

Name - Type or Print

Sheila A. Maranto

Signature

1016 Meadow Glen Rd. 410 455 4989

Address

Baltimore Maryland 21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 99-502-A

Reviewed By [Signature] Date 6-14-99

Estimated Posting Date 6-22-99

REC'D 9/15/98

ORDER RECEIVED
8/2/99
Data

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 1016 Meadow Glen Road
Address
Baltimore Maryland 21220
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):

To construct an outside deck for additional living space

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.

James J. Maranto
Signature
James J. Maranto
Name - Type or Print

Sheila A. Maranto
Signature
Sheila A. Maranto
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James J. Maranto and Sheila A. Maranto
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

2nd June 1999
Date

Charolene H. Oliver
Notary Public

My Commission Expires 5/1/00

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.

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Address
Baltimore Maryland 21220
City State Zip Code

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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.

James J. Maranto
Signature
James J. Maranto
Name - Type or Print

Sheila A. Maranto
Signature
Sheila A. Maranto
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James J. Maranto and Sheila A. Maranto
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

2nd June 1999
Date

Charlene H. Oliver, Charlene H. Oliver
Notary Public

My Commission Expires 5/01/00



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1016 Meadow Glen Rd.
which is presently zoned DR-2

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) 1 B O 1.2.5.2.9 (V.B.5.9 CNDP), 301.1

To allow an open projection (deck) with a
rear yard setback of 23 ft. in lieu of the minimum required
26'4 ft.

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.

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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):

James J. Maranto
Name - Type or Print

Signature

Sheila A. Maranto
Name - Type or Print

Sheila A. Maranto
Signature

1016 Meadow Glen Road 410 455 4989

Baltimore, Maryland 410 686 3231
Address Telephone No.

Baltimore, Maryland 21220
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 99-502-A

Reviewed By [Signature]

Date 6-14-99

REV 9/15/98

Estimated Posting Date 6-27-99

ZONING DESCRIPTION

502

Zoning description for: 1016 Meadow Glen Road

Beginning at a point **South** side of **Meadow Glen Road** which is **30 feet** wide at the distance of **208 feet East** of the centerline of the nearest improved intersecting street **Bird River Road** which is **50 feet** wide.

Lot: # 6

Section: # 01

Subdivision: **Rhoe Farm**

Baltimore County Plat Book: # 64, Folio: # 111, containing **6534 square feet**

Also known as: **1016 Meadow Glen Road**

Located: **15th Election District, 6th Councilmanic District**

99.502-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

Item No. 502-069884

DATE 6-14-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mrs. Morante

FOR: Resident of Vanclose Road, Filing Hse
at 1016 Meadow Glen Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

99.502-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTION DATE
6/14/1999 6/14/1999 09:47:45
REG 10005 CASHIER NITE REG DRAWER 5
DEPT 5 529 ZONING VERIFICATION
Receipt # 107179
CR NO. 069884

Receipt for \$0.00
CR \$0.00
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: CASE # 99-502-A
PETITIONER/DEVELOPER:
[Sheila A. Maranto]
DATE OF Closing
[July 12, 1999]

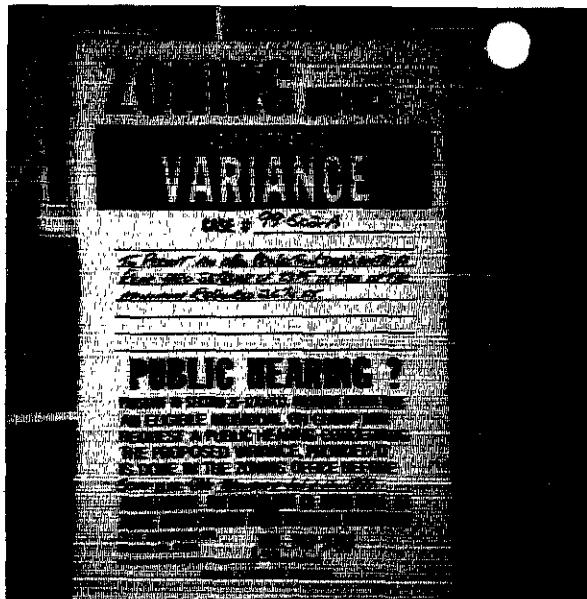
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
1016 Meadow Glen Road Baltimore , Maryland 21220 _____

