

IN RE: PETITION FOR ADMIN. VARIANCE
N/E side of Marks Manor Court, 630' N
Marriottsville Road
2nd Election District
3rd Councilmanic District
(10 Marks Manor Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-493-A

Deborah Ringgold
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Deborah Ringgold, property owner, for that property known as 10 Marks Manor Court in the Randallstown area of Baltimore County. The Petitioner herein seeks a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 37 ft. in lieu of the minimum required 50 ft. to construct a proposed addition. 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


By

6/27/00
D. Ringgold

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 27th day of June, 2000, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 37 ft. in lieu of the minimum required 50 ft. to construct a proposed addition, 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

ORDER RECEIVED FOR FILING
DATE 6/27/00
BY R. Johnson



Baltimore County
Zoning Commissioner

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

June 27, 2000

Ms. Deborah Ringgold
10 Marks Manor Court
Randallstown, Maryland 21133

Re: Petition for Administrative Variance
Case No. 00-493-A
Property: 10 Marks Manor Court

Dear Ms. Ringgold:

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 cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #10 MARKS MANOR COURT
which is presently zoned RC-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) 1A04.3. B.2

To allow a side yard setback of 37 ft. for a proposed addition in lieu of the minimum required 50 ft.

SUNNY
WILL
HELP
ON THIS

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

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Legal Owner(s):

DEBORAH RINGGOLD
Name - Type or Print _____
Deborah Ringgold
Signature _____
Name - Type or Print _____
Signature _____

Attorney For Petitioner:

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

10 MARKS MANOR COURT 410-922-6365
Address _____ Telephone No. _____
RANDALSTOWN, MD 21133
City _____ State _____ Zip Code _____

Representative to be Contacted: c/o CLS D

Name _____
439 EAST MAIN STREET
Address _____ Telephone No. _____
WESTMINSTER, MD 21157-5539
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. 00-493-A

Reviewed By [Signature] Date 5-23-00

REV 9/15/98

Estimated Posting Date 6-4-00

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 10 MARKS MANOR COURT
Address
RANDALLSTOWN, MD. 21133
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 REASON FOR THE ADDITION IS TO PROVIDE AN EXERCISE ROOM FOR A GRANDMOTHER WHO IS MOVING FROM A NURSING HOME AND WHO NEEDS STRENGTH CONDITIONING TO MAINTAIN GOOD HEALTH.
- THE ONLY ACCESS IS TO BE FROM THE GRANDMOTHERS' BEDROOM.
- THE ADDITION CANNOT BE LOCATED ANYWHERE ELSE ON THE HOUSE DUE TO OBSTRUCTIONS. (GARAGE, SCREEN PORCH, DECK)

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.

Deborah D. Ringgold
Signature
DEBORAH D. RINGGOLD
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

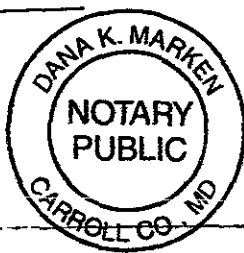
I HEREBY CERTIFY, this 4th day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah Ringgold
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 5/4/00

Dana K. Marken
Notary Public



My Commission Expires _____
DANA K. MARKEN
Notary Public, State of Maryland
County of Carroll
My Commission Expires November 1, 2003

REU 09/15/98

H93

ZONING DESCRIPTION FOR # 10 MARKS MANOR COURT
(address)
Election District 2 ND Councilmanic District 3 RD

Beginning at a point on the NORTHEAST side of MARKS
(north, south, east or west)

MANOR COURT which is 40'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 630 FEET NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MARRIOTTVILLE ROAD
(name of street)

which is 70' wide. *Being Lot # 2,
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of
THE PARTIAL AMENDED PLAT OF MARKS MANOR as recorded in Baltimore County Plat
(name of subdivision)

Book # SM 67, Folio # 84, containing
44997 S.F. OR 1.033 ACS ±
(square feet and acres)

493

00-493-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

001193-4
No. **080898**

DATE 5-23-00 ACCOUNT Rec'd-6150

AMOUNT \$ 50.00

RECEIVED FROM: KPK Construction

FOR: Residential Visit of King Ave
Edwards Park

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT METHOD: ACTUAL TIME
5/23/2000 5/23/2000 10:00:25
REQ NO:01 CASHIER JMT JMR BRANKER
Dept 5 528 ZONING DEPT/SECTION
Receipt # 347455
CR #11 080898
Receipt Tot 50.00
50.00 PK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-493-A

Petitioner/Developer: CLSI Inc./

Deborah Ringgold

Date of Hearing/Closing: 6/19/00

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

Attention: Ms. Gwendolyn Stephens

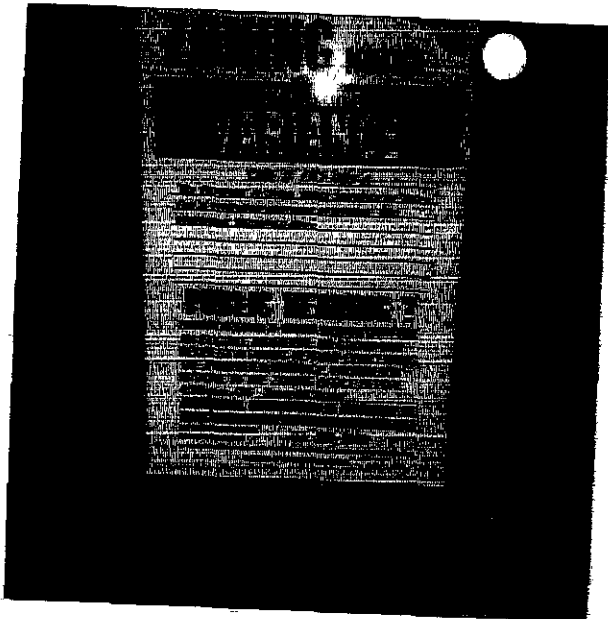
Ladies and Gentlemen:

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 10 Marks Manor Ct.

Randallstown, MD 21133

The sign(s) were posted on May 30, 2000

(Month, Day, Year)



Sincerely,

Stacy Gardner 5/30/00
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 493 -A Address 10 Marks Manor Ct

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

Filing Date: 5-23-00 Posting Date: 6-4-00 Closing Date: 6-19-00

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 493 -A Address 10 Marks Manor Ct

Petitioner's Name Deborah Ringgold Telephone (410) 922-6365

Posting Date: 6-4-00 Closing Date: 6-19-00

Wording for Sign: To Permit a side yard setback of 37ft for a proposed addition in lieu of the minimum required 50ft.

**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: 00-493-A

Petitioner: DEBORAH RINGGOLO

Address or Location: #10 MARKS MANOR COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: KPK CONSTRUCTION

Address: 9375-G GERWIG LANE

COLUMBIA, MARYLAND 21046 ATTN: MR. KEVIN KENNEDY


Telephone Number: 410-290-9963

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 12, 2000
Item Nos. 489, 490, 491, 492, 493, 494,
495, 497, 498, 499, 500, and 502

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: July 17, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 5, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
489	1100 Sparks Road
491	3510 Loganview Drive
492	17441 Troyer Road
493	10 Marks Manor Court
494	1424 Armacost Road
495	1306 Old Eastern Avenue
496	610 Old North Point Boulevard
497	7373 Edsworth Road
498	7206 Denberg Road
499	230 Pidco Road
500	1009 Malvern Avenue
501	2205-2207 Frederick Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 11, 2000

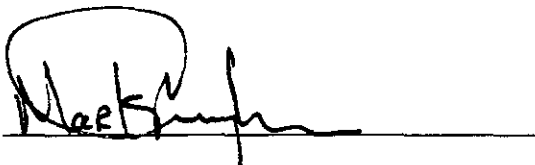
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 493, 533, 535, and 543.

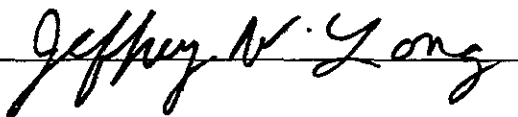
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.8.00

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

RE: Baltimore County
Item No. 493 JJS

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,

A handwritten signature in cursive script, appearing to read 'P. J. McDonald Jr.'.

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

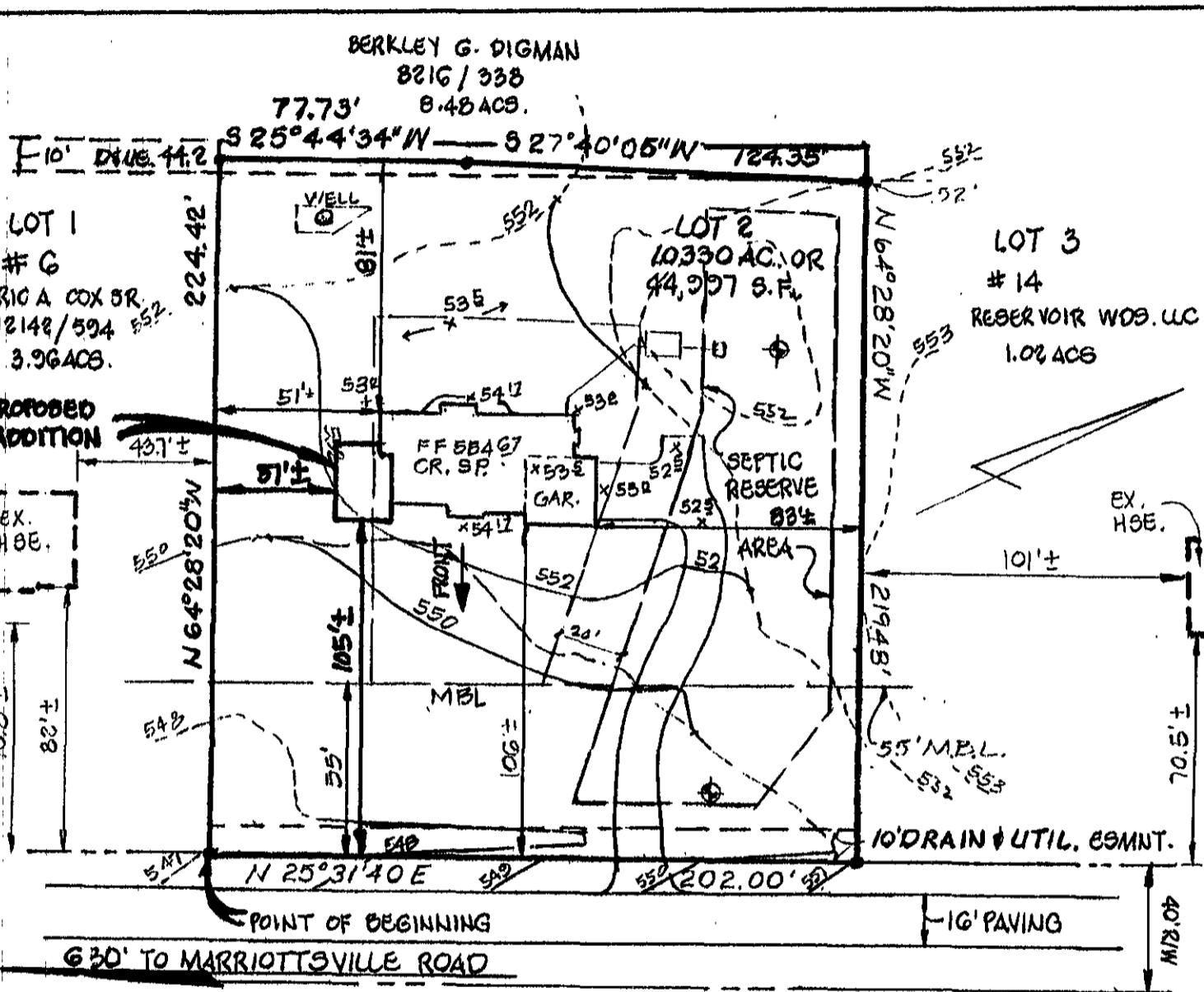
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany petition for Zoning Variance

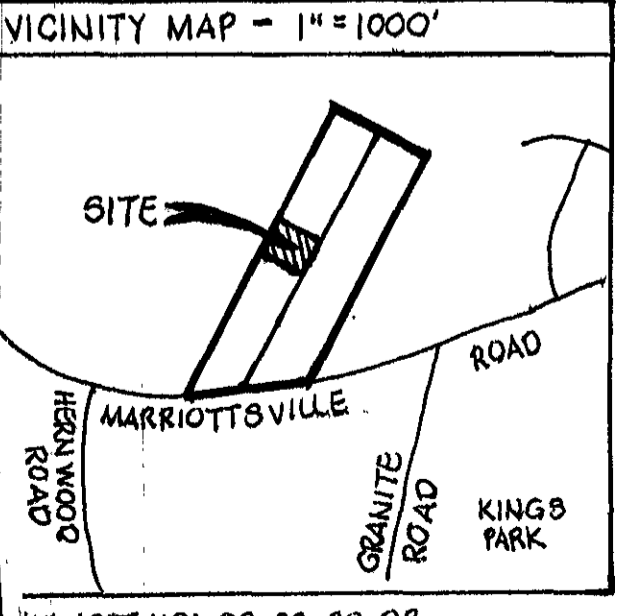
PROPERTY ADDRESS: 10 MARKS MANOR CT
 Subdivision name: Partial Amended MARKS MANOR
 Plot books: 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 OWNER: Deborah Ringgold

EDUCATION INFORMATION
 Councilmanic District: 3
 Election District: 2
 1"=200' scale map: NW 8-K
 Zoning: RC-5
 Lot area: 1.033 44,997
 acreage square foot
 SEWER:
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: JH ITEM #: 493 CASE#:



MARK'S MANOR COURT



PLAT TO ACCOMPANY A VARIANCE PETITION

COUNCILMANIC DISTRICT 3RD
LOT 2
MARK'S MANOR
 PARTIAL AMENDED PLAT
 2ND ELEC. DIST. BALTO. CO., MD.
 PB 64 PB 64

AKA #10 MARK'S MANOR COURT

<p>CLSI Carroll Land Services Incorporated Engineers • Surveyors • Land Development Consultants Landscape Architects • Environmental Specialists 439 East Main Street Westminster, MD 21157-3539 (410) 876-8017 FAX (410) 876-0009</p>	DRAWN BY: <u>EBU</u>
	DESIGN BY: <u>K.K.</u>
	REVIEW BY: <u>AWR</u>
	DATE: <u>4/3/00</u>
	SCALE: <u>1" = 50'</u>
JOB NO: <u>94094 E</u>	
SHEET: <u>1 OF</u>	

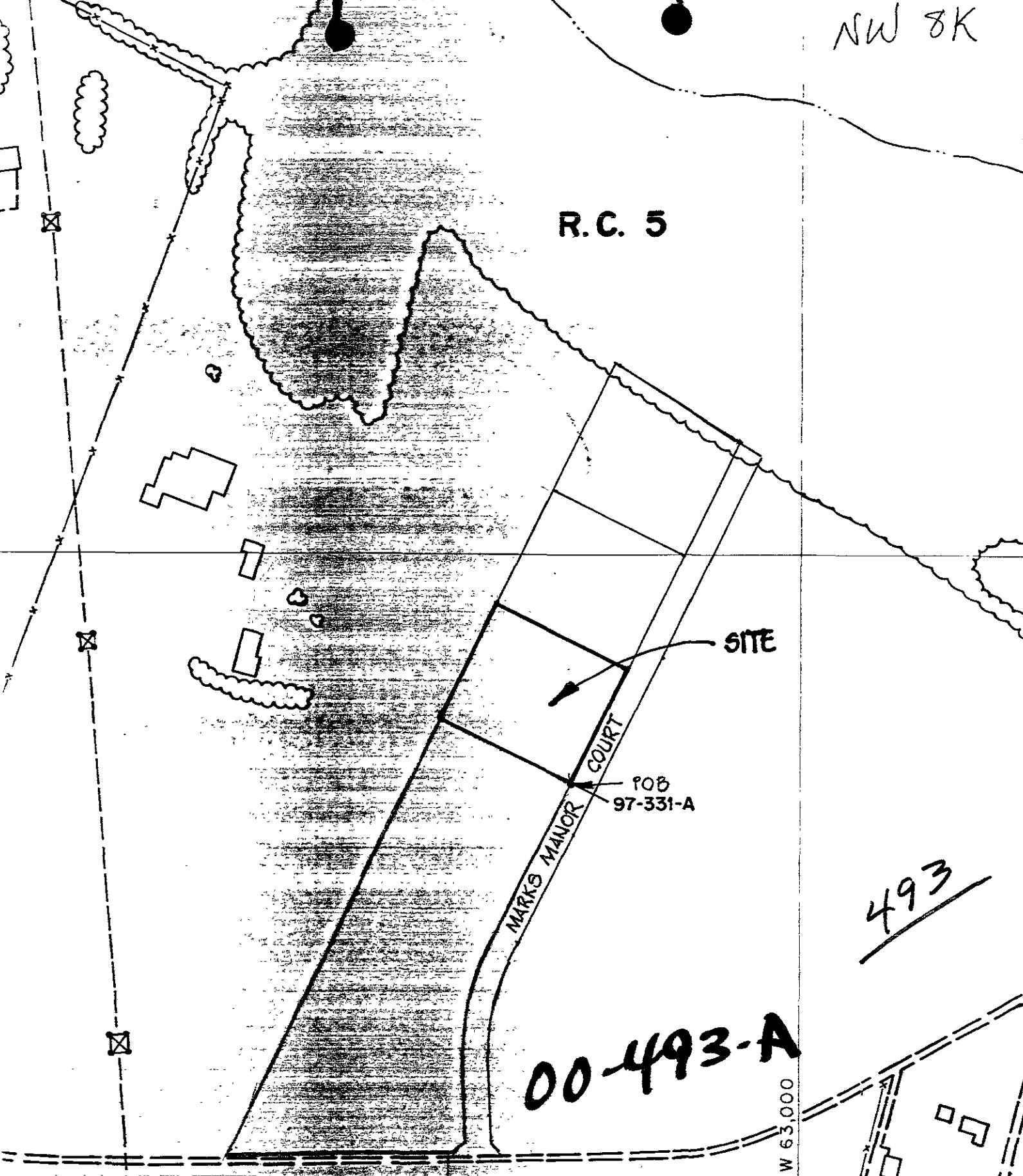
TAX ACCT. NO: 02 22 00 02

Plat. Ex. #1

00-493-A

NW 8K

R.C. 5



SITE

POB
97-331-A

MARKS MANOR COURT

493

00-493-A

W 63,000

(SHEET N.W-7-K)

BALTIMORE COUNTY
OFFICE OF PLANNING AND

Proposed
addition



Prop-add



493

00-493-A

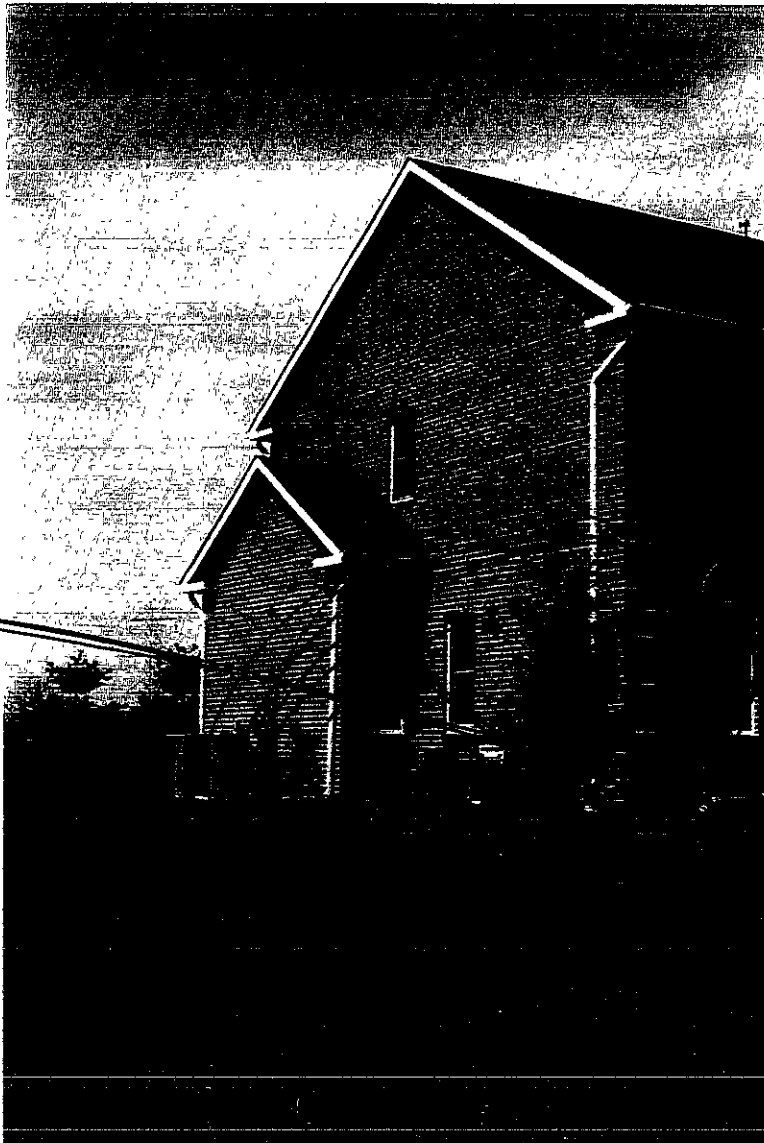


Prop
add. t.



00-493-A

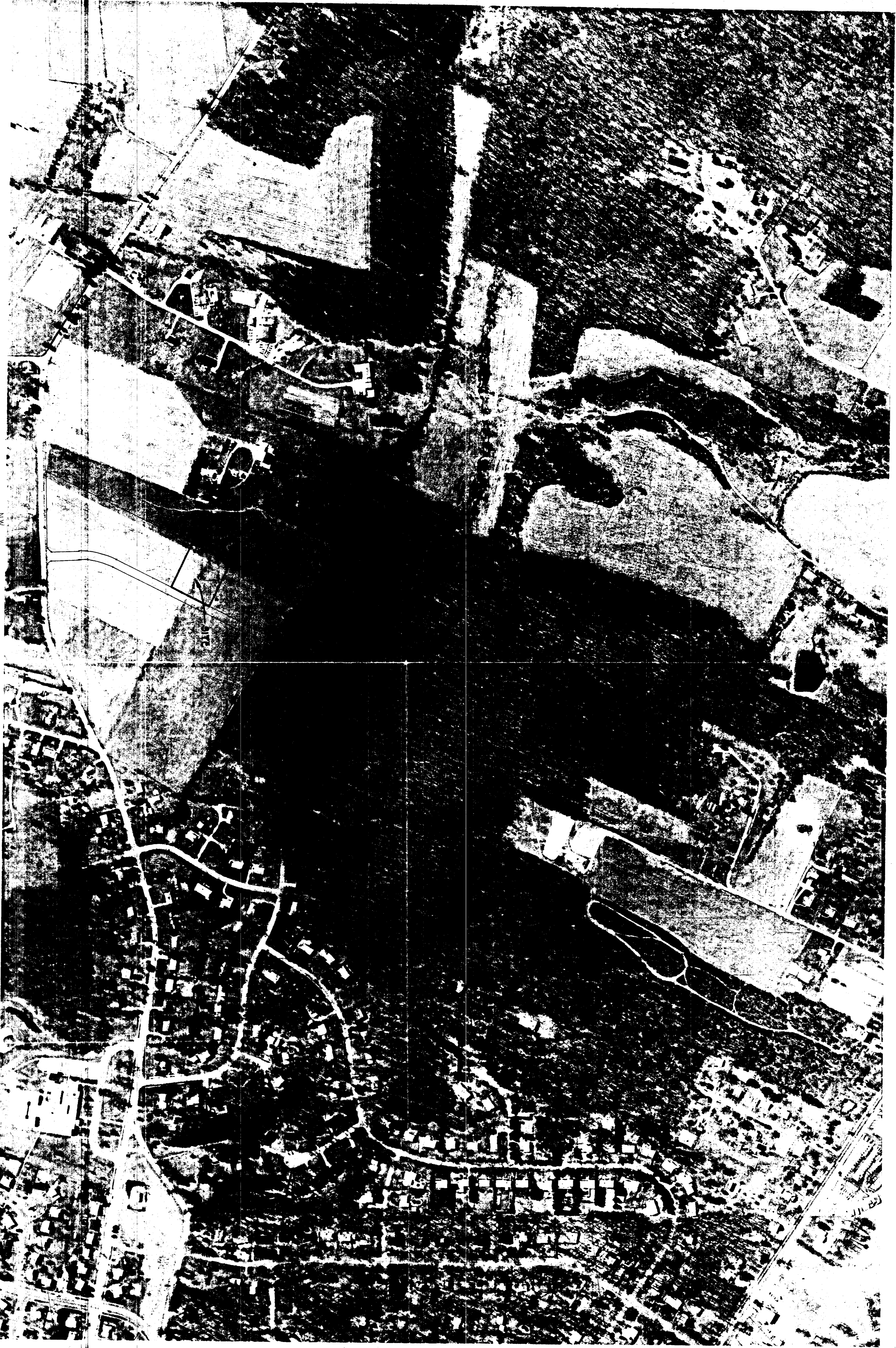
493



Proposed
Addition

493

493-A



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

NW
8-K

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
HARRISONVILLE
HERNWOOD

SHEET
N.W.
8-K

DATE
OF
PHOTOGRAPHY
JANUARY
1986

00-493-A

292