

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Piccadilly Road, 225' E		
Of centerline of Chestnut Avenue	*	DEPUTY ZONING COMMISSIONER
9 th Election District		
4 th Councilmanic District	*	OF BALTIMORE COUNTY
(507 Piccadilly Road)		
	*	CASE NO. 00-087-A
Carol S. & Paul R. Eberhardt		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Carol S. & Paul R. Eberhardt, property owners, for that property known as 507 Piccadilly Road in the Towson area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 ft. sideyard setback and 19 ft. combined sum of side yards for an addition in lieu of the required 11 ft. and 25 ft. respectively. 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 Petitioners 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 Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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 Petitioners.

ORIGINAL RECEIVED FOR FILING

Date

By

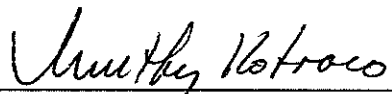
9/30/99

R. J. Jenson

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 30th day of September, 1999 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 ft. sideyard setback and 19 ft. combined sum of side yards for an addition in lieu of the required 11 ft. and 25 ft. respectively, 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

ORDER RECEIVED FOR FILING
Date 9/30/99
By R. J. Johnson



Baltimore County
Zoning Commissioner

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

September 30, 1999

Mr. & Mrs. Paul R. Eberhardt
507 Piccadilly Road
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-087-A
Property: 507 Piccadilly Road

Dear Mr. & Mrs. Eberhardt:

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 cursive script, reading "Timothy Kotroco".

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 507 PICCADILLY ROAD
which is presently zoned D.R. 3.5

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 B02.3.C.1 ; BCER, TO PERMIT A 5 FT. SIDEYARD SETBACK
AND 19 FT. COMBINED SUM OF SIDEYARDS FOR AN ADDITION
IN LIEU OF THE REQUIRED 11 FT. AND 25 FT., RESPECTIVELY.

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):

CAROL SCOTT EBERHARDT
Name - Type or Print

Carol Scott Eberhardt
Signature

PAUL RYAN EBERHARDT
Name - Type or Print

Paul R Eberhardt
Signature

507 PICCADILLY RD
Address

TOWSON, MD
City State Zip Code

Representative to be Contacted:

SAME
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.

Date By

Zoning Commissioner of Baltimore County

CASE NO. 00-87A

Reviewed By Jan Date 8-26-99

Estimated Posting Date 9-5-99

REV 9/15/98

ORDER RECEIVED FOR FILING

9/30/99

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 507 PICCADILLY ROAD
Address
TOWSON, MD 21204
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):

ENERGY EFFICIENCY WILL BE GREATLY IMPROVED BY THE ADDITION OF A ONE-STORY ENTRANCEWAY OR 'MUD ROOM' ON THE REAR OF THE WEST SIDE OF OUR EXISTING HOME. AN ISOLATED ROOM FOR ACCESS WILL PROVIDE IMPROVED ENERGY EFFICIENCY AND STORAGE AND IS CONTEMPLATED IN CONJUNCTION WITH THE ADDITION OF A BEDROOM AND BATHROOM. THE BED AND BATH WILL NOT REQUIRE A VARIANCE AND ARE BEING ADDED TO INCREASE THE LIVING SPACE FOR OUR FAMILY, WHICH HAS EXPANDED SINCE OUR ORIGINAL PURCHASE. THE AREA FOR THE NEW ENTRANCEWAY IS PRESENTLY PAVED DRIVEWAY.

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.

Carol Scott Eberhardt
Signature
CAROL SCOTT EBERHARDT
Name - Type or Print

Paul Ryan Eberhardt
Signature
PAUL RYAN EBERHARDT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CAROL SCOTT EBERHARDT AND PAUL RYAN EBERHARDT
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.

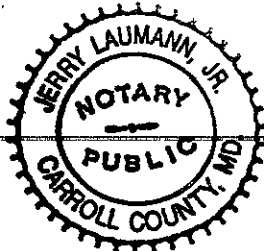
AS WITNESS my hand and Notarial Seal

8/20/99
Date

Jerry Laumann Jr
Notary Public

My Commission Expires 3/1/2000

REV 09/15/98



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 507 PICCADILLY ROAD
Address
TOWSON, MD 21204
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):

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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.

