

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Pidco Road, 75' NW
c/l of Carrolltown Road
4th Election District
3rd Councilmanic District
(230 Pidco Road)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-499-A

Lisa and Matthew Page
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Lisa and Matthew Page, property owners, for that property known as 230 Pidco Road in the Reisterstown area of Baltimore County. The Petitioners herein seek a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (rear deck) with a setback of 15 ft. in lieu of the required 22.5 ft. and Section 504 of the Comprehensive Manual of Development Policies (CMDP) to permit an open space area of 300 sq. ft. in lieu of 500 sq. ft. and to amend the variance in Case No. 93-118-A and to amend the Final Development Plan for Reisterstown Village, Lot #30. 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.

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 Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (rear deck) with a setback of 15 ft. in lieu of the required 22.5 ft. and Section 504 of the Comprehensive Manual of Development Policies (CMDP) to permit an open space area of 300 sq. ft. in lieu of 500 sq. ft. and to amend the variance in Case No. 93-118-A and to amend the Final Development Plan for Reisterstown Village, Lot #30, 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 6/27/00
By R. Jameson



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

Mr. & Mrs. Matthew Page
230 Pidco Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 00-499-A
Property: 230 Pidco Road

Dear Mr. & Mrs. Page:

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 Kotroco".

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 230 Pidco Rd. Reisterstown, MD 21136
which is presently zoned DR10.5

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) ~~1801.2.C.1, 1801.2.C.2, 1801.2.C.3, 1801.2.C.4, 1801.2.C.5, 1801.2.C.6, 1801.2.C.7, 1801.2.C.8, 1801.2.C.9, 1801.2.C.10, 1801.2.C.11, 1801.2.C.12, 1801.2.C.13, 1801.2.C.14, 1801.2.C.15, 1801.2.C.16, 1801.2.C.17, 1801.2.C.18, 1801.2.C.19, 1801.2.C.20, 1801.2.C.21, 1801.2.C.22, 1801.2.C.23, 1801.2.C.24, 1801.2.C.25, 1801.2.C.26, 1801.2.C.27, 1801.2.C.28, 1801.2.C.29, 1801.2.C.30, 1801.2.C.31, 1801.2.C.32, 1801.2.C.33, 1801.2.C.34, 1801.2.C.35, 1801.2.C.36, 1801.2.C.37, 1801.2.C.38, 1801.2.C.39, 1801.2.C.40, 1801.2.C.41, 1801.2.C.42, 1801.2.C.43, 1801.2.C.44, 1801.2.C.45, 1801.2.C.46, 1801.2.C.47, 1801.2.C.48, 1801.2.C.49, 1801.2.C.50, 1801.2.C.51, 1801.2.C.52, 1801.2.C.53, 1801.2.C.54, 1801.2.C.55, 1801.2.C.56, 1801.2.C.57, 1801.2.C.58, 1801.2.C.59, 1801.2.C.60, 1801.2.C.61, 1801.2.C.62, 1801.2.C.63, 1801.2.C.64, 1801.2.C.65, 1801.2.C.66, 1801.2.C.67, 1801.2.C.68, 1801.2.C.69, 1801.2.C.70, 1801.2.C.71, 1801.2.C.72, 1801.2.C.73, 1801.2.C.74, 1801.2.C.75, 1801.2.C.76, 1801.2.C.77, 1801.2.C.78, 1801.2.C.79, 1801.2.C.80, 1801.2.C.81, 1801.2.C.82, 1801.2.C.83, 1801.2.C.84, 1801.2.C.85, 1801.2.C.86, 1801.2.C.87, 1801.2.C.88, 1801.2.C.89, 1801.2.C.90, 1801.2.C.91, 1801.2.C.92, 1801.2.C.93, 1801.2.C.94, 1801.2.C.95, 1801.2.C.96, 1801.2.C.97, 1801.2.C.98, 1801.2.C.99, 1801.2.C.100~~

TO PERMIT A PROPOSED OPEN PROJECTION (REAR DECK) WITH A
SETBACK OF 15 FT. IN LIEU OF 22 1/2 FT. AND SECTION 504 CADD AND CADD
TO PERMIT AN OPEN SPACE AREA OF 300 IN LIEU OF 500 SQ FT.
AND TO AMEND THE VARIANCE IN CASE # 93-118-A AND TO AMEND
THE FINAL DEVELOPMENT PLAN FOR REISTERSTOWN VILLAGE LOT # 30.

