

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Dennis Avenue, , 104' W
Centerline Rider Avenue
8th Election District
4th Councilmanic District
(1603 Dennis Avenue)

Cindy A. Bell
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-379-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Cindy A. Bell, property owner, for that property known as 1603 Dennis Avenue in the Towson area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing dwelling with an addition to have a front yard setback of 34 ft. in lieu of the required 40 ft. The subject property and relief sought 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.

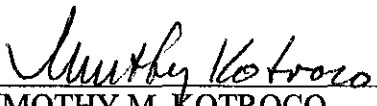
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

COPIES RECEIVED FOR FILING
Date 4/19/00
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 13th day of April, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing dwelling with an addition to have a front yard setback of 34 ft. in lieu of the required 40 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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

DATE RECEIVED FOR FILING
2000 4/13/00
By: R. J. J. J.



Baltimore County
Zoning Commissioner

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

April 13, 2000

Ms. Cindy A. Bell
1603 Dennis Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-379-A
Property: 1603 Dennis Avenue

Dear Ms. Bell:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

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 1603 Dennis Ave
Address
Towson Maryland 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):

The house sits on the set back line which does not allow me to put a small addition on the front of my house. Set back was done by the developer when the subdivision was done.

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.

Cindy A Bell
Signature

Cindy A. Bell
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Cindy A. Bell

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

3/17/00
Date

Shane M Roche
Notary Public

My Commission Expires 6/00



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1603 DENNIS AVE.
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) 1 BOZ, 3.B (BCZR)

To permit an existing dwelling with addition to have a front yard of 34 feet in lieu of the required 40 feet as shown on the prior approved record plat.

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:

Legal Owner(s):

Name - Type or Print

Cindy A. Bell
Name - Type or Print

Signature

Signature Cindy A Bell

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature (w) 410-339-6698
1603 Dennis Ave. (h) 410-821-0880

Attorney For Petitioner:

Address Telephone No.
Towson, Maryland 21204

Name - Type or Print

City State Zip Code

Signature

Representative to be Contacted:

Company

Name SEE ABOVE

Address Telephone No.

Address Telephone No.

City State Zip Code

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. 00-379-A

Reviewed By CTM Date 3/16/00

REV 9/15/98

Estimated Posting Date 3/26/00

Zoning description for 1603 Dennis Ave.

Begging at a point on the South side of Dennis Ave. which is 50 feet wide , at a distance of 104 feet west of the centerline of the nearest improved intersecting street, Rider Ave., which is 50 feet wide. Being Lot # 12 in the subdivision of Spring Valley, as recorded in Baltimore County Plat Book # 17, Folio #6, containing ^{0.386}~~0.369~~ acres more or less. also known as 1603 Dennis Ave., and located in the ⁸~~9~~th Election District, 11th Councilmanic District.

370

00-379-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079020

DATE 3/15/00 ACCOUNT RECEI 0000

AMOUNT \$ 50.00

RECEIVED FROM: PAID BY BILL

FOR: OLD VARIANCE

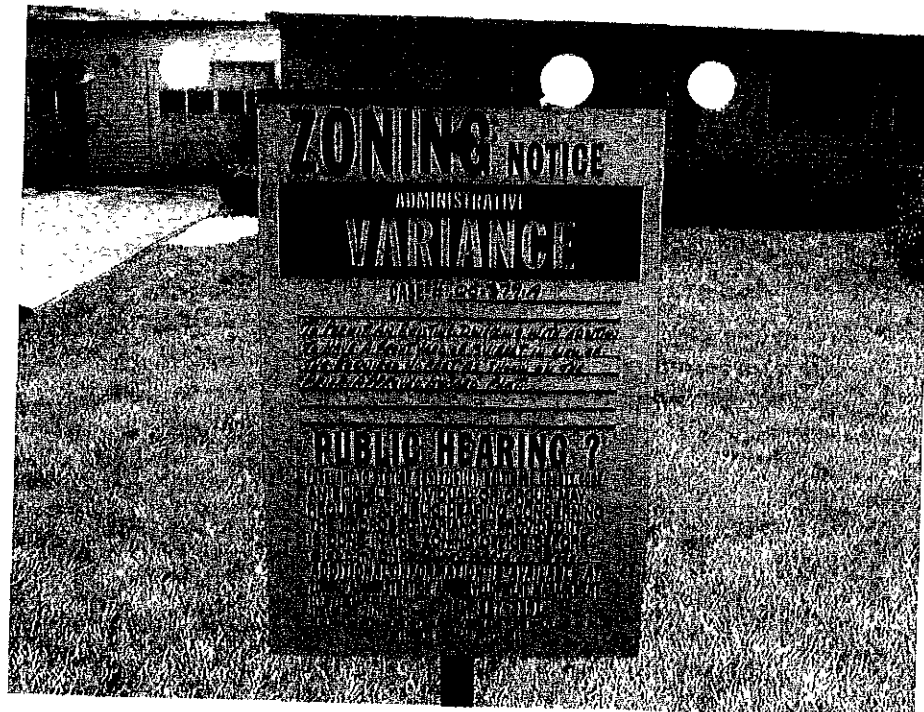
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

