

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-312-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Sharon and Christopher Klots, property owners, for that property known as 322 Weatherbee 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 allow an addition with a rear yard setback of 26 ft. 5 in. in lieu of the minimum required 30 ft. 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 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.

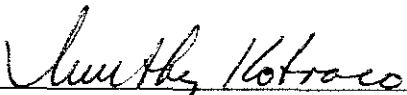
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

[illegible]

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 28th day of February, 2000, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a rear yard setback of 26 ft. 5 in. in lieu of the minimum required 30 ft., 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
DATE 2/28/00
BY R. J. Gorman



Baltimore County
Zoning Commissioner

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

February 29, 2000

Mr. & Mrs. Christopher E. Klots
322 Weatherbee Road
Towson, Maryland 21286

Re: Petition for Administrative Variance
Case No. 00-312-A
Property: 322 Weatherbee Road

Dear Mr. & Mrs. Klots:

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 Department of Permits and Development Management. 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 dark ink, appearing to read "Timothy M. 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 322 Weatherbee Road
which is presently zoned DR 5.5

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 TO allow a rear yard addition with a rear yard setback of 26 ft 5 in. in lieu of the minimum required 30 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):

~~Christopher E. Klots~~ Sharon S. Klots
Name - Type or Print _____
Signature _____
Name - Type or Print Christopher E. Klots
Signature _____
322 Weatherbee Road 410.583.2246
Address _____ Telephone No. _____
Towson MD 21286
City _____ State _____ Zip Code _____

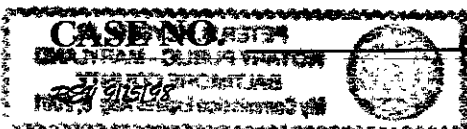
Representative to be Contacted:

Sharon Klots
Name _____ 410.887.8023
322 Weatherbee Road 410.583.2246
Address _____ Telephone No. _____
Towson MD 21286
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

Reviewed By [Signature] Date 1-28-00
Estimated Posting Date 2-4-00



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.

That the Affiant(s) does/do presently reside at

322 Weatherbee Road
Address
Towson MD 21286
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):

See Attached.

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.

Signature

Sharon Smith Klotz

Name - Type or Print

Signature

Christopher E. Klotz

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

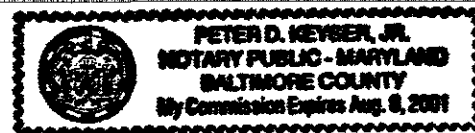
Date

January 27, 2000

Notary Public

My Commission Expires

REV 09/15/98



Affidavit in Support of Administrative Variance

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322 Weatherbee Road
Address
Towson MD 21286
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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Signature

Sharon Smith Klotz

Name - Type or Print

Signature

Christopher E. Klotz

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

January 27, 2000

Date

Notary Public

My Commission Expires

REN 09/15/98





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 322 Weatherbee Road
which is presently zoned DR S.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 To allow a rear
an addition with a rear yard setback of 26 ft. 5 in. in lieu of the minimum required 30 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):

Name - Type or Print Sharon S. Klots
Signature [Signature]
Name - Type or Print Christopher E. Klots
Signature [Signature]
Address 322 Weatherbee Road Telephone No. 410.583.2246
City Towson State MD Zip Code 21286

Representative to be Contacted:

Name Sharon Klots
Address 322 Weatherbee Road Telephone No. 410.887-8023
City Towson State MD Zip Code 21286

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

Reviewed By [Signature] Date 1-28-00
Estimated Posting Date 2-4-00



**Facts Upon Which We Base the Request for an Administrative Variance
at
322 Weatherbee Road**

A. *Uniqueness and Difference of Property from Surrounding Properties*

Although all of the houses and lots on the northwest side of Weatherbee Road are about the same size and configuration, 322 Weatherbee is set back significantly farther from the street than most of the other houses are. The attached aerial photo illustrates this situation (322 Weatherbee is set back approximately 10 feet farther than the identical houses at 320 Weatherbee and 326 Weatherbee). If 322 Weatherbee had been constructed by the builder with the same setback as was used for 320 and 326, no variance would be needed for our intended addition.

B. *Strict Compliance with the BCZR Would Result in Practical Difficulty*

We desire to add a ±425 square foot family room/dining area addition to the rear of our home. Given the layout of our lot, the only possible location for the addition is the rear. However, the addition would leave a rear setback of only 26.5 feet. The BCZR requires a 30 foot setback. We, therefore, need to request an administrative variance allowing a 26.5-foot setback, rather than the standard 30-foot setback.

The inability to construct this addition would be a significant hardship for our family. With two young children, we need additional space to accommodate standard family activities (reading, gathering, relaxing, dining, etc.). Such family rooms are now a standard feature in newly-constructed homes. If we are unable to build the addition, it will be necessary for us to move away from a lovely older neighborhood that we love in order to find a new home to accommodate our family's needs.

As stated above, the variance we are requesting will simply allow us to construct the size and type of addition that many of our neighbors (with identically-sized lots and houses) can do by right simply because the builder chose to place their homes closer to the street than ours was placed.

ZONING DESCRIPTION FOR 322 WEATHERBEE ROAD
Administrative Variance Application for 322 Weatherbee Road

Beginning at a point on the northwest side of Weatherbee Road, which is 50 feet wide at the distance of 600 feet East Northeast of the centerline of the nearest improved intersecting street, Stevenson Lane, which is 60 feet wide. Being Lot #12, Block 2, Section --, in the Subdivision of Overbrook as recorded in Baltimore County Plat Book #12, Folio #76, containing 5,800 square feet. Also known as 322 Weatherbee Road and located in the 9th Election District, 4th Councilmanic District.

312

DD-312-A

CERTIFICATE OF POSTING

RE: Case No.: 00-312-A

Petitioner/Developer: _____

S. KLOTS

Date of Hearing/Closing: 2/21/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

322 WEATHERBEE ROAD

The sign(s) were posted on _____

2/4/00

(Month, Day, Year)

Sincerely,

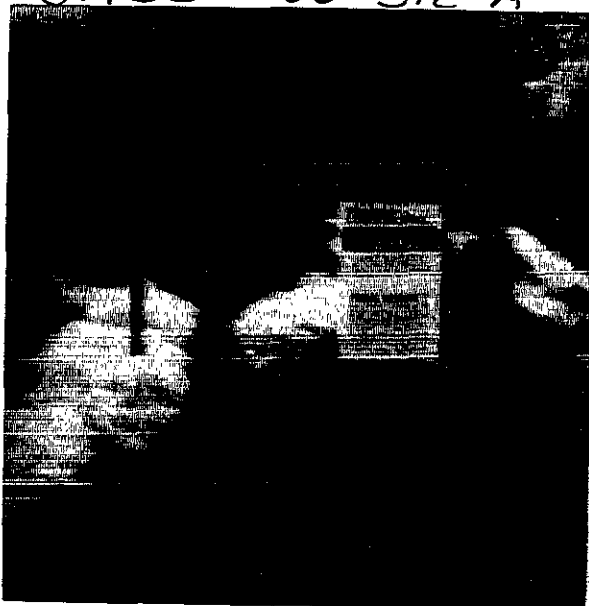
Richard E. Hoffman 2/4/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



322 WEATHERBEE ROAD

POSTED 2/4/00

Richard E. Hoffman 2/4/00

2-16

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-312-A
Case No. 077998

DATE 1-28-80 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: M. Klotz

FOR: Residential Variance filing fee
@ 327 Weatherbee Rd (21286)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED
THIS RECEIPT
MAILED
1/28/80
\$ 50.00
PAID TO
BALTIMORE COUNTY - HARBOR

00-312-A

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 312 -A Address 322 Weatherbee Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-28-00 Posting Date: 2-4-00 Closing Date: 2-21-00

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- 312 -A Address 322 Weatherbee Rd.

Petitioner's Name S. Klotz Telephone _____

Posting Date: 2-4-00 Closing Date: 2-21-00

Wording for Sign: To Permit a rear addition with a rear yard setback
of 26 ft 5 in in lieu of the minimum required 30 ft.

**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: 00-312-A
Petitioner: Sharon S. Klots + Christopher E. Klots
Address or Location: 322 Weatherbee Road, Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sharon Klots
Address: 322 Weatherbee Road
Towson, MD 21286
Telephone Number: 410. 887. 8023 (w) 410. 583. 2246 (h)

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

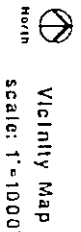
OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



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

February 22, 2000

Mr. & Mrs. Christopher and Sharon Klots
322 Weatherbee Road
Towson MD 21286

Dear Mr. & Mrs. Klots:

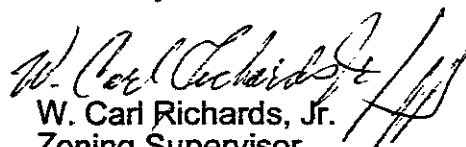
RE: Case Number 00-312-A , 322 Weatherbee Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 2000.

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, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: February 18, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 14, 2000
 Item Nos. 305, 306, 307, 308, 309,
 310, 311, and 312

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

February 15, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 7, 2000

Item No.: See Below

Dear Ms. Stephens:

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:

305, 306, 307, 308, 310, 311, 312,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *AC for RBS*

DATE: February 18, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 7, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
306	350 Poplar Road
308	1345 Western Run Road
309	4201 Wholesale Club Road
310	328 Delight Meadows Road
311	4502 East Joppa Road
312	322 Weatherbee Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 8, 2000

RECEIVED FEB 09 2000

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): 291, 293, 299, 304, 306, 308, 310, and (312)

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.00

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

RE: Baltimore County
Item No. 312

JJS

RECEIVED FEB 08 2000

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,

for Kenneth A. McDonald Jr., 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



FEB 24

County Council of Baltimore County

Court House, Towson, Maryland 21204

410-887-3196

Fax 410-887-5791

S. G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Wayne M. Skinner
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

February 23, 2000

Mr. Lawrence E. Schmidt
Zoning Commissioner
Court House Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 9-00, concerning the public disclosure of Sharon Klots, an employee of the Baltimore County Department of Economic Development. Ms. Klots has applied for a zoning variance with respect to an addition to be built on her home located at 322 Weatherbee Road in Towson.

This Resolution was unanimously approved by the County Council at its February 22, 2000 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in cursive script, reading "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2000, Legislative Day No. 4

Resolution No. 9-00

Mr. Wayne M. Skinner, Councilman

By the County Council, February 22, 2000

A RESOLUTION concerning the public disclosure of Sharon Klots, an employee of the Baltimore County Department of Economic Development.

WHEREAS, Sharon Klots, an employee of Baltimore County, has applied for a zoning variance with respect to an addition to be built on her home located at 322 Weatherbee Road, Towson, Maryland 21286; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a variance filed by Sharon Klots does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 2nd day of February, 2000.