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):

Lisa Page

Name - Type or Print

Signature

Matthew Page

Name - Type or Print

Signature

410-468-2668

Address

Reisterstown

MD

410-833-3954

Telephone No.

City

State

21136

Zip Code

Representative to be Contacted:

Matthew Page

Name

Address

230 Pidco Road

410-833-3954

Telephone No.

City

MD

21136

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 5 day of May, 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. 00-499-A

Reviewed By JL

Date 5/26/00

Estimated Posting Date 6/4/00

REV 9/15/98

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 230 Pidco Road
Address
Reisterstown MD 21136
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):

We base the request for an Administrative Variance at the above address for the following reasons:

The rear setback needed is 18.75 feet and the house only has a rear setback of ~~27~~ feet. This would allow us to only have a 18' x 8' size deck. We feel that the size deck best suitable for our home is 18' x 12'. Bob Ward the builder variances 25" for the dwelling, but failed to variance for the deck, this caused problems for the entire development for anyone wishing to build a deck. m.p

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.

Matthew J Page
Signature
Matthew Page
Name - Type or Print

Lisa A. Page
Signature
Lisa Page
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of MAY, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MATTHEW J PAGE & LISA A (DARTY) PAGE
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

5-24-2000

Notary Public

My Commission Expires

Frank Lay

FRANK LAY

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 1, 2003

499

Zoning Description

Zoning Description for 230 Pidco Road, Reisterstown, MD 21136

Beginning at a point on the North side of Pidco Road which is 80 feet wide at the distance of 75 feet Northwest of the centerline of the nearest improved intersecting street Carrolltown Road which is 60 feet. Being lot # 30, Block A in the subdivision of Reisterstown Village as recorded in Baltimore County Plat Book # 65, Folio # 116, containing 1,699 square feet. Also known as 230 Pidco Road and located in the 4th Election District, 3rd Councilmanic District.

00-499-A

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 00-499-A

Petitioner/Developer: PEIST. VILL. ETAL
LOT-30

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 # 230 PIDCO RD

The sign(s) were posted on

6/3/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/10/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.: 00-499-A

Petitioner/Developer: PAGE, ETAL

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

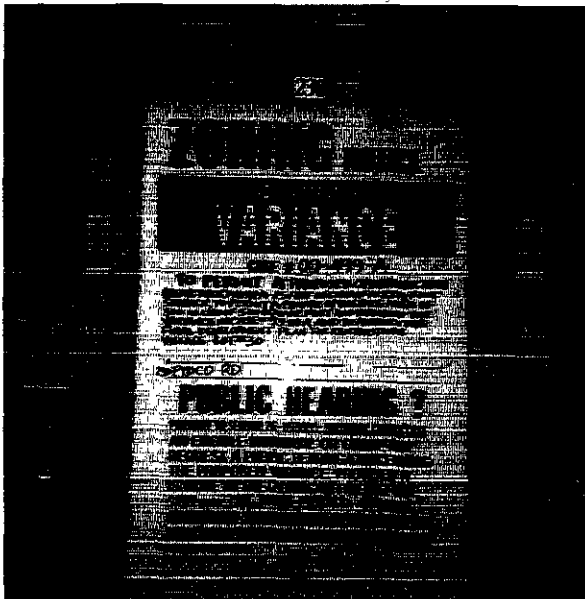
Ladies and Gentlemen:

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 #230 PIDCO RD.

The sign(s) were posted on

5/29/00

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 6/1/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

00-499-A

230 - PIDCO RD.

PAGE, ETAL

CL 6/19/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 499 -AAddress 230 PIDCO RDContact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/26/00Posting Date: 6/4/00Closing 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.