Carol Scott Eberhardt
Signature
CAROL SCOTT EBERHARDT
Name - Type or Print

Paul Ryan Eberhardt
Signature
PAUL RYAN EBERHARDT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CAROL SCOTT EBERHARDT AND PAUL RYAN EBERHARDT
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.

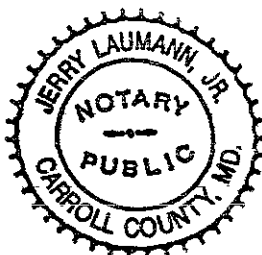
AS WITNESS my hand and Notarial Seal

8/20/99
Date

Jerry Laumann
Notary Public

My Commission Expires 3/1/2000

REV 09/15/98





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 507 PICCADILLY ROAD
which is presently zoned DR 3.5

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)

IB02.3.C.1; BCZR, TO PERMIT A 5ft. SIDEYARD SETBACK
AND 19ft. COMBINED SUM OF SIDEYARDS FOR AN ADDITION
IN LIEU OF THE REQUIRED 11ft. AND 25ft. RESPECTIVELY.

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):

CAROL SCOTT EBERHARDT

Name - Type or Print

Signature

PAUL RYAN EBERHARDT

Name - Type or Print

Signature

507 PICCADILLY RD

Address

City

TOWSON, MD

State

Representative to be Contacted:

Name

Address

City

Zoning Commissioner of Baltimore County

CASE NO. 00-87 A

Reviewed By JCM

Date 8-26-99

Estimated Posting Date 9-5-99

REU 9/15/98

ZONING DESCRIPTION FOR *507 Piccadilly Road*

Beginning at a point on the south side of Piccadilly Road, which is approximately 20 feet wide, at the distance of approximately 225 feet east of the nearest improved intersecting street, Chestnut Avenue, which is approximately 20 feet wide. *(The preceding portion of this description is not included in the deed and measurements are approximated from the drawings.)*

Being known and designated as Lot No. 129 as shown on the Revised Subdivision Plat Addition to Chestnut Hill, which plat is recorded among the land records of Baltimore County in Plat Book JWB No. 14, folio 118; said lot of ground and the improvements thereon being known as No. 507 Piccadilly Road.

Located in the 9th Election District, 4th Councilmanic District.

Metes and bounds: N 53° 41' 50" 60.00 ft., N 36° 18' 10" E 150.00 ft.,
S 53° 41' 50" E 60.00 ft., N 36° 18' 10" E 150.00 ft.

87

00-087-A

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

No. **069860**

DATE 8.24.99

ACCOUNT Boyle 150

RECEIVED FROM: P. ESTEY HADOT

AMOUNT \$ 50.00

FOR: (pic) CAR

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jan

00-087-A

PAID RECEIPT

PROCESS ACTUAL TIME
8/27/1999 8/26/1999 15:42:26

REQ 0005 CASHIER PUES PER DRAWER 3
5 528 ZONING VERIFICATION

Receipt # 096551

CR NO. 069860

Receipt Tot

50.00 OK

Baltimore County Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-087-A
PETITIONER/DEVELOPER:
(Paul Eberhardt)
DATE OF Closing
(Sept. 20, 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
507 Piccadilly Road Baltimore, Maryland 21204_____

The sign(s) were posted on_____ 9-3-99 _____
[Month, Day, Year]

Sincerely,

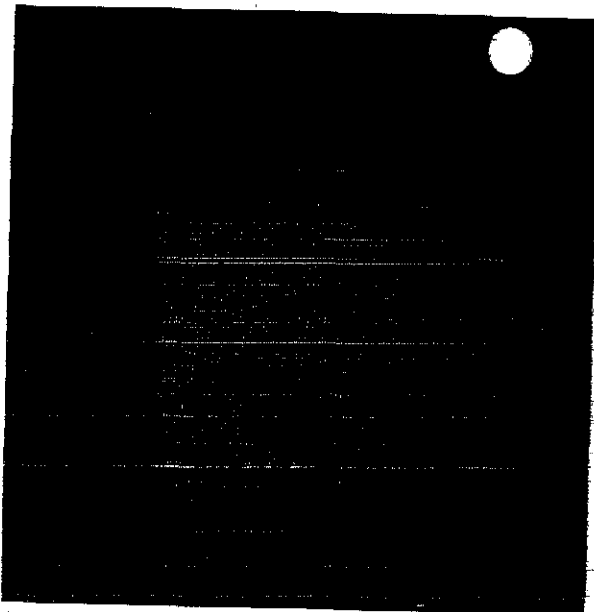

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 87 -A Address 507 Piccadilly Rd.
Contact Person: J. Menn Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8.26.99 Posting Date: 9.5.99 Closing Date: 9.20.99