BY ORDER

Thomas J. Peddicord, Jr.
Thomas J. Peddicord, Jr.
Secretary

ITEM: Resolution 9-00

Baltimore County Government
Department of Economic Development



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

for ZC's file

MEMORANDUM

#00-312-A

To: Debbie Files, Councilman Wayne Skinner's Office

From: Sharon Klots *SK*

Date: January 27, 2000

Re: County Council Resolution regarding administrative variance for my home

As I mentioned in my phone message, I understand that as a County employee I need to arrange for a County Council resolution supporting my request to the Department of Permits and Development Management (PADM) for an administrative variance. The information required to initiate the resolution process is as follows:

Property Address: 322 Weatherbee Road, Towson, MD 21286 (Zoning: DR5.5)

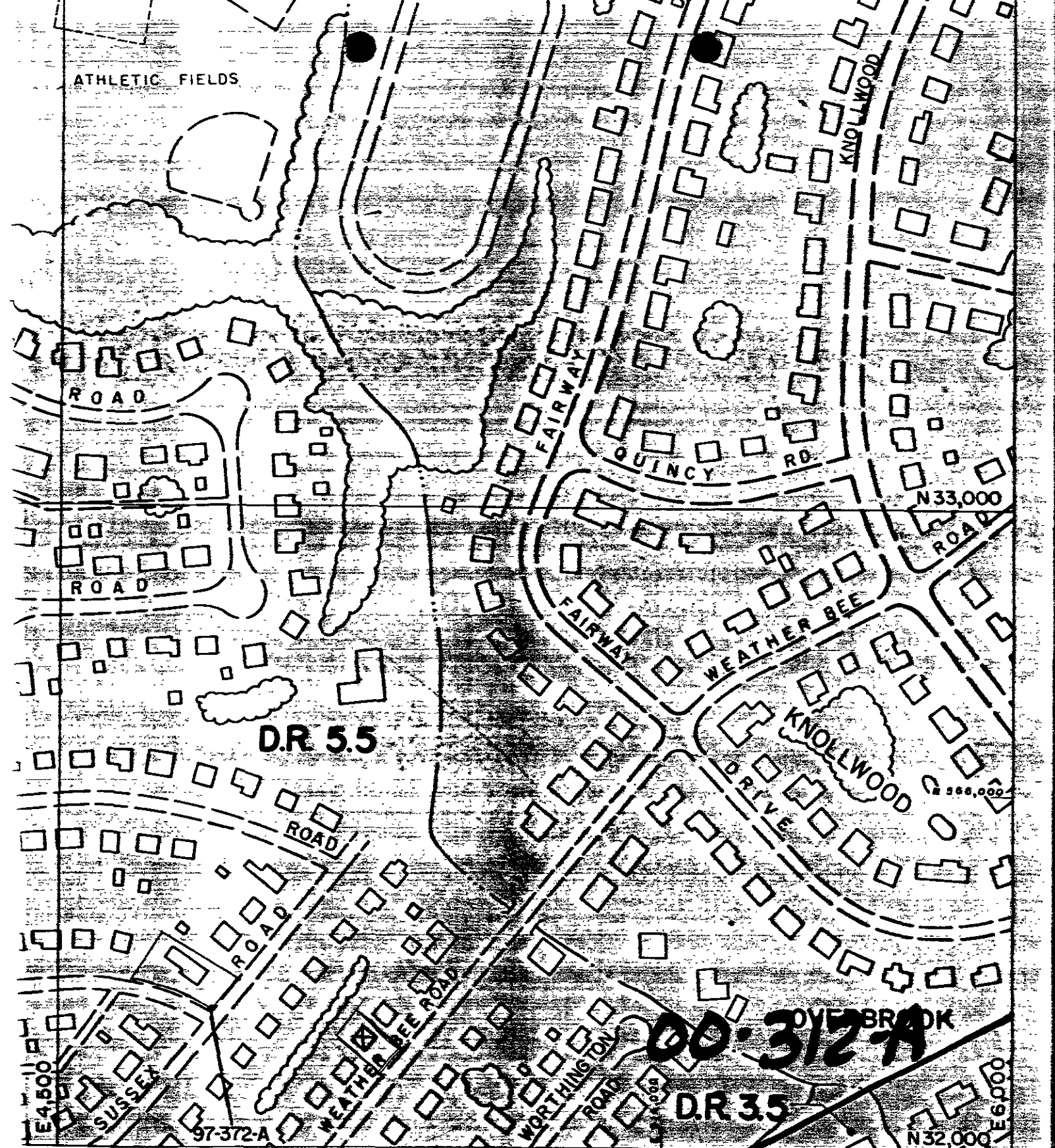
Owners: Christopher and Sharon Klots

County Employee: Sharon Klots, Department of Economic Development, x8023

Reason for Variance: We would like to construct a 17' X 25' family room addition on the rear of our house. The addition would result in a 26.5-foot rear setback. The DR 5.5 zoning guidelines require a 30-foot setback. As a result, we need to request the administrative variance allowing for the slightly smaller setback.

Please let me know what further steps I should take. Thanks very much for your help.

00-312-A



SCALE

1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WILTONDALE

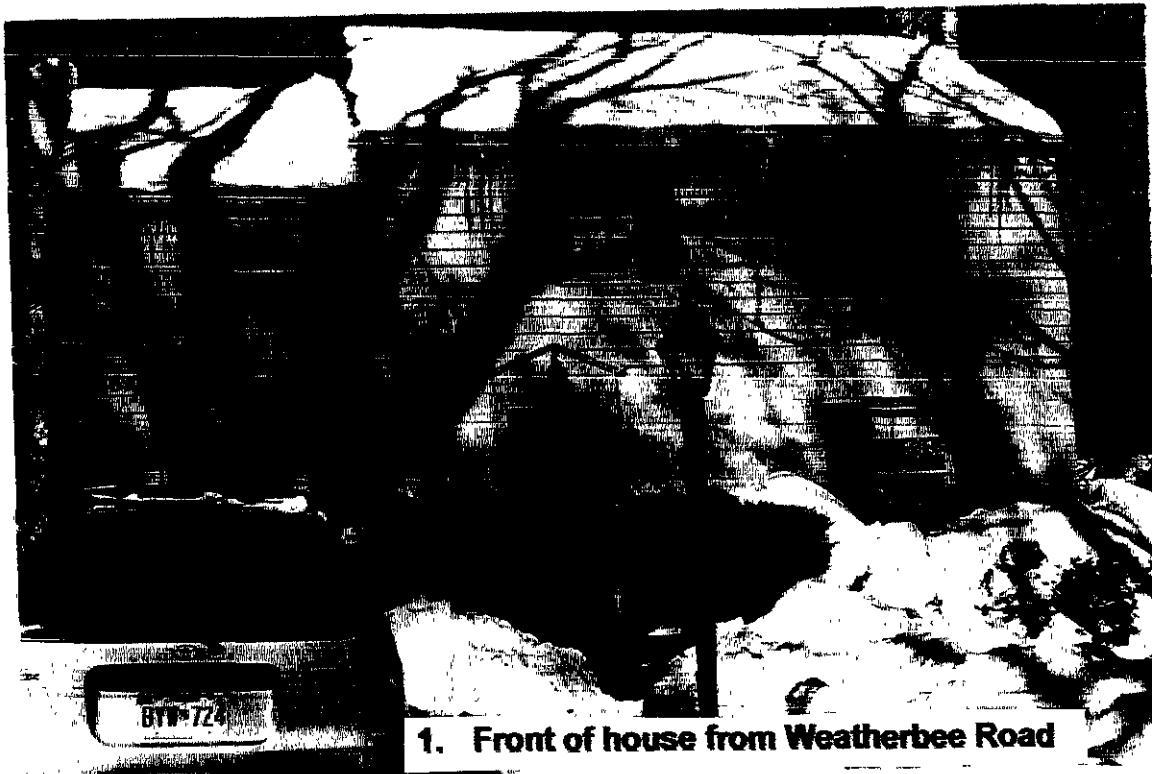
TOWSON

SHEET

N.E.