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- 499 -AAddress 230 PIDCO RDPetitioner's Name MATTHEW AND LISA PAGETelephone 410 468 2668833 3954Posting Date: 6/4/00Closing Date: 6/19/00

Wording for Sign: To Permit A PROPOSED OPEN PROJECTION (REAR DECK) WITH A 15FT IN LIEU OF A 22 1/2' SETBACK, TO PERMIT A PRIVATE OPEN SPACE AREA OF 300 IN LIEU OF 500 SQ FT AND TO AMEND THE VARIANCE IN CASE #93-118-A AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR REISTERSTOWN VILLAGE LOT #30

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

Applying for variance for the following: Rear Setback need 18.75 Feet. House only has rear setback of 10 Feet.

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: 499

Petitioner: Matthew & Lisa Page

Address or Location: 230 Pidco Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Page

Address: 230 Pidco Road

Reisterstown, MD 21136

Telephone Number: 410-833-3954

Revised 2/20/98 - SCJ

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

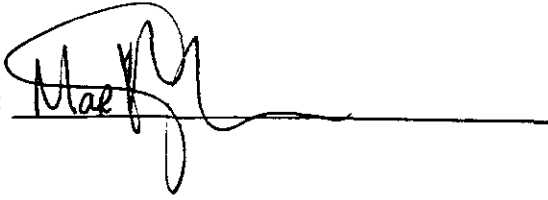
DATE: June 14, 2000

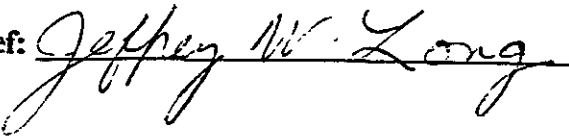
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 490, 494, 499 & 505

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. 499

JK

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 230 Pike Road

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

Subdivision name: Reisterstown Village

plat book # 65, folio # 116, lot # 30, section #

OWNER: Matthew Page

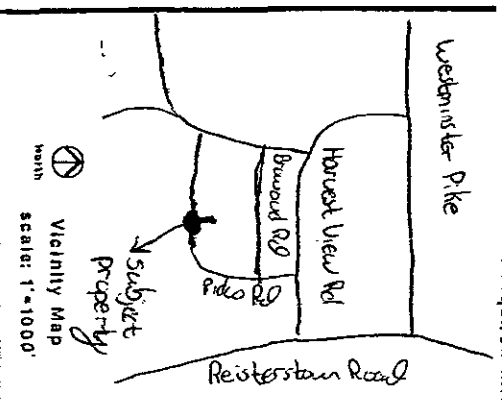
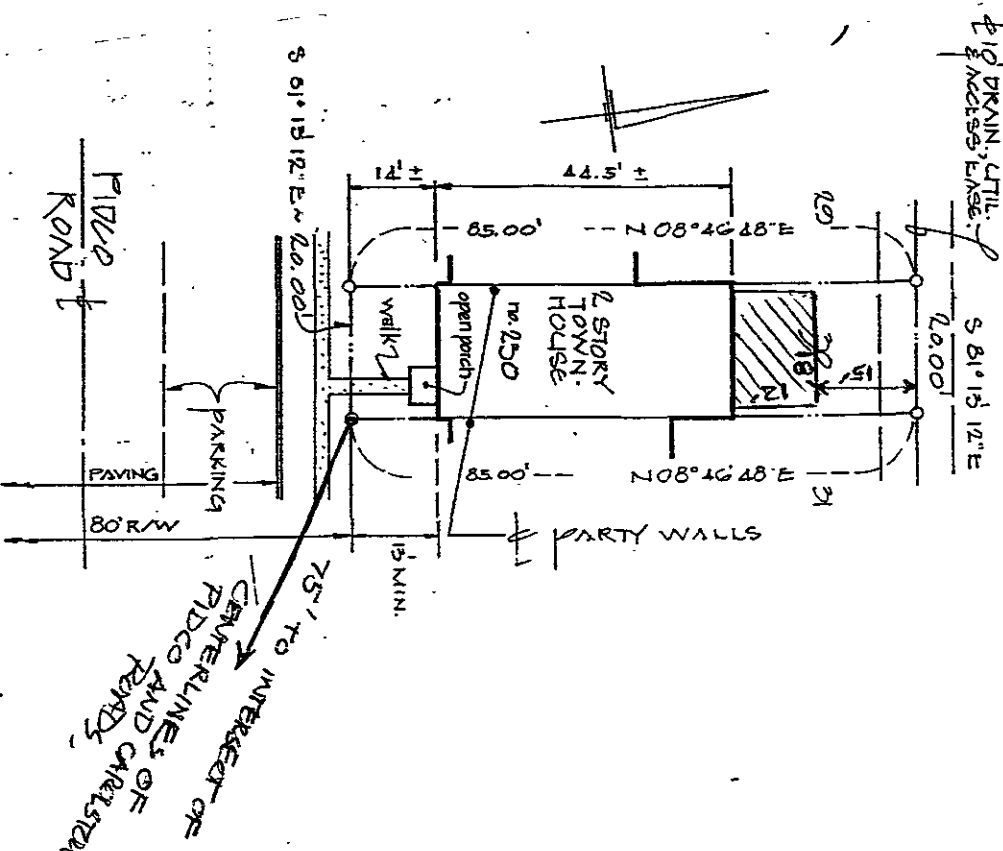
4714100 E 1/2 DRAIN, UTIL. & EASEMENTS



M.P.

North date: 4/14/10
prepared by: Matthew Page

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1" = 200' scale map: NW 16K.

Zoning: DR 10.5

Lot size: 1.699 acreage square feet

- SEWER: ☒ public ☐ private
- WATER: ☒ public ☐ private
- Chesapeake Bay Critical Area: ☐ "A" ☒ "B"
- Prior Zoning Hearings: ☐

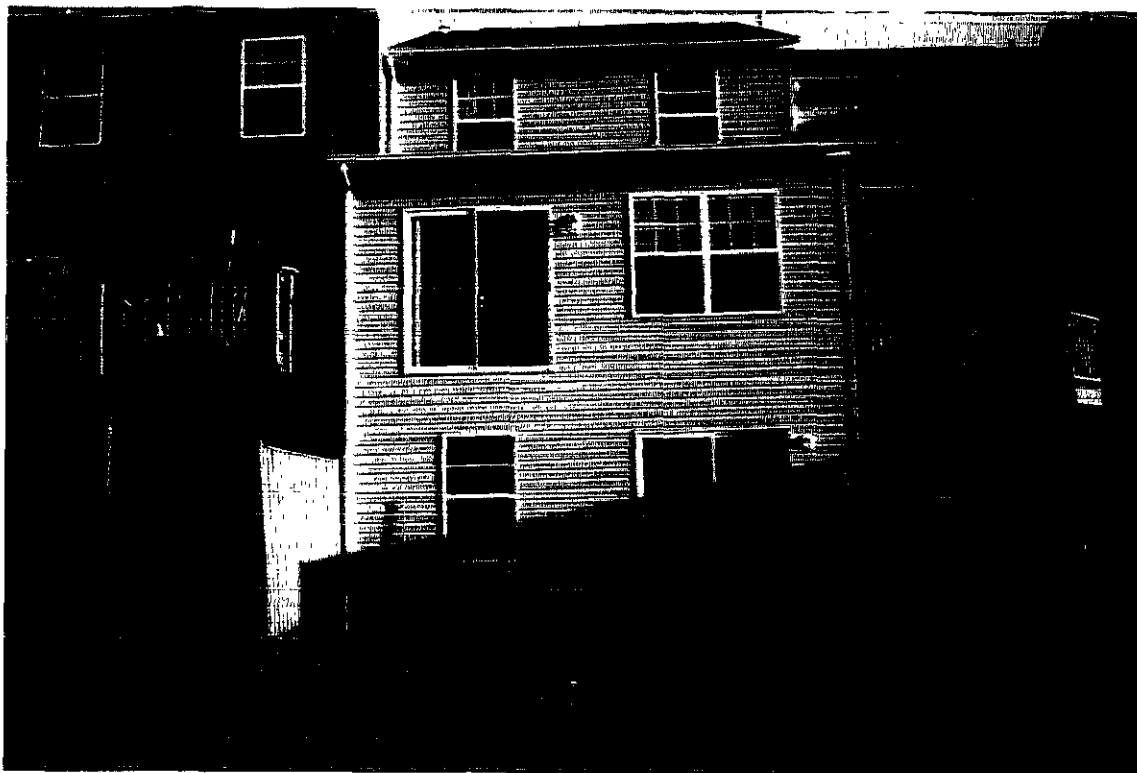
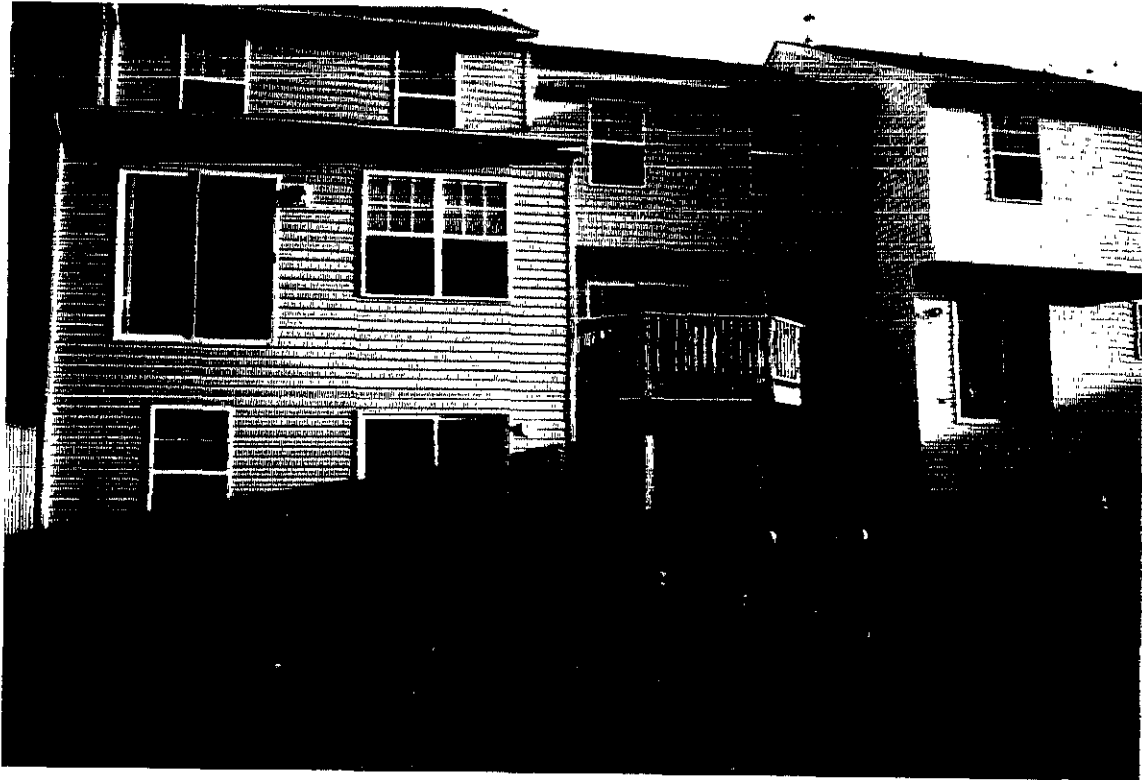
93-118-A