REVENUE	ACTUAL	TIME
PAID BY	RECEIVED	15-17-00
AC 0000	CUSTOMER UNCL LNW TRANS	
Dept 5	500 ZIMMERS DEPRECIATION	
Receipt #	114056	OFLN
CR NO.	079020	
Receipt Tot	50.00	
50.00	OK	CA
Baltimore County, Maryland		

00-379-A

CASHIER'S VALIDATION



1603 Dennis Ave.

CERTIFICATE OF POSTING

**RE: CASE # 00-379-A
PETITIONER/DEVELOPER
(Cindy Bell)
DATE OF Closing
(4-10-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

1603 Dennis Ave. Towson, Maryland 21204_____

THE SIGN(S) WERE POSTED ON_____ 3-24-00 _____
(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 DATESCase Number 00- 379 -A Address 1603 DENNIS AVE.Contact Person: LILOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/16/00 Posting Date: 3/26/00 Closing Date: 4/10/00

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- 379 -A Address 1603 DENNIS AVE.Petitioner's Name CHIDY BELL Telephone _____Posting Date: 3/26/00 Closing Date: 4/10/00Wording for Sign: To Permit AN EXISTING DWELLING WITH
ADDITION TO HAVE A FRONTYARD OF 34 FEET IN
LIEU OF THE REQUIRED 40 FEET AS SHOWN ON THE
PRIOR APPROVED RECORD PLAT.

I HAVE RECEIVED POSTING INFO
Chidy Bell

**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 - 379. A

Petitioner: Cindy A. Bell ✓

Address or Location: 1603 Dennis Ave, Towson, Maryland 21204

PLEASE FORWARD ADVERTISING BILL TO:

✓ Name: Cindy A. Bell

✓ Address: 1603 Dennis Ave

Towson, Maryland 21204

Telephone Number: H(410)821-0880 or W (410)339-6698

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1603 Dennis Ave, Towson, Md. 21204

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

Subdivision name: Spring Valley

plat book# 17 ,folio# 6 ,lot# 12 ,section#

OWNER: Cindy Ann Bell



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____
 acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



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 10, 2000

Ms. Cindy A. Bell
1603 Dennis Avenue
Towson MD 21204

Dear Ms. Bell:

RE: Case Number 00-379-A , 1603 Dennis Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 16, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

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

March 30, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 27, 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:

371, 372, 374, 375, 376, 377, 378, AND 379

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 *RBS*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 27, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
370	103 Riverton Road
372	1 Woods Court
374	323 N. Beaumont Road
375	5701 & 5709 Trumps Mill Road
376	301 Golf Course Road
378	2 Forest Drive
379	1603 Dennis Avenue
380	10324 S. Dolfield Road
334	8741-8771 Mylander Lane

4/16 AW

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: March 24, 2000

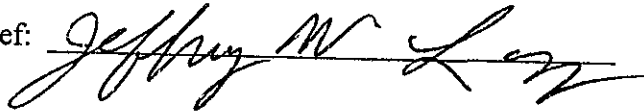
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 371, 374, 376, 378, and 379

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: 3-27-00

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

RE: Baltimore County
Item No. 379 LTM

Dear Ms. Jackson:

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).