9-A

00-312-A

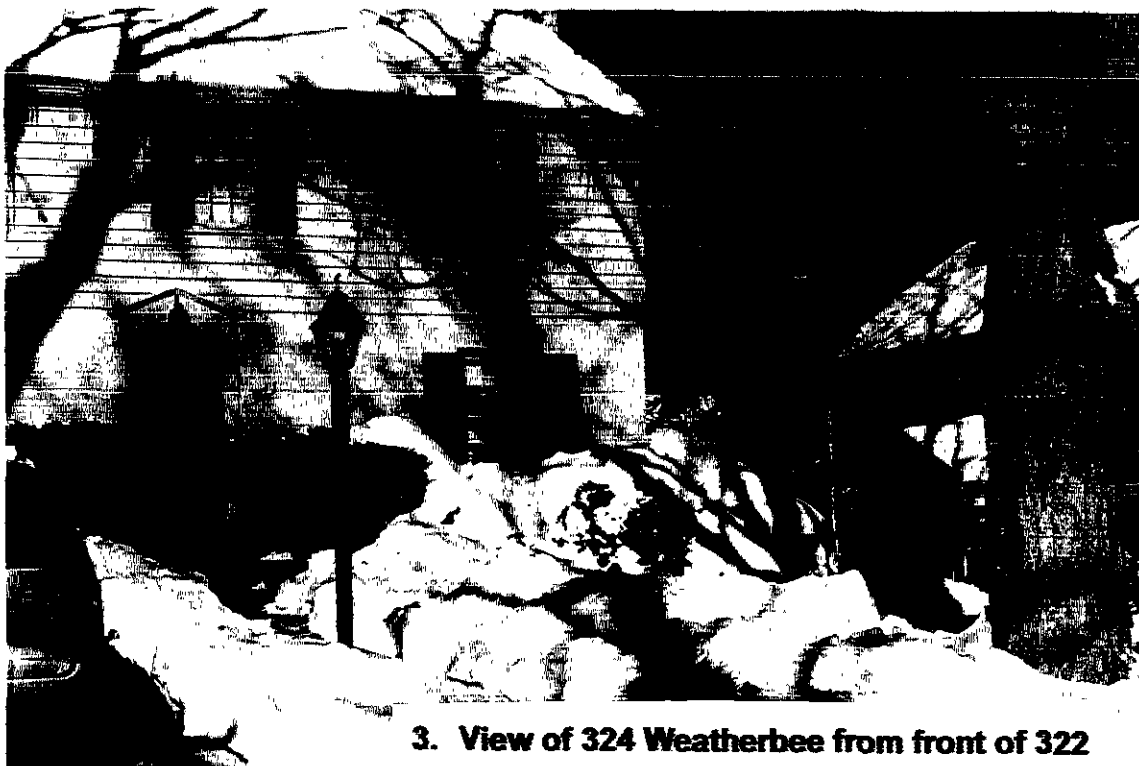


1. Front of house from Weatherbee Road

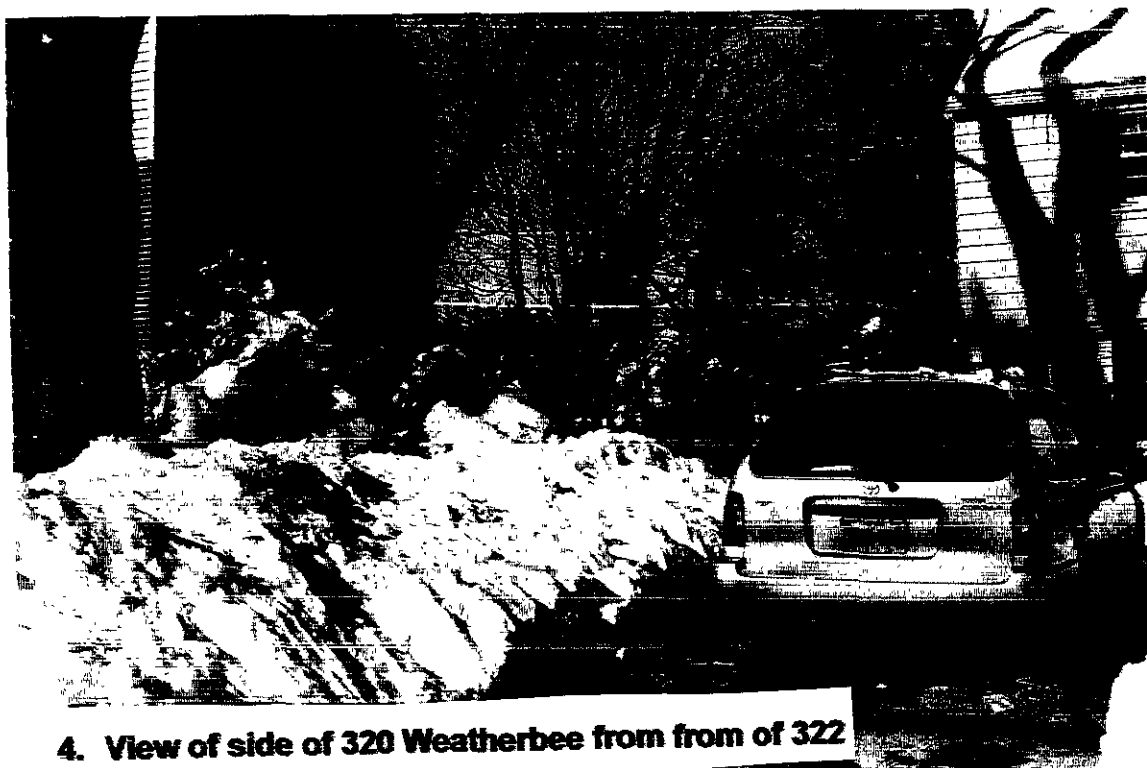


2. View of 324 Weatherbee from front of 322

00-312-A



3. View of 324 Weatherbee from front of 322

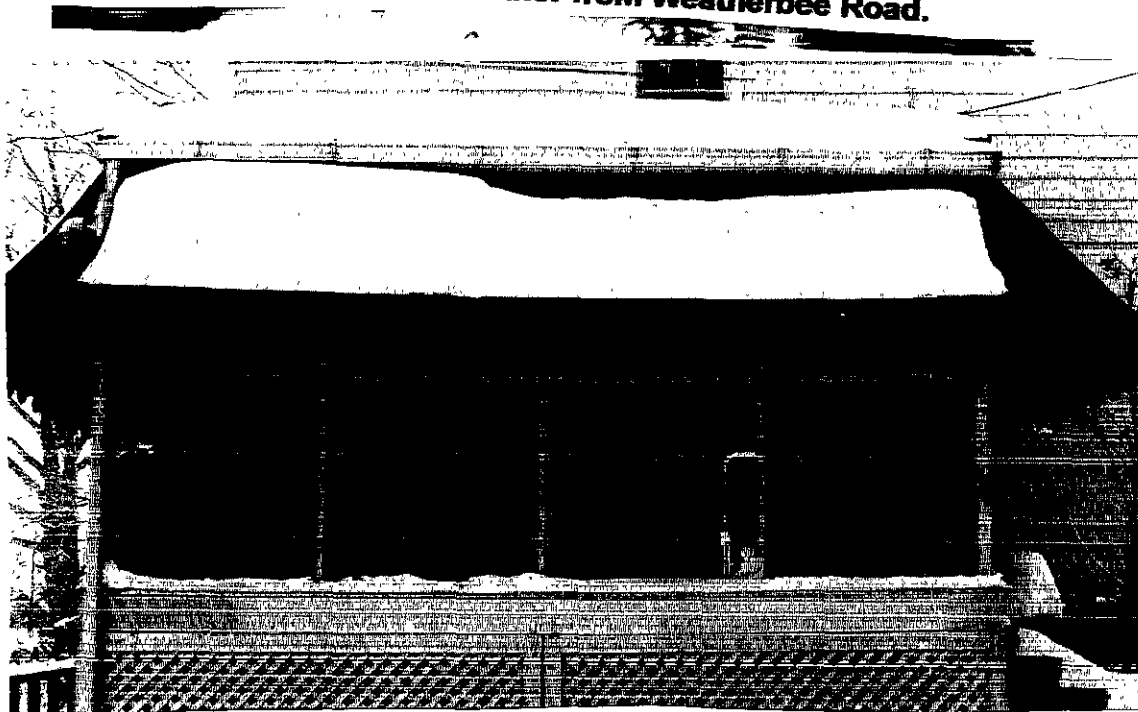


4. View of side of 320 Weatherbee from from of 322

00-312-A



5. View of side of 320 Weatherbee from the front porch of 322, illustrating that 322 is set back 10' further from Weatherbee Road.