Zoning Office USE ONLY

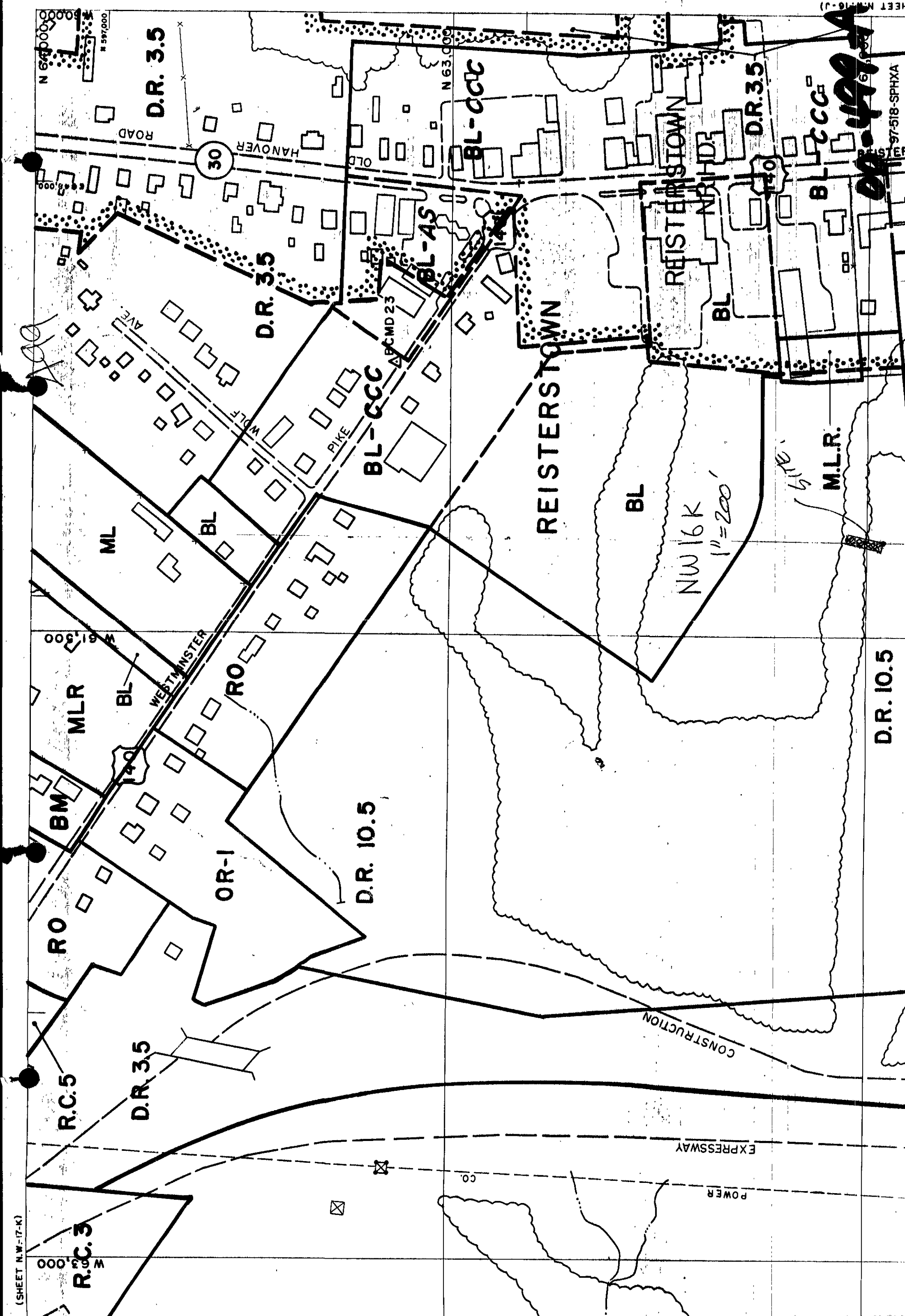
reviewed by: ITEM #: CASE #:

JL 499

00-499-A



00-499-A



D.R. 10.5

D.R. 3.5

D.R. 3.5

D.R. 3.5

D.R. 10.5

R.C. 5

D.R. 3.5

R.C. 3

BM

MLR

BL

OR-1

RO

ML

BL

BL-CCC

BL-CC

BL-AS

BL

BL

BL-CCC

M.L.R.

EXPRESSWAY

POWER

CO.

CONSTRUCTION

NW 16K
1" = 200'

REISTERSTOWN

REISTERSTOWN

BL-CCC

D.R. 3.5

30

ROAD

HANOVER

OLD

BCMD 23

PIKE

N

AVE

N 61,300

N 597,000

N 63,000

97-518-SPHXA

00-499-A



10/27
10/27
10/27-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN	NW 16-K
DATE OF PHOTOGRAPHY JANUARY 1986		