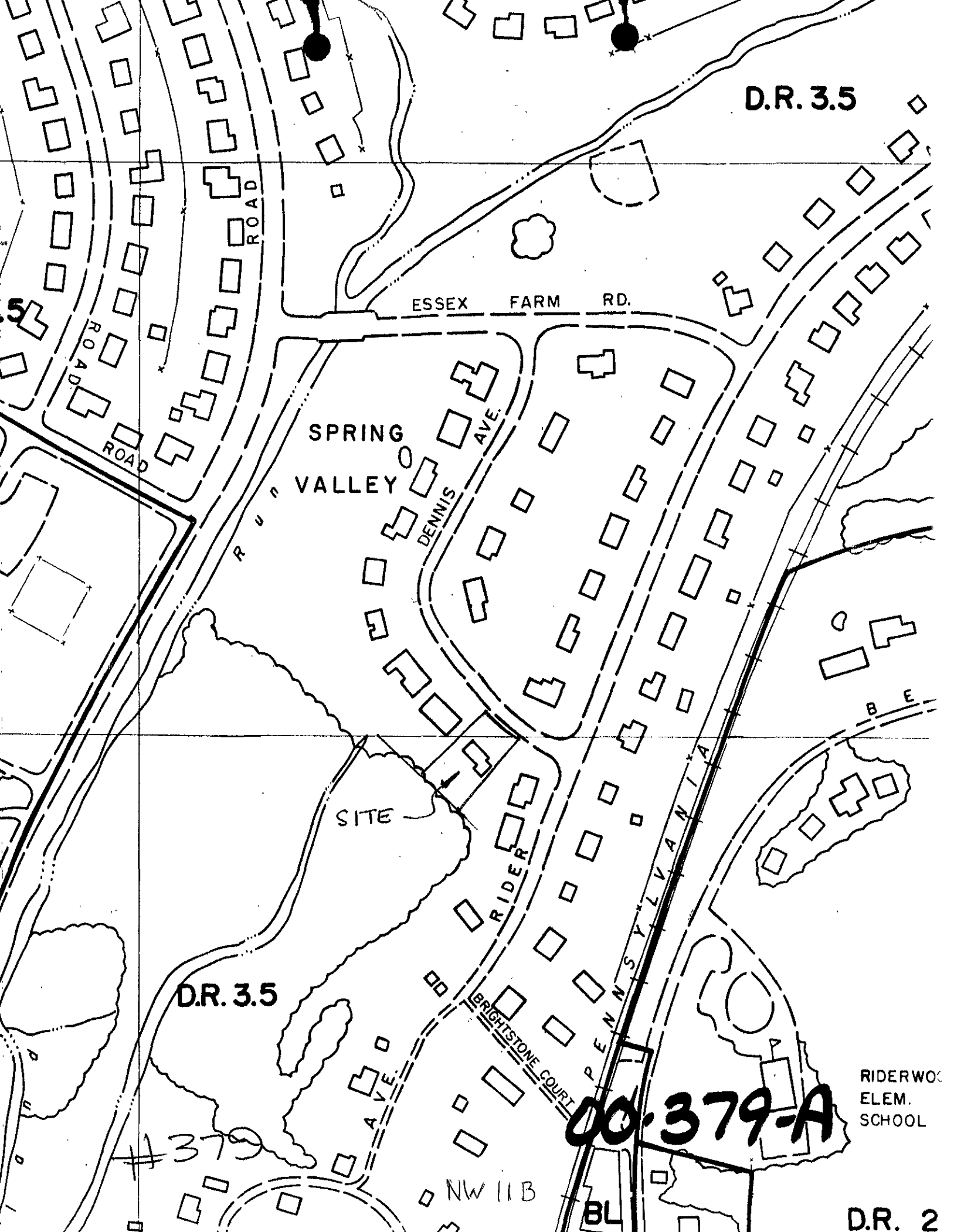
Very truly yours,

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



D.R. 3.5

ESSEX FARM RD.

SPRING VALLEY

DENNIS AVE.