6. Rear of 322, showing screened porch which will be replaced by new addition.

00-312-A



7. Another view of screened porch, also showing rear corner nearest 320 Weatherbee.



8. View of the rear of 320 Weatherbee.

00-312-A

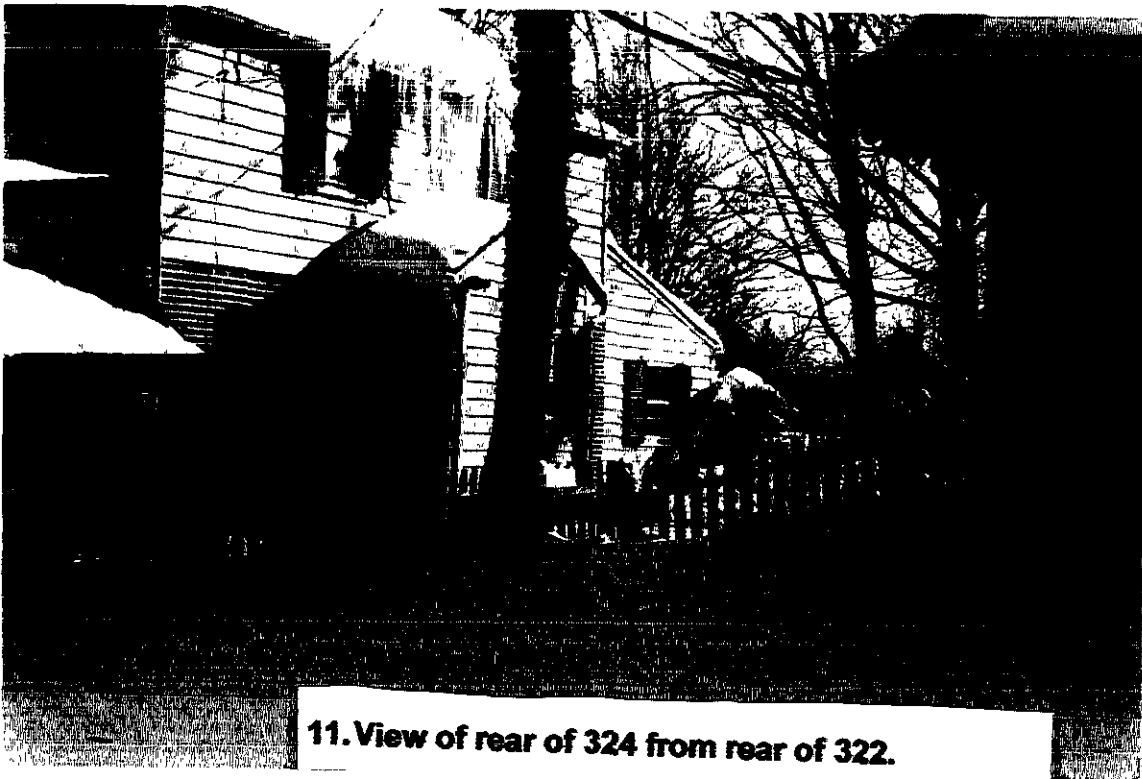


9. View of the side yard between 322 and 320 Weatherbee from rear.

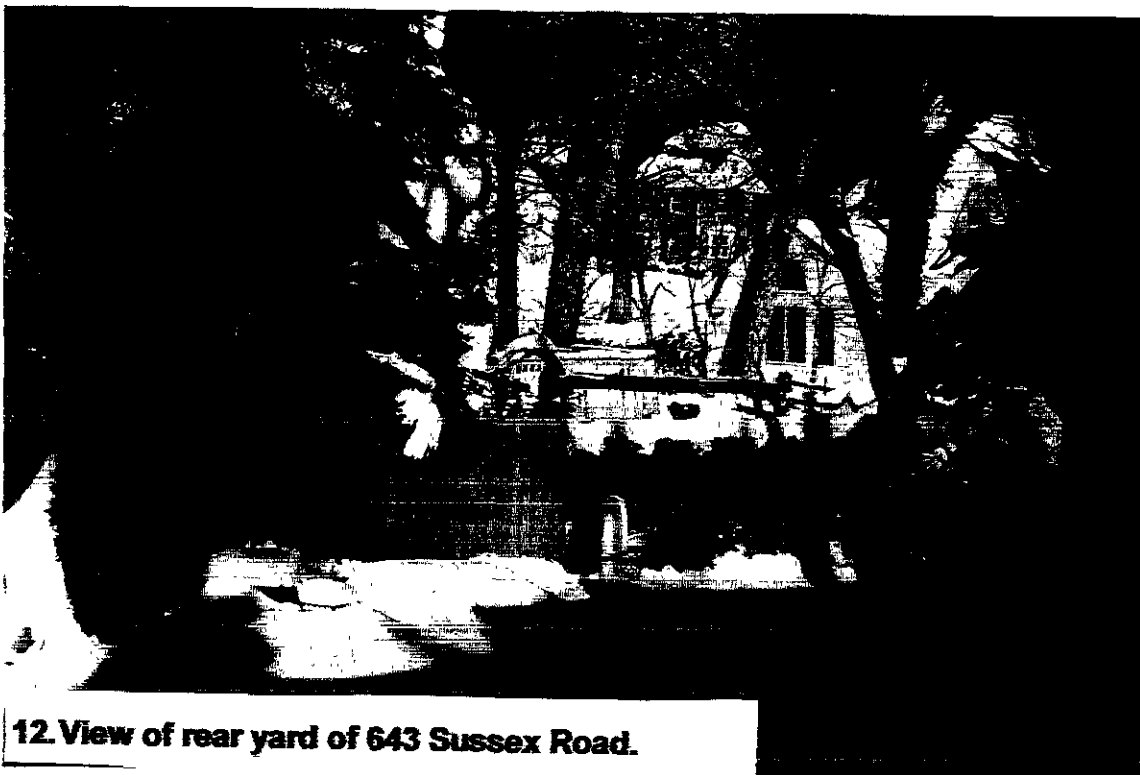


10. View of the 322 rear porch from the side yard.

00-312-A

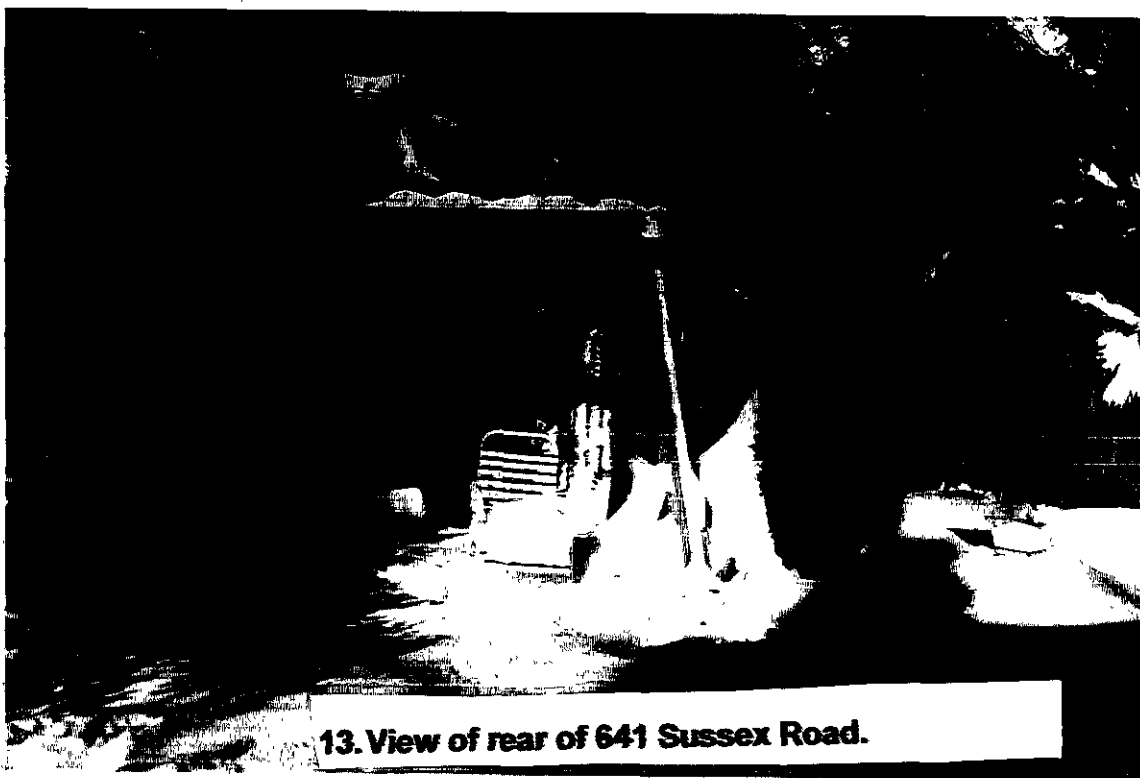


11. View of rear of 324 from rear of 322.



12. View of rear yard of 643 Sussex Road.

00-312-A



00-312-A

Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 322 Weatherbee Road

Subdivision Name: Overbrook

Plat book # 12 Folio # 76 Section # 1 Block 2 Lot # 3

OWNER: Christopher E. and Sharon S. Klots

641 Sussex Rd

WILTONDALE

LOT 178

GEORGE & BRYAN

ABURN

TAX ACCT # 090102370

3.2594 N



643 Sussex Rd

WILTONDALE

LOT 179

MARK & THERESA

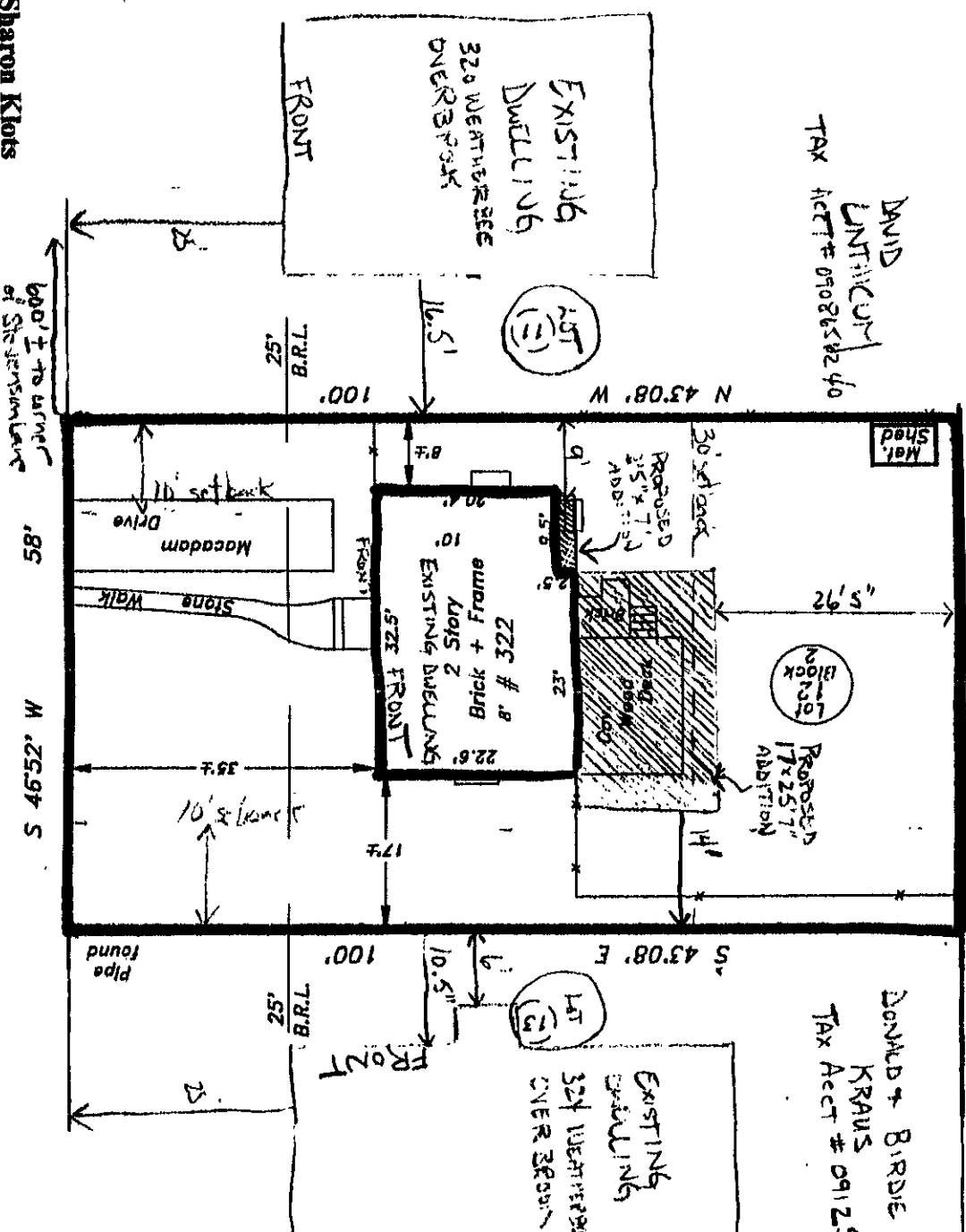
DIWIDIO

TAX ACCT # 0923 505150

DONALD & BIRDIE

KRAUS

TAX ACCT # 0912593130



Prepared by: Sharon Klots

Date: January 27, 2000

WEATHERBEE ROAD

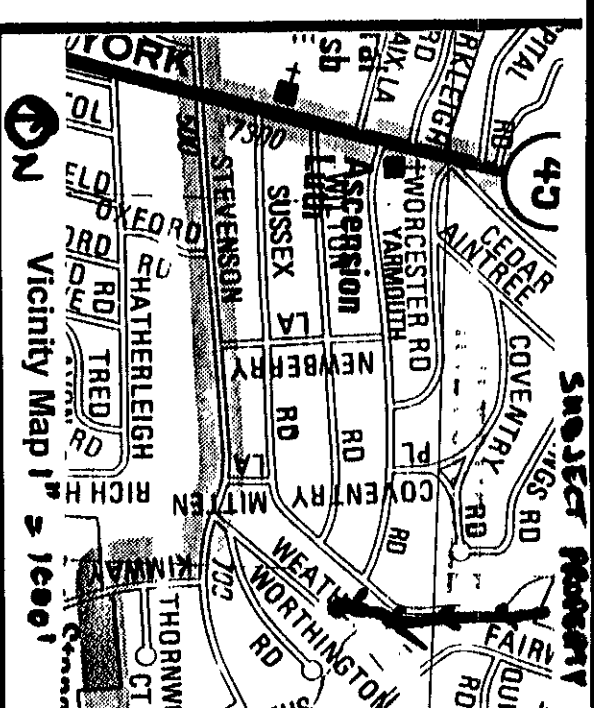
M. 25.94 S

W. 25.94 S

600' ± to corner of Stevenson Lane

N/R .05

Scale of Drawing:
1" = 20 feet



LOCATION INFORMATION

Councilmanic District: 4th

Election District: 9th

1" = 200' scale map: NE - 9A

Zoning: DR 5.5

Lot size: .14 Acres 5,800 Square Feet

Public Private

Sewer:

☒

☐

Water:

☒

☐

Yes

No

Chesapeake Bay
Critical Area:

☐

☒

Prior Zoning Hearings: None

For Zoning Office Use

Reviewed by: Item #:

Case #:

312

00-312-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

WILTONDALE
TOWSON

DATE
OF
PHOTOGRAPHY
JANUARY
1986

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

00-312-A