The sign(s) were posted on _____ 6-25-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr.
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 502 -A Address 1016 Meadow Glen Rd.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6-14-99 Posting Date: 6-27-99 Closing Date: 7-12-99

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

1. **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.
2. **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.
3. **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.
4. **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- 502 -A Address 1016 Meadow Glen Rd.
Petitioner's Name MARANTO Telephone (410) 455-4989
Posting Date: 6-27-99 Closing Date: 7-12-99
Wording for Sign: To Permit an OPEN PROJECTION (- deck) with a
rear yard setback of 23ft. in lieu of the minimum required 26'4"

**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/neighbor 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.

For Newspaper Advertising:

Item Number or Case Number: 99-502-A
Petitioner: James J. & Sheila A. Maranto
Address or Location: 1016 Meadow Glen Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: James J. Maranto
Address: 1016 Meadow Glen Road
Baltimore, MD 21220
Telephone Number: (410) 686-3231

Revised 2/20/98 - SCJ

7/12
AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 13, 1999

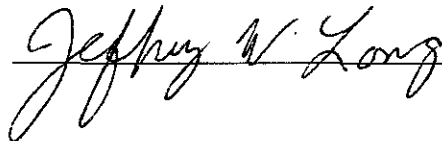
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 502, 514, 520, and 524

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

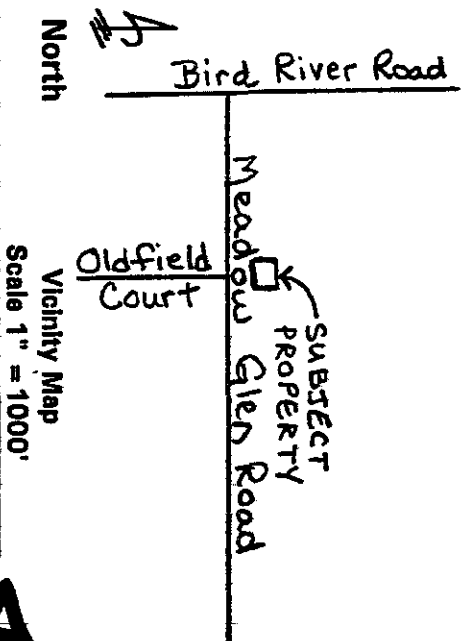
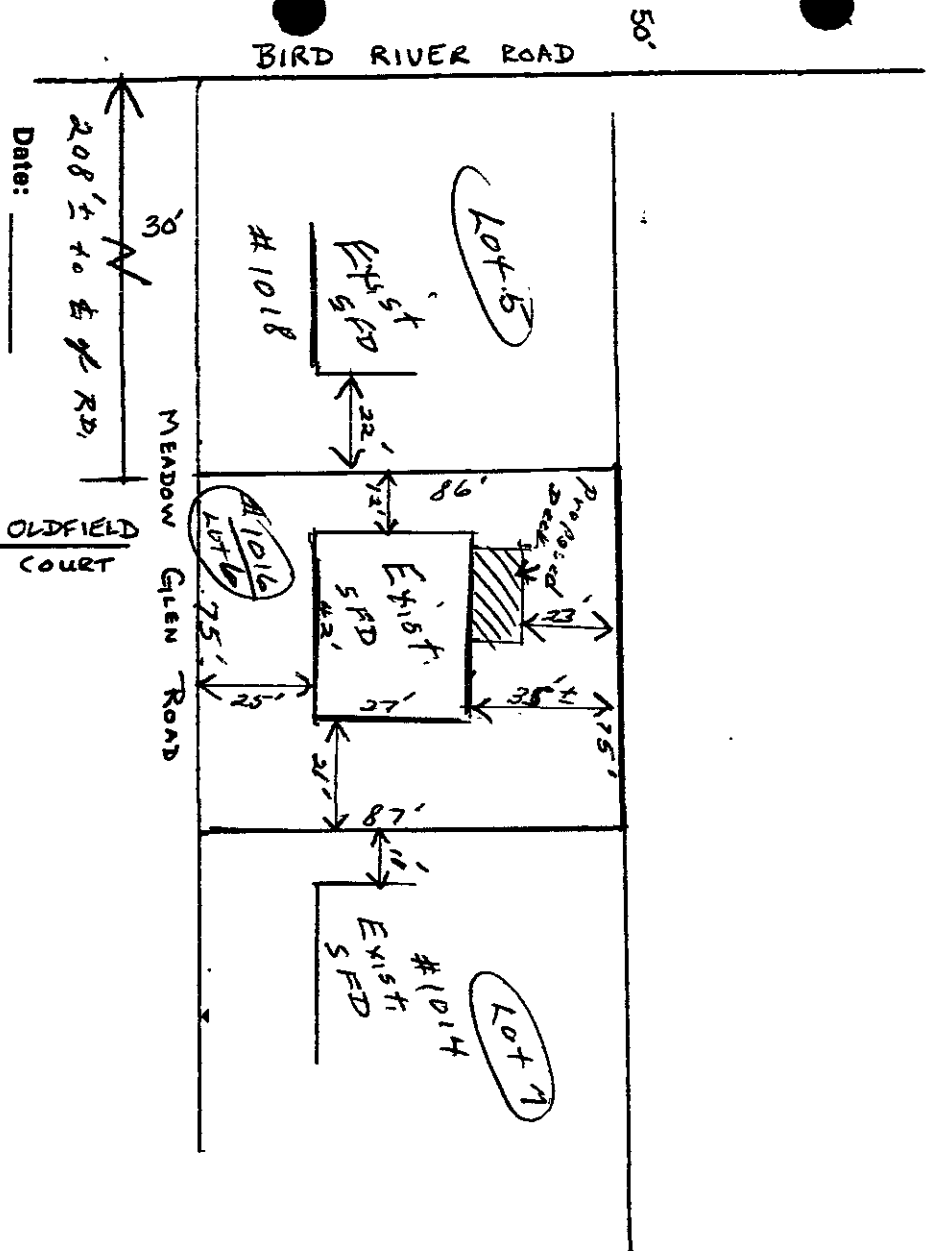
☒ Variance ☐ Special Hearing

Property Address: 1016 Meadow Glen Road

Rose Farm

Plat book # 64, folio # 111, lot # 6, section # 1

OWNER: James J. & Sheila A. Maranto



LOCATION INFORMATION

Councilman's District: 6

Election District: 15th

1" = 200' scale map: NE 6.1

Zoning: DR-2

Lot size: 0.15 6534

	Acreage	Square feet
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
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98	100	100
99	100	100
100	100	100

Public Private

SEWER: ☒ ☐

WATER: ☒ ☐

YES NO

Chesapeake Bay Critical Area ☐ ☒

Prior Zoning Hearings: None

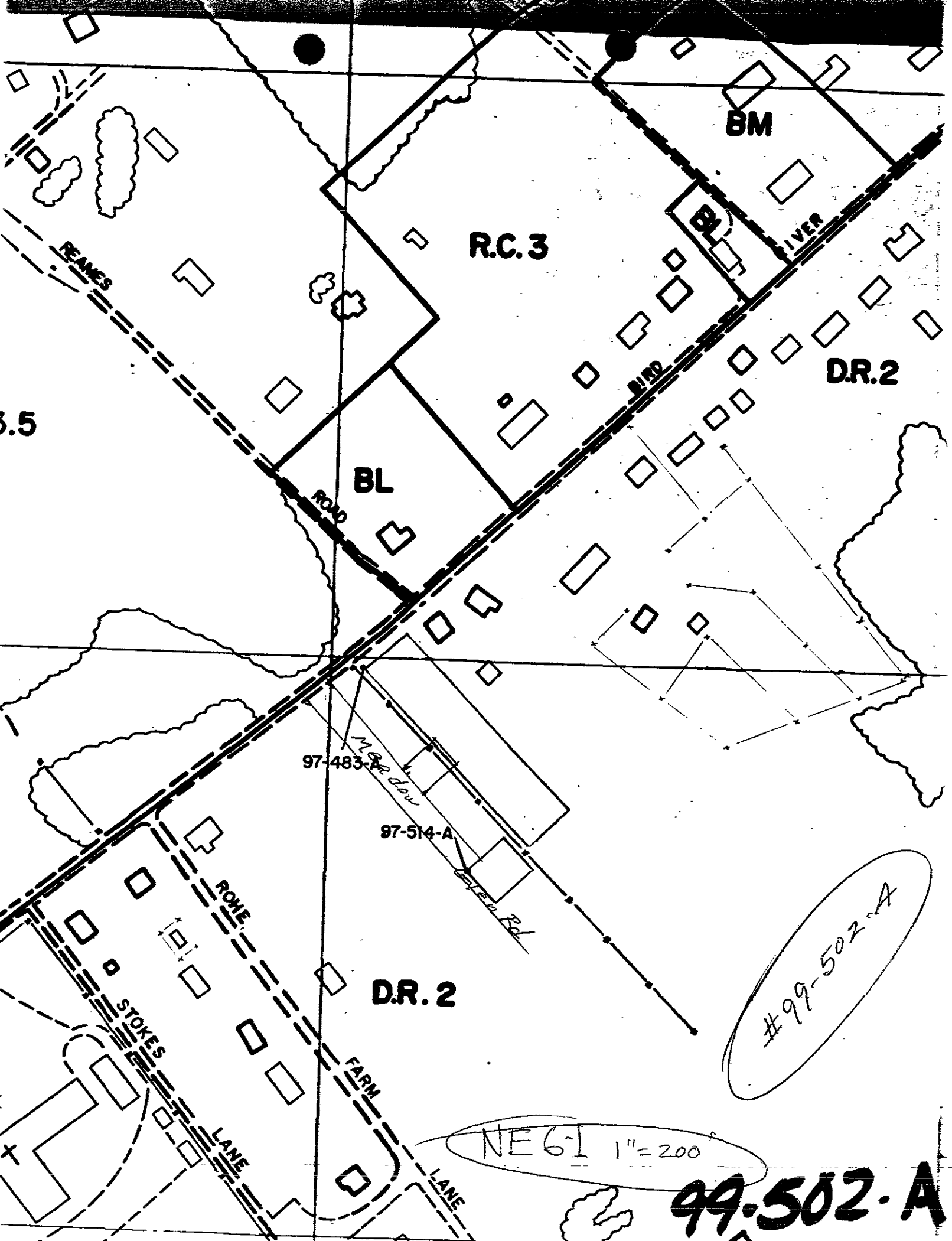
ZONING OFFICE USE ONLY

Reviewed by:

ITEM #

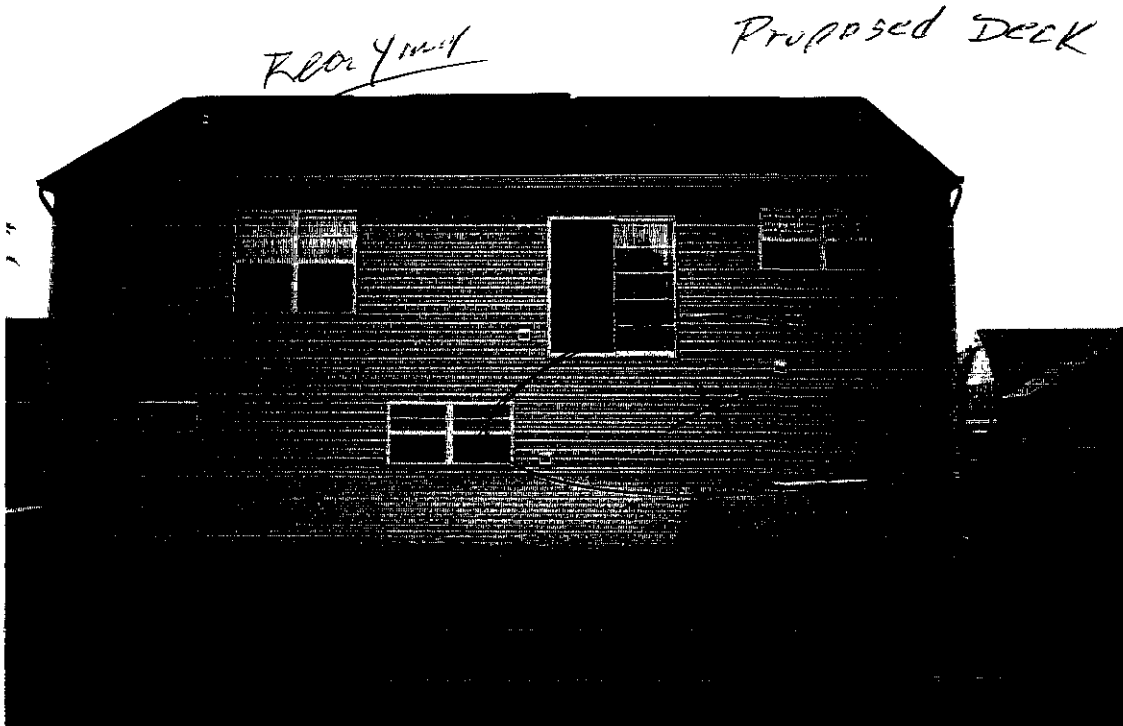
CASE #

99.502-A





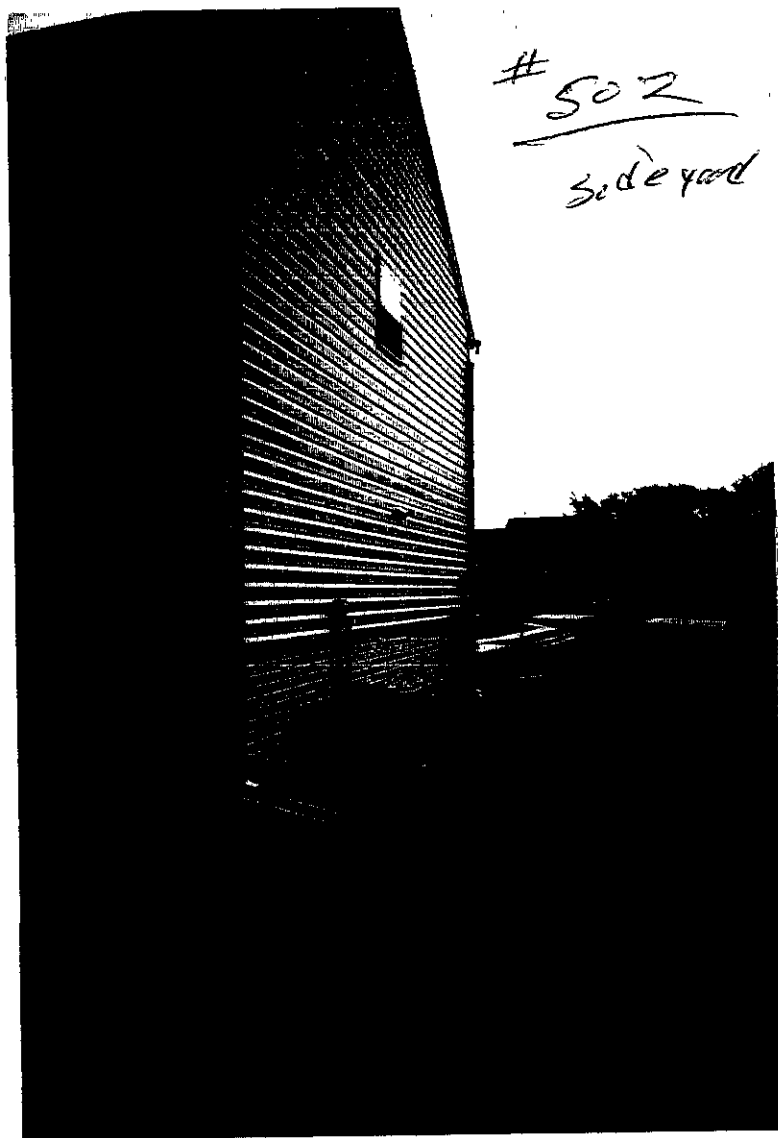
502
Front



Rear View

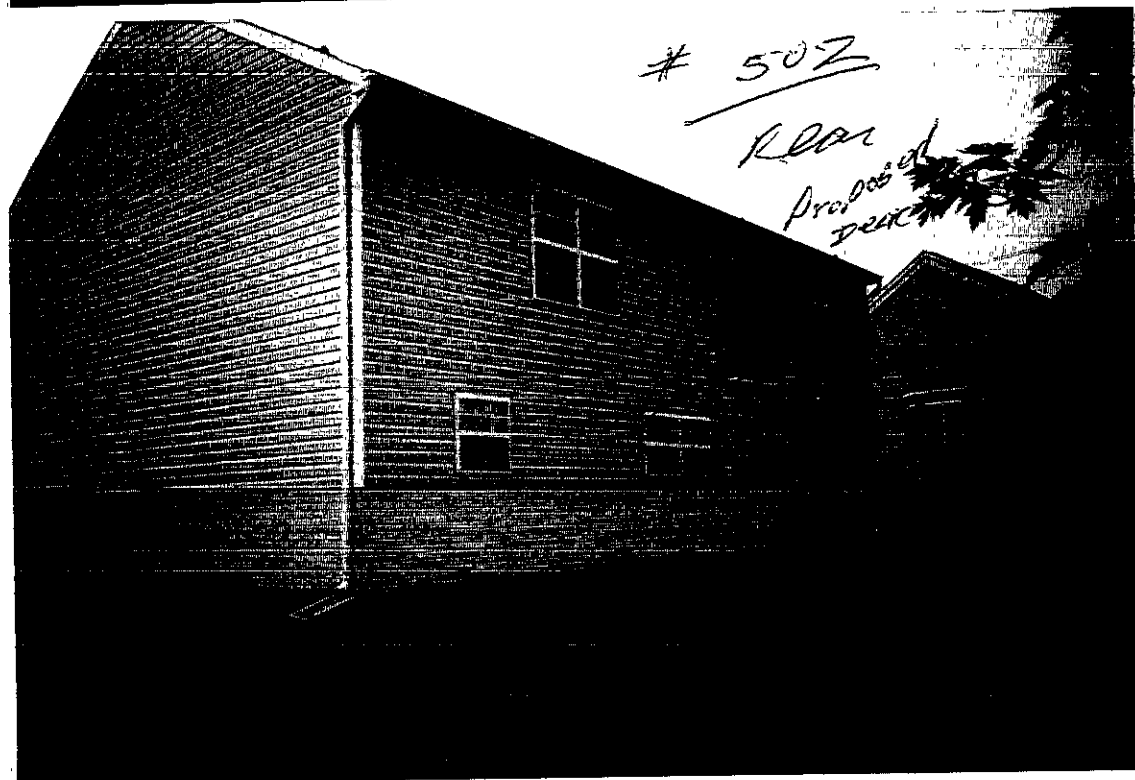
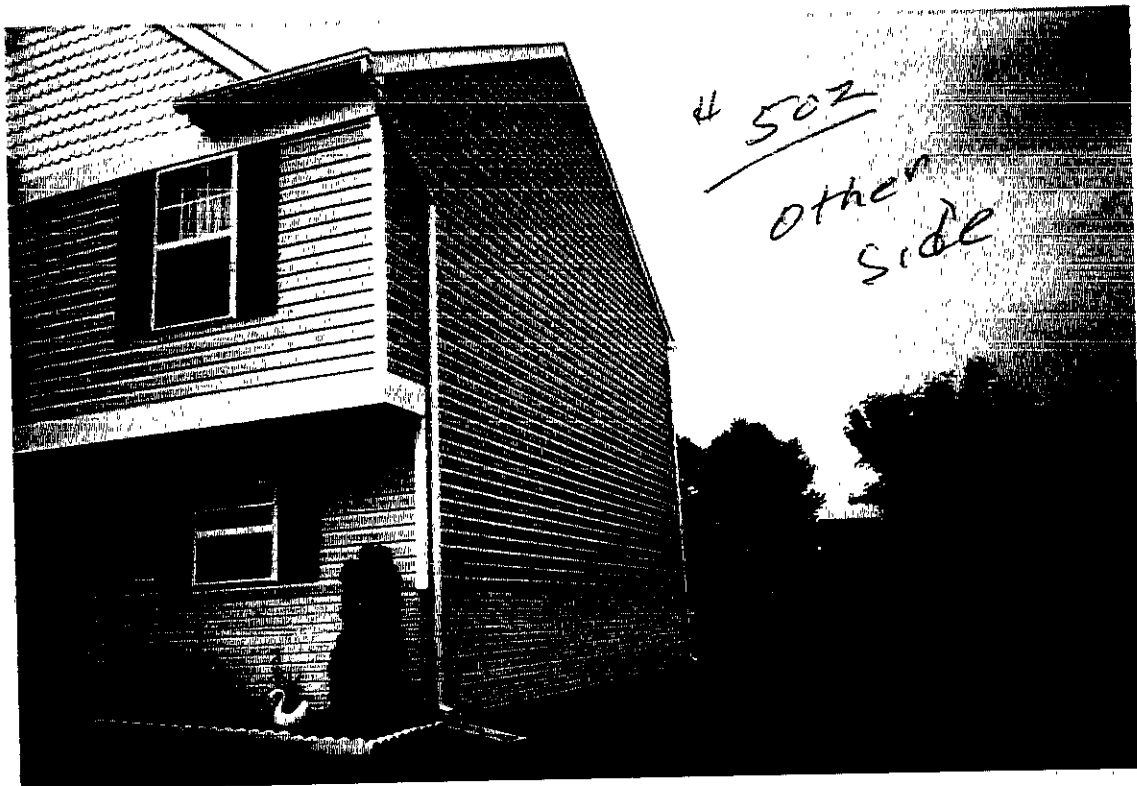
Proposed Deck

99-502-A

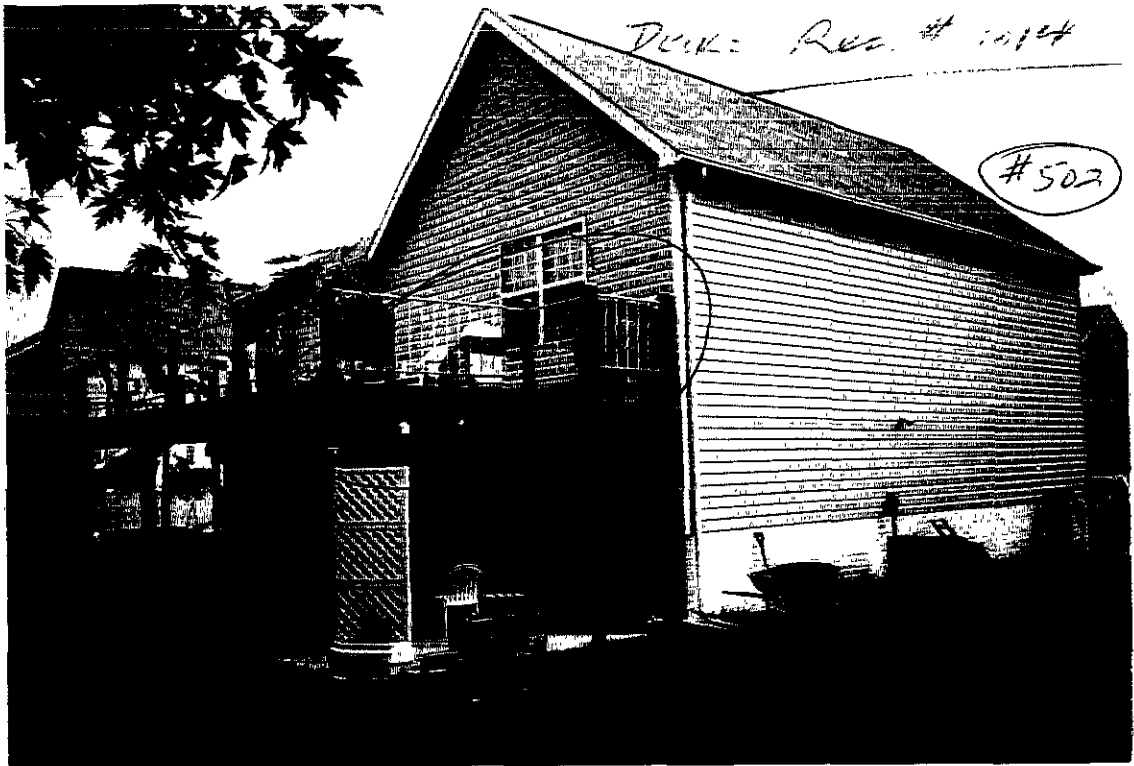


502
side yard

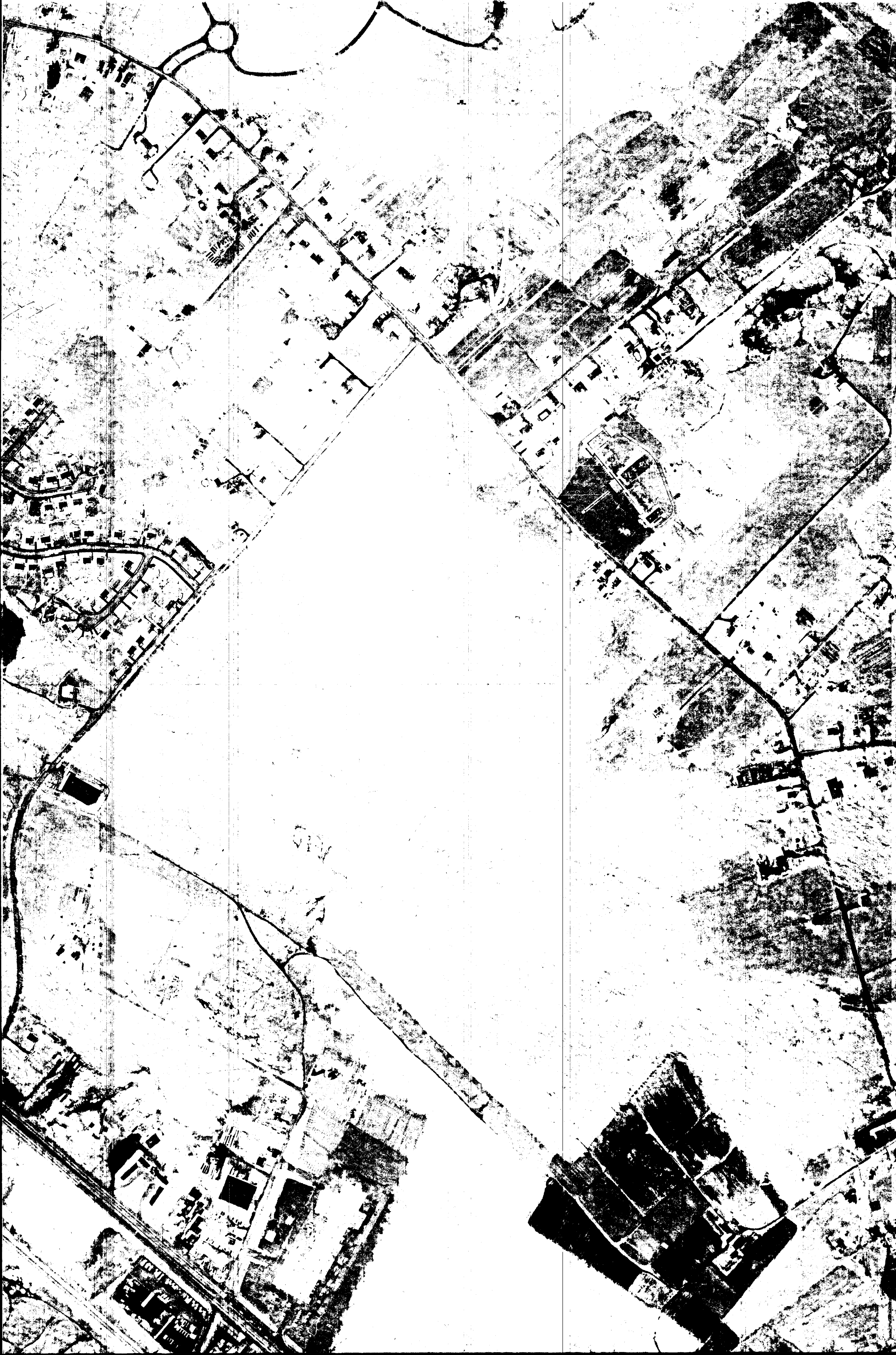
99-502-A



99.502-A



49-502-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

LOCATION

MIDDLE RIVER
VICINITY

SHEET

N.E.
6-1

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY

JANUARY
1966

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

99-502-A