SITE

D.R. 3.5

RIDERWOOD

BRIGHTSTONE COURT

PENNSYLVANIA

RIDERWOOD ELEM. SCHOOL

00-379-A

D.R. 2

NW 11 B

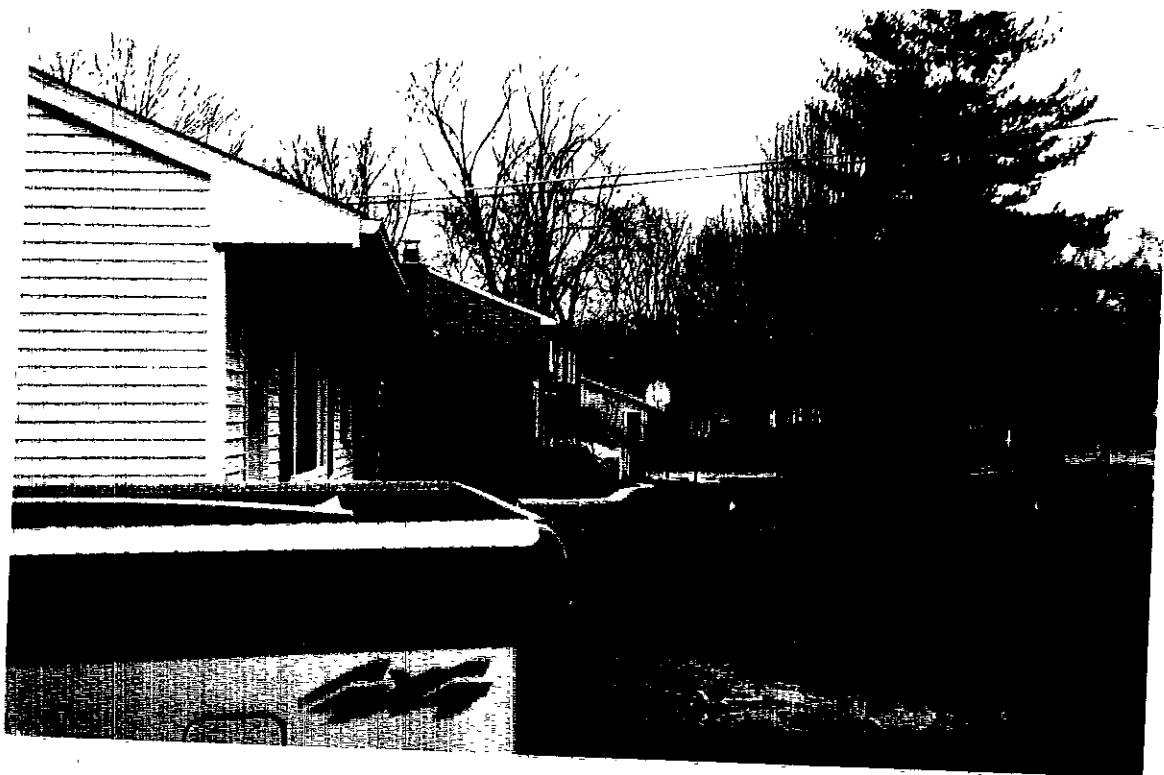
BL

#379

1603 DENNIS AVE



FRONT OF HOUSE



SIDE VIEW OF FRONT OF HOUSE AND GARAGE
SIDE

379

00-379-A

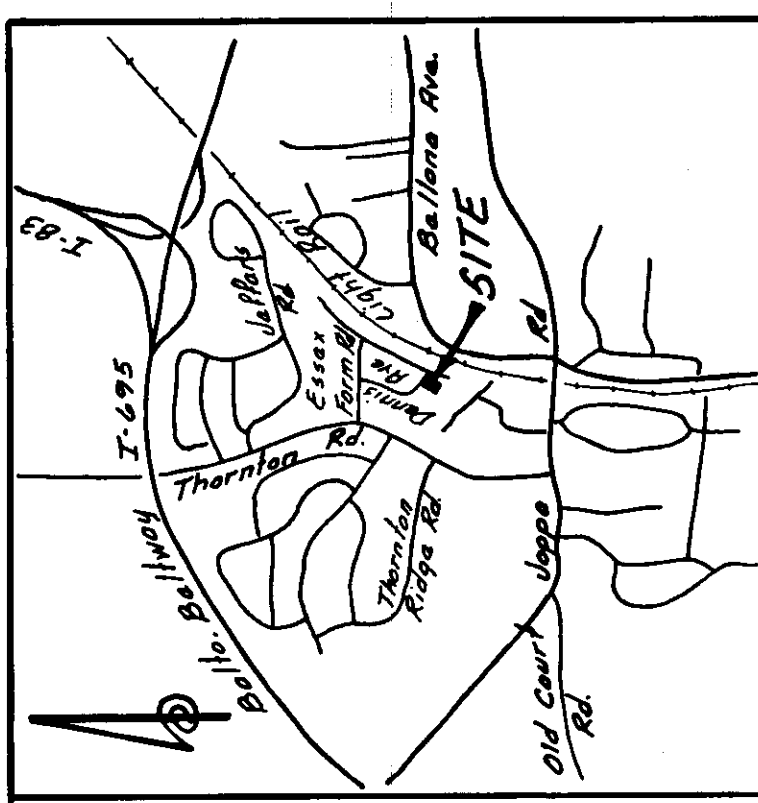
1603 DENNIS AVE



SIDE VIEW OF FRONT FROM LEFT SIDE OF HOUSE
(LOOKING TOWARD REIDER AVE.)