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 00- 87 -A Address 507 Piccadilly Rd.
Petitioner's Name Paul EBERHART Telephone (410) 823-2935
Posting Date: 9.5.99 Closing Date: 9.20.99
Wording for Sign: A VARIANCE To Permit A 5ft. SIDEYARD SETBACK AND 19ft. COMBINED SUM OF SIDEYARDS FOR AN ADDITION IN LIEU of The REQUIRED 11ft. AND 25ft. RESPECTIVELY.

**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.

For Newspaper Advertising:

Item Number or Case Number: 87

Petitioner: PAUL EBERHARDT

Address or Location: 507 PICCADILLY RD. TOWSON, MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: Same

Telephone Number: (410) 823-2935

AV
9/20

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: September 23, 1999

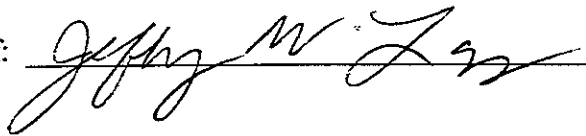
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 074, 079, 087, and 088

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 507 Piccadilly Road

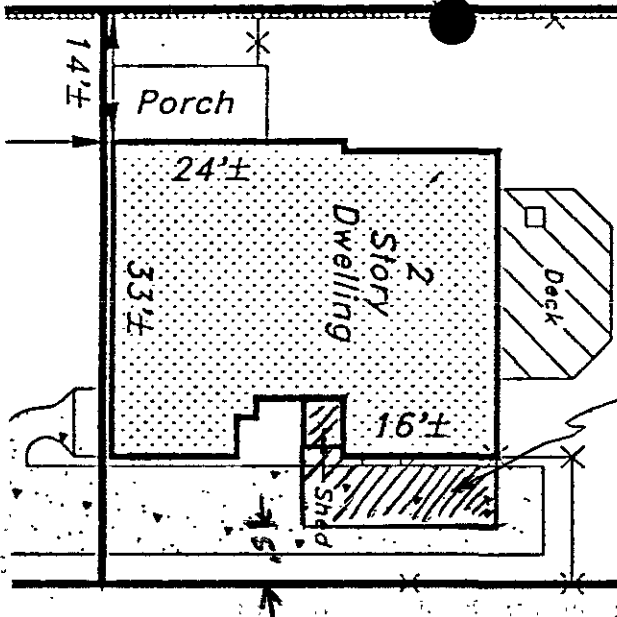
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: RESEED SUBDIVISION PLAT, ADDED TO CHESTNUT HILL

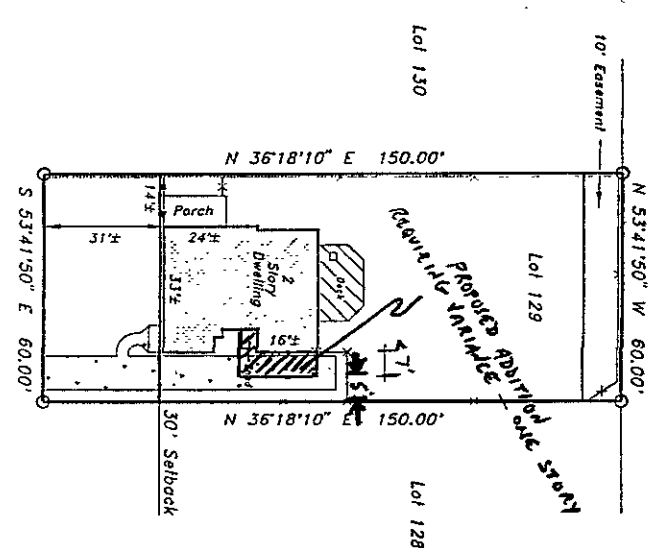
plat book # 14, folio # 118, lot # 129, section #

OWNER:

*PROPOSED ONE STORY
ADDITION LESS THAN
71' FROM EXISTING*



SCALE 1" = 20' (APPROX.)

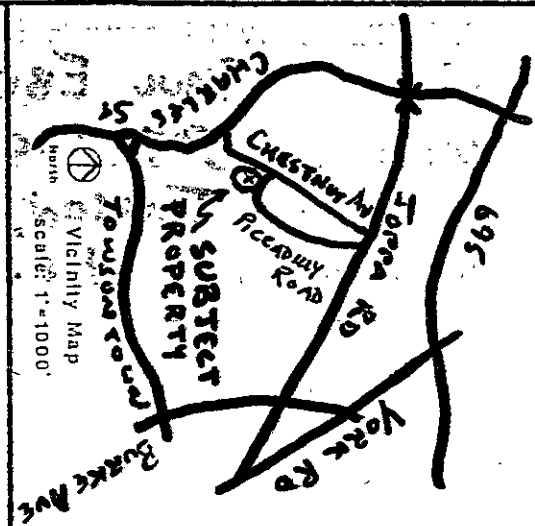


PICCADILLY ROAD

North
date: 8/6/95
prepared by: PRESTON

Scale of Drawing: 1" = 50' (APPROX.)

from: Don J. Hargrave 8/12/92
RUXTON DESIGN CORPORATION
8422 BELLONA LANE
TOWSON, MARYLAND 21204
(410) 823-5000
SCALE: 1" = 30'



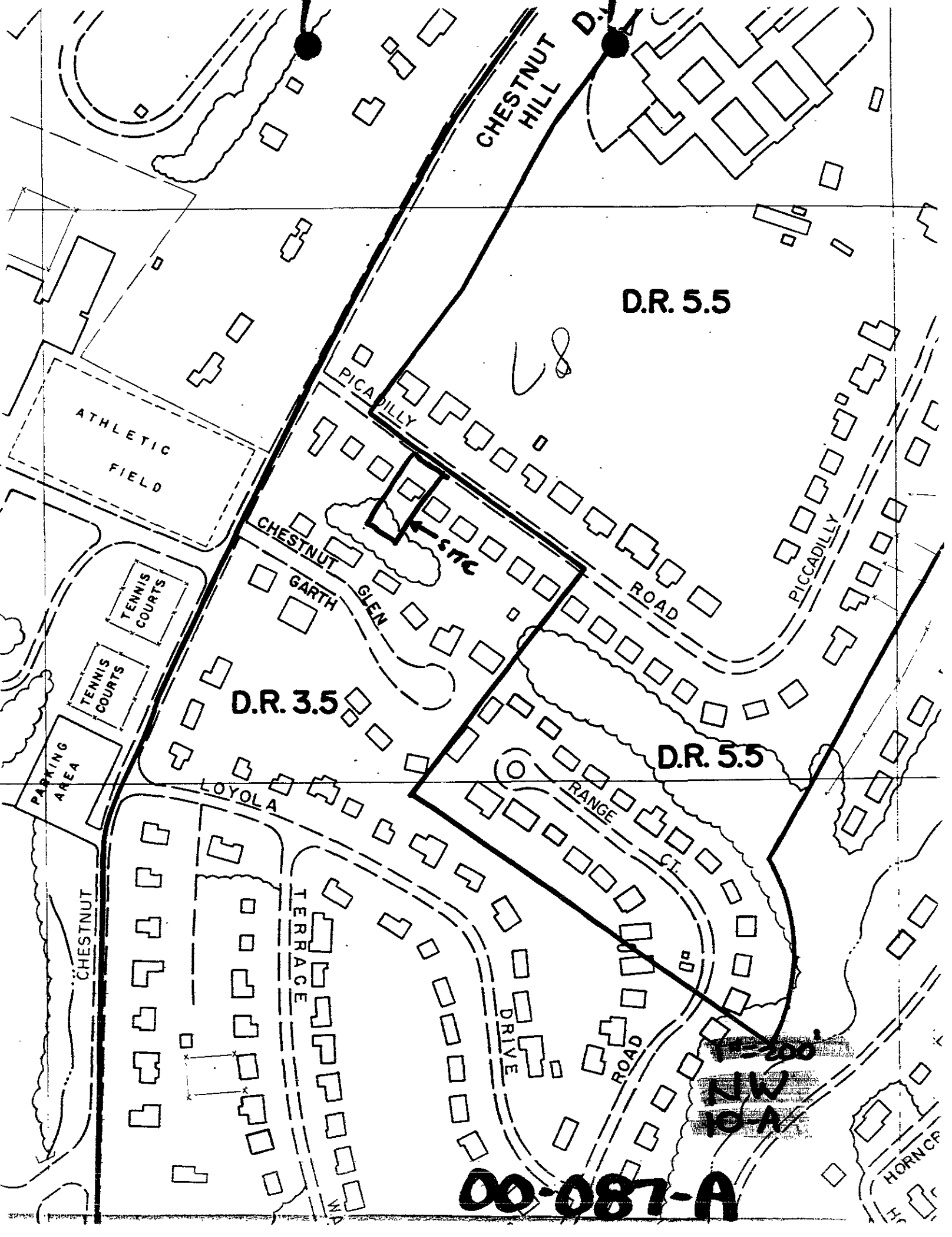
LOCATION INFORMATION

Election District: 9TH
Councilmanic District: 4TH
1" = 200' scale map # D.R.3.5 NW 10-A
Zoning: O-2
Lot size: 0.21 acreage
7,000 square feet

SEWER: ☒ public ☐ private
WATER: ☒ YES ☐ NO
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: ☐ YES ☒ NO

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:
Don 87

00-087-A



D.R. 5.5

V8

D.R. 3.5

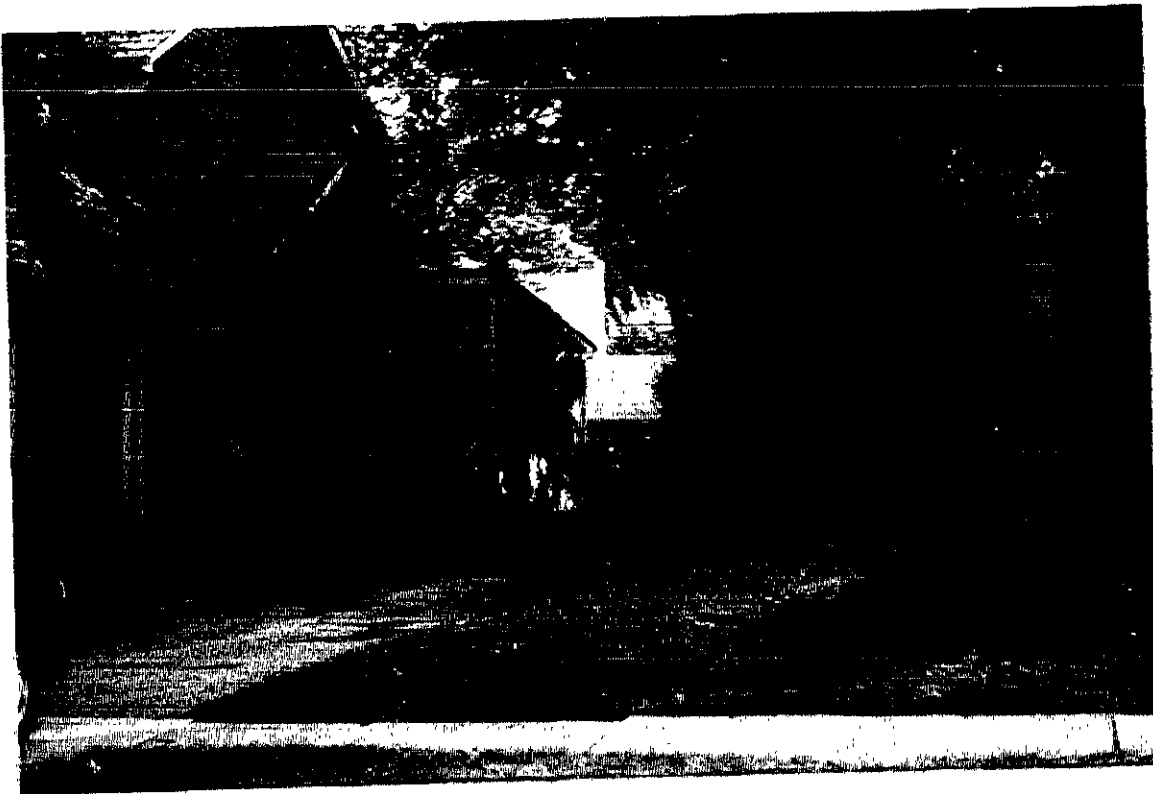
D.R. 5.5

100'
NW
10-A

00-087-A



00-087-A



00-087-A



00-087-A

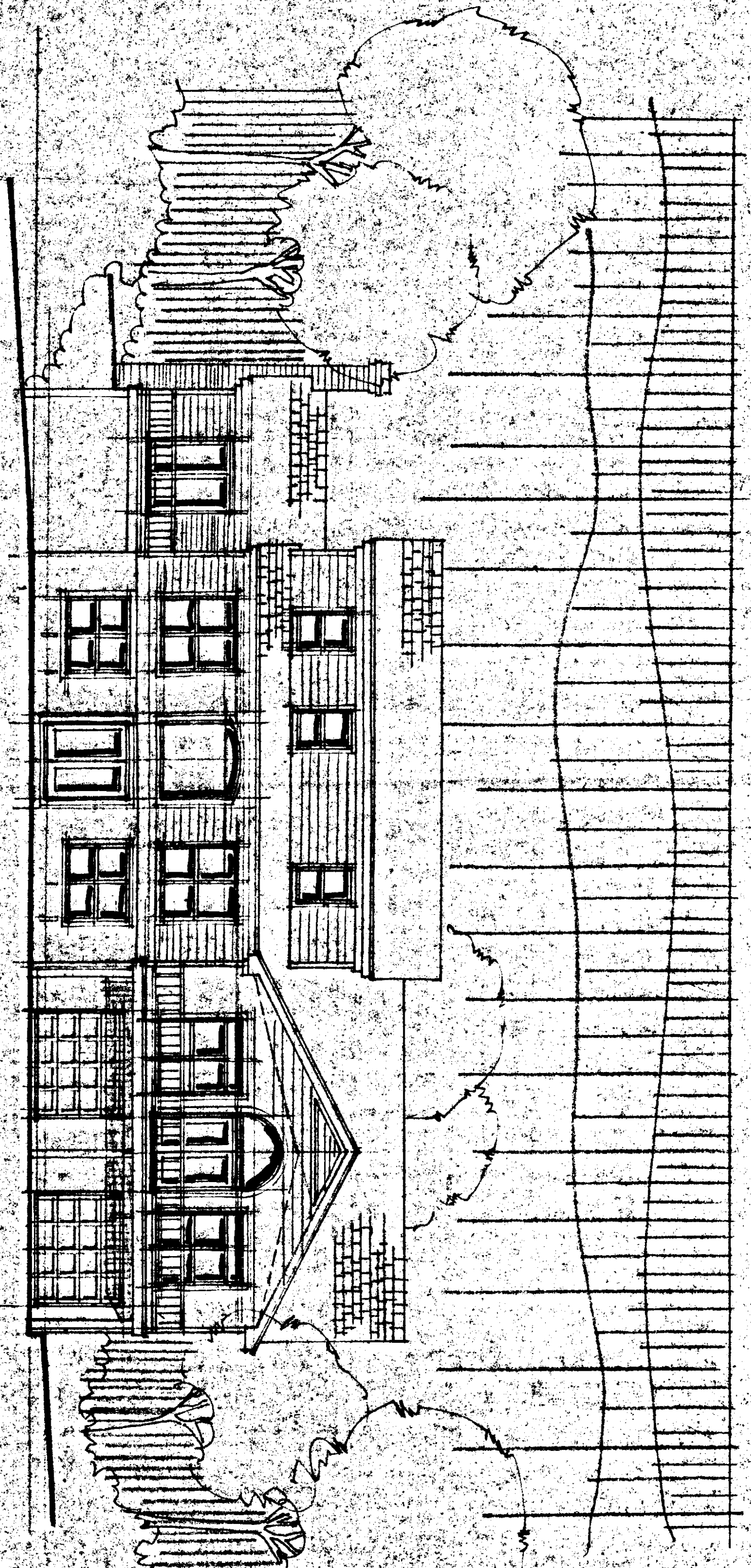


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 2000' ±				
DATE: OF PHOTOGRAPHY JANUARY 1986		TOWSON		N.W. 10-A
				00-081-A

000711-10

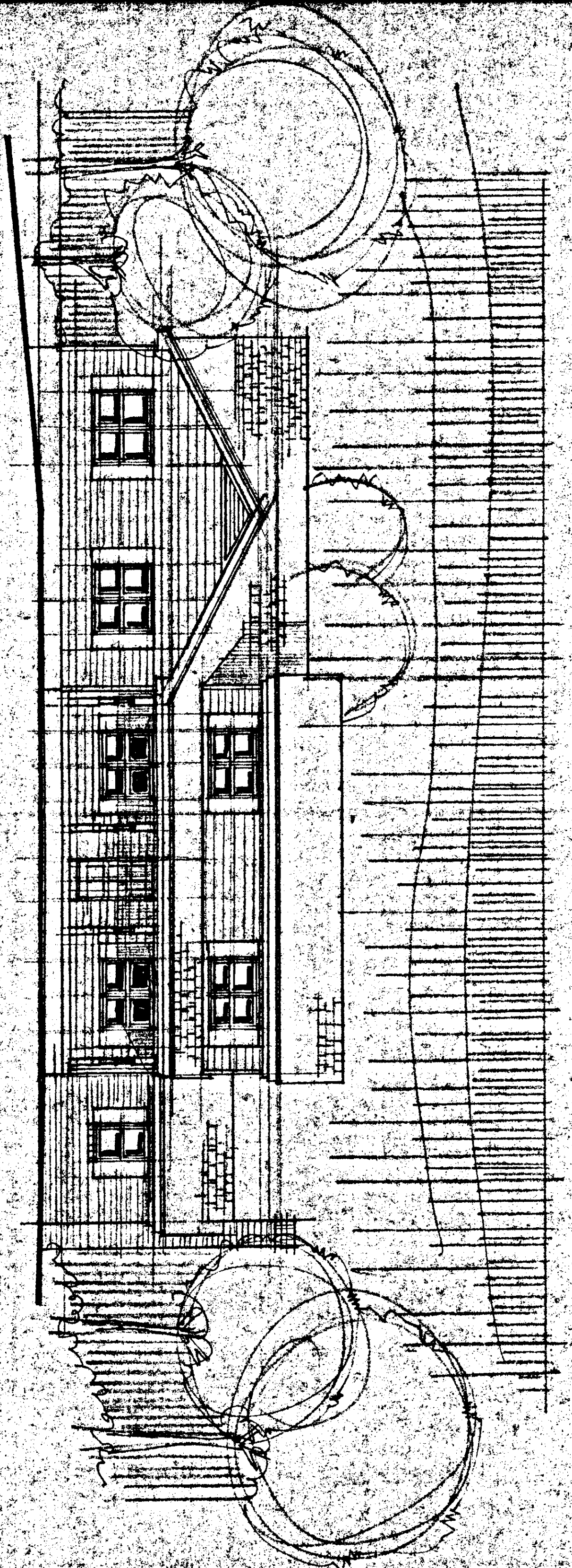


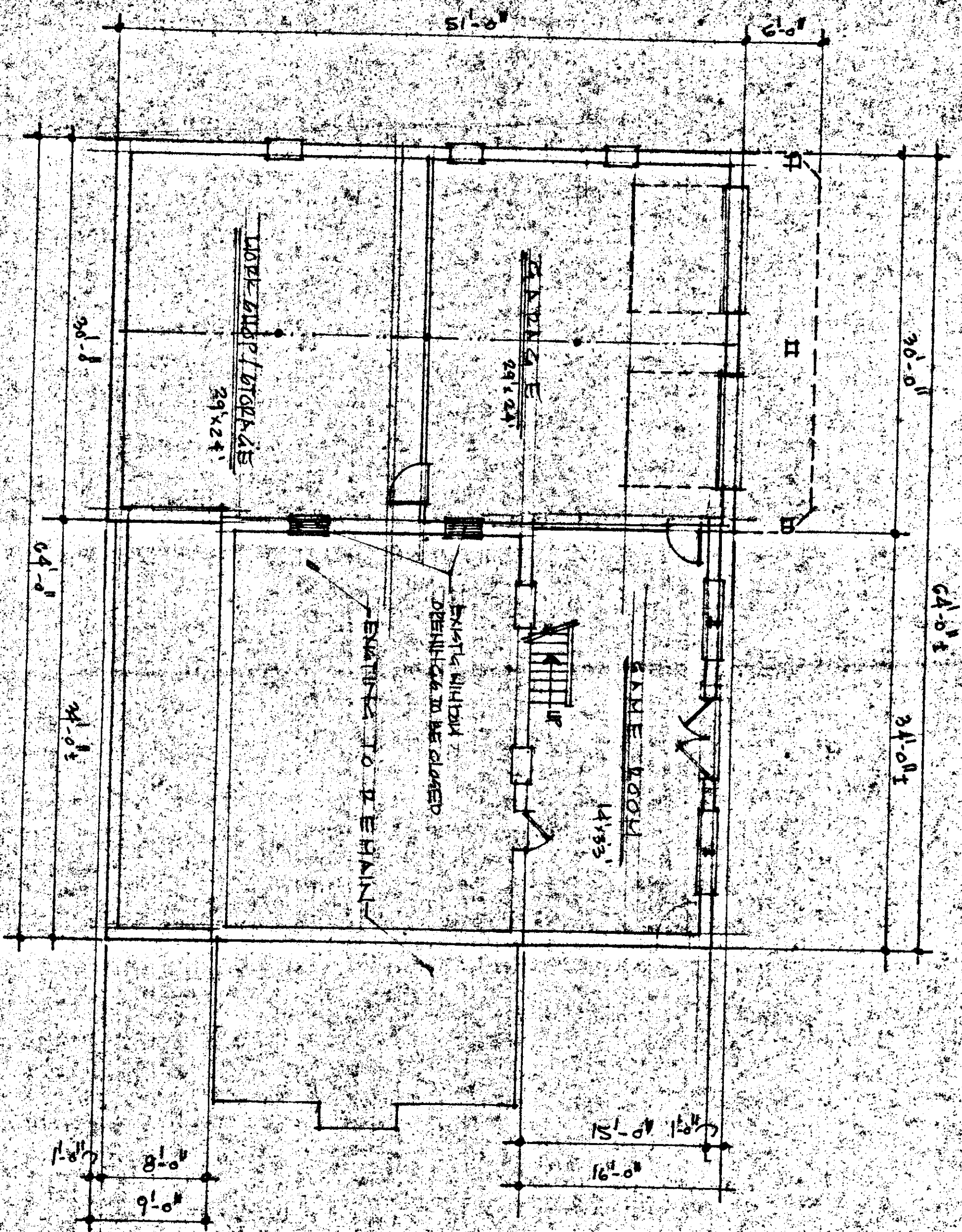
REAR ELEVATION

1/8" = 1'-0"

FRONT ELEVATION

1/8" = 1'-0"





BASMENT PLAN

1/8" = 1'-0"

Seabour
Residence
Map No. 100

Mr. & Mrs. SEBOUR
Add'l to the Residence Map
Not to more County, Maryland

Abt Group

00.085-A

85
EXHIBIT

Additions To the:
Residence of
Mr. & Mrs. Seabour
Baltimore County, Maryland
by:
a&t group
(410) 897 - 4831
2418B Conway

Vicinity Map

Project Data
Building of and in accordance with
Construction on Type
Construction on L
General Plan
Detailed Plan
Notes: 1. See Map 100
2. See Map 100
3. See Map 100
4. See Map 100
5. See Map 100
6. See Map 100
7. See Map 100
8. See Map 100
9. See Map 100
10. See Map 100

Sheet Index

General Notes
General Notes are acknowledged and shall be adhered to during the construction.
Date: _____