379

00-379-A



VICINITY MAP
Scale: 1" = 200'

PLAT TO Accompany Petition for Zoning
☒ Variance
☐ Special Hearing

Property Address: 1603 Dennis Ave.
Subdivision Name: Spring Valley
Plat Book: 17, Folio: 6, Lot: 12, Section
Owner: Cindy A. Ball
Tax No.: 08-06-046081
Dead End: Liber 14142, Folio 429

Prepared by: T.M.E.
Scale of Drawing: 1" = 20'

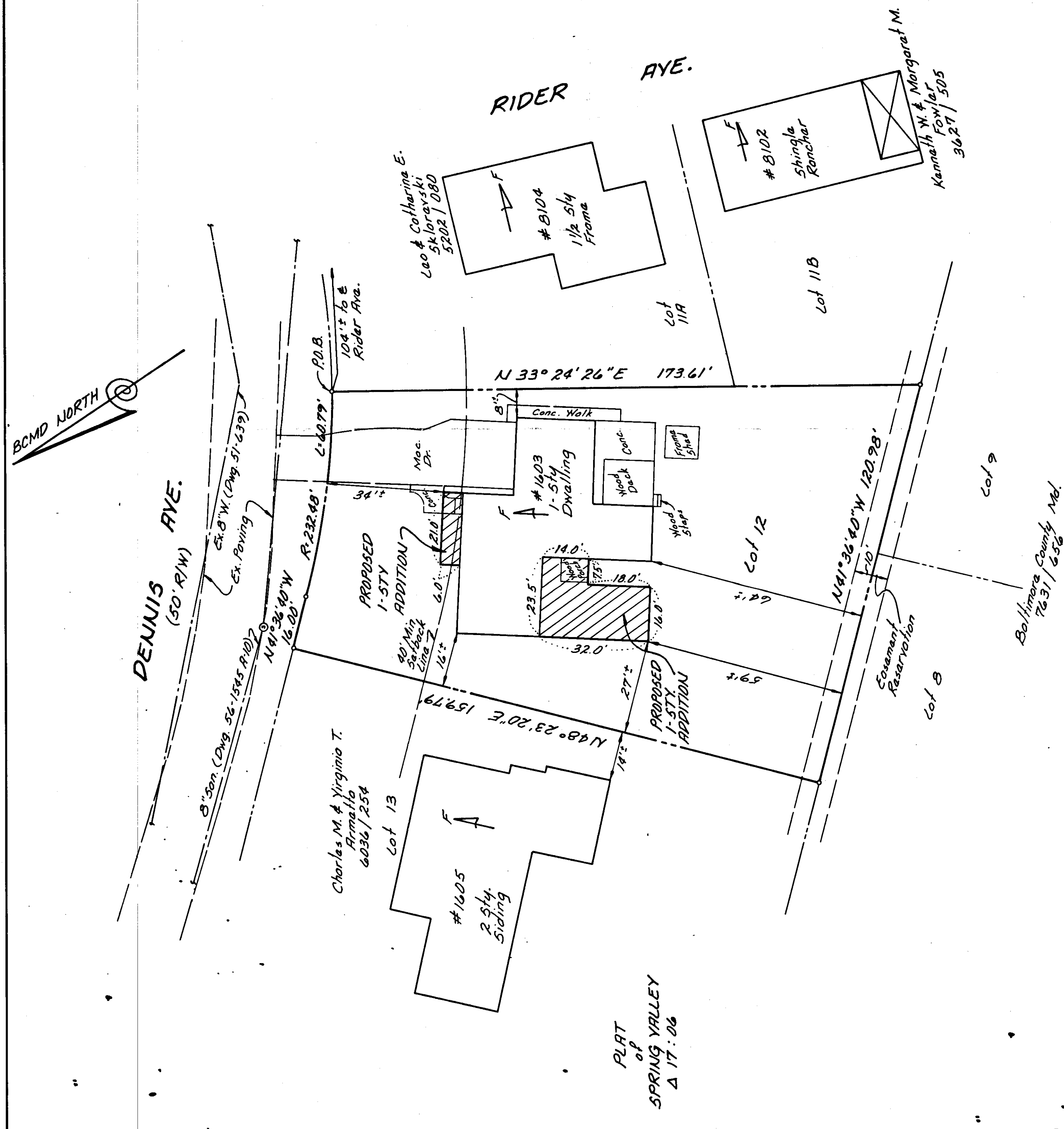
LOCATION INFORMATION

Election District: 8th
Councilmanic District: 4th
1" = 200' Scale Map #: NW 11B
Zoning: DR. 3.5
Lot Size: 0.386 Ac. or 16,081 Sq. Ft.

Sewer: ☒ Public ☐ Private
Water: ☒ Yes ☐ No
Chesapeake Bay Critical Area: ☐ Yes ☒ No
Prior Zoning Hearings: None

Zoning Office Use Only!

Reviewed by: Item #: Case #:
LTM 379 0379A



Plat. No. #1



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	RIDERWOOD	N.W. 11-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED