

IN RE: PETITION FOR VARIANCE
N/S Matzon Road, 640' NE
centerline of Lannerton Road
15th Election District
5th Councilmanic District
(9732 Matzon Road)

Lela M. & Clifton W. Ward
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-536-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Lela M. and Clifton W. Ward. The Petitioners are requesting a variance for property they own at 9732 Matzon Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(1958 Planning Commission), to allow a side yard setback of 3 ft. in lieu of the required 15 ft. for an addition.

Appearing at the hearing on behalf of the variance request were Lela Ward, property owner, and her daughter, Linda Wilfong. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is an end-of-group town home located on Matzon Road in the Essex area of Baltimore County. The Wards have resided in the subject dwelling for the past 50 years. Mr. Ward is up in age and is having increased difficulty utilizing steps to go upstairs to the bathroom and bedroom. Therefore, the family is requesting permission to construct this addition so that a new bedroom and bathroom could be created on the first floor of their dwelling. As stated previously, the Wards have resided in their house for the past 50 years and would like to remain in this dwelling. The addition will allow Mr. Ward to continue to reside in his home on the first floor. In order to proceed with the addition, the variance request is necessary.

ORDER RECEIVED FOR FILING

Date

9/17/00

By

R. J. Johnson

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

MAILED 9/17/00

Date 9/17/00

By H. J. Jenson

THEREFORE, IT IS ORDERED this 7th day of September, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(1958 Planning Commission), to allow a side yard setback of 3 ft. in lieu of the required 15 ft. for an addition, 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 his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/7/00
By R. Jamison



Baltimore County
Zoning Commissioner

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

September 7, 2000

Mr. & Mrs. Clifton W. Ward
9732 Matzon Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 00-536-A
Property: 9732 Matzon Road

Dear Mr. & Mrs. Ward:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been approved 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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9732 Malvern Rd.
which is presently zoned Residential

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) 1B 02.3B (C) B&Z

PERMIT a 3ft side yard setback in a DR-10.5

Zone in lieu of the required 15ft

To permit an addition with a side yard setback of 3' in lieu of the required 15' 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

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00-536-A

Reviewed By JRF Date 6-13-00

Estimated Posting Date 6-25-00

REV 9/15/98

(3 Copies)

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

9732 MALDEN RD.
Address
ESSEX MD. 21220
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):

Need the living space because of
modest conditions which prevent the
checking of stairs. Hardest condition
and vintage

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.

Clifton W. Ward
Signature

Clifton Wilbur Ward
Name - Type or Print

Lela M. Ward
Signature

Lela M. Ward
Name - Type or Print

CLIFTON W. WARD LELA M. WARD

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CLIFTON WILBUR WARD AND LELA M. WARD

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

2-15-00
Date

6-10-00

Notanna Kremer
Notary Public

My Commission Expires 02-01-02

RE: 09/15/98

Notanna Kremer

Zoning Description

ZONING DESCRIPTION FOR 9732 Matson Rd.
(address)

NORTH

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

Matson Rd. which is 60'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 750' St. N. East ?
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Hampton Rd.
(name of street)

which is 60' wide. *Being Lot # 59.
(number of feet of right-of-way width)

Block 7/A, Section # 7/A in the subdivision of Maple Crest
(name of subdivision)

as recorded in Baltimore County Plat Book # 24, Folio # 122.

containing 3910. Also known as 9732 Matson Rd.
(square feet or acres) (property address)

and located in the 15th Election District, 5th Councilmanic District.

536

00-536-A

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

No. 081474

DATE 6-13-00 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: WARD

9732 Matzen Rd.

FOR: 01- Voucher

ITEM # 536

Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
FUNDAMENTAL ACTUAL LINE
6/13/00 6/13/2000 7500:14
PCG 0800 CASHIER TREN AND BARRY 2
Dept 5 ECH DURING VERIFICATION
Receipt # 17002
CR NO. 081474
Receipt Tot 50.00
50.00 OK 100 Ch
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-536-A
9737 Matzon Road
N/S Matzon Road, 640' NE
of centerline Lannerton Road
15th Election District
5th Councilmanic District
Legal Owner(s): Lila & Clifton Ward

Administrative Variance:
to permit an addition with a
side yard setback of 3 feet
in lieu of the required 15
feet.

Hearing: Wednesday,
September 6, 2000 at
10:00 a.m. in Room 407,
County Courts Building,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/8/14 Aug. 22 C414118

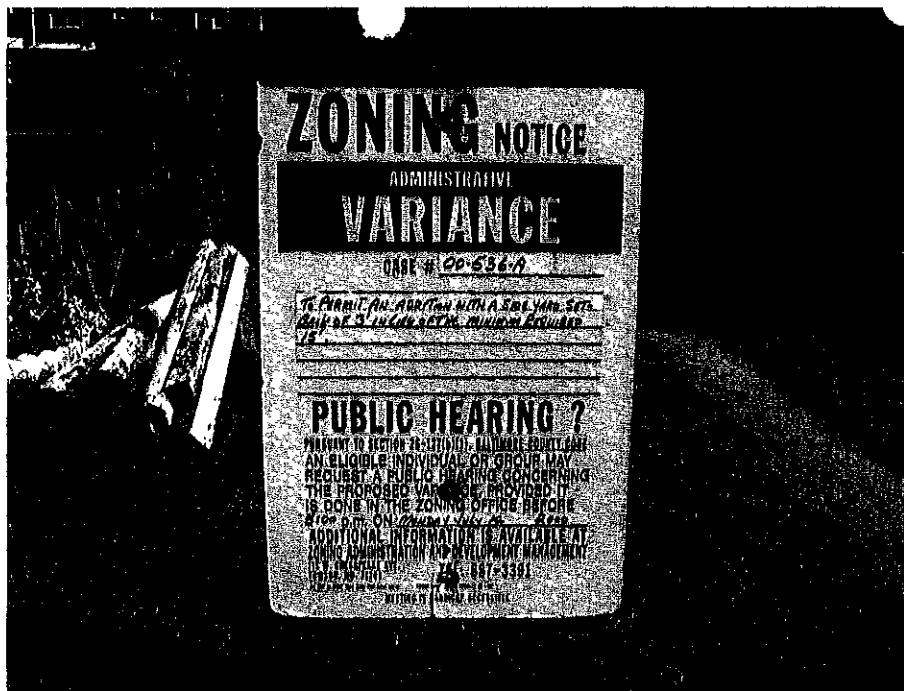
CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/25/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 8/22/, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING



Posted at 9732 Matzon Road

CERTIFICATE OF POSTING

**RE: CASE #00-536-A
PETITIONER/DEVELOPER
(Clifton Ward)
DATE OF Closing
(7-10-00)**

**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**

9732 Matzon Road Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON_____ 6-23-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 4, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-536-A

9737 Matzon Road

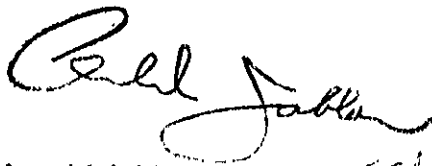
N/S Matzon Road, 640' NE of centerline Lannerton Road

15th Election District – 5th Councilmanic District

Legal Owner: Lila & Clifton Ward

Administrative Variance to permit an addition with a side yard setback of 3 feet in lieu of the required 15 feet.

HEARING: Wednesday, September 6, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

C: Lila & Clifton Ward, 9732 Matzon Road, Baltimore, MD 21220
Rick Wisnom, Chief, Division of Code Inspections & Enforcement

- NOTES:** (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 22, 2000.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

00-536-A



TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 22, 2000 Issue – Jeffersonian

Please forward billing to:
Lela Ward
9732 Matzon Road
Baltimore, MD 21220

410-686-0029

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-536-A

9737 Matzon Road

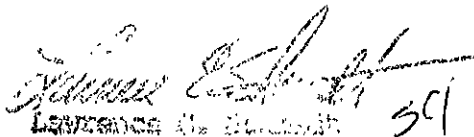
N/S Matzon Road, 640' NE of centerline Lannerton Road

15th Election District – 5th Councilmanic District

Legal Owner: Lila & Clifton Ward

Administrative Variance to permit an addition with a side yard setback of 3 feet in lieu of the required 15 feet.

HEARING: Wednesday, September 6, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

00-536-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 536 -A Address 9732 Matzon Rd.

Contact Person: Jun R. Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-13-00 Posting Date: 6-25-00 Closing Date: 7-10-00

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- 536 -A Address 9732 MATZON RD.

Petitioner's Name Clifton Ward Telephone 410-686-0029

Posting Date: 6-25-00 Closing Date: 7-10-00

Wording for Sign: To Permit an addition with a side yard setback of
3' in lieu of the minimum required 15'

**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: 536
Petitioner: Lela + Clifton Ward
Address or Location: 9132 Matzon Rd Balt MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lela Ward
Address: 9132 Matzon Rd
Balt MD 21220
Telephone Number: 410-686-0029

Revised 2/20/98 - SCJ

00-536-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 2000

Lila & Clifton Ward
9732 Matzon Road
Baltimore, MD 21220

Dear Mr. & Mrs. Ward:

RE: Case Number: 00-536-A, 9737 Matzon Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 25, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Rick Wisnom, Chief, Division of Code Inspections & Enforcement
People's Counsel





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 2000

Ms. Lela Ward
9732 Matzon Road
Baltimore MD 21220

Dear Ms. Ward:

RE: Case Number 00-536-A , 9732 Matzon Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/13/00.

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 that reads "W. Carl Richards, Jr." followed by a stylized "rsj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, 521, 522,
523, 524, 526, 527, 528, 529, 530, 531, 532,
534, 535, 536, 537, 538, 540, 541, and 543

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

June 29, 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 June 26, 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:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528,
529, 530, 531, 533, 535, ~~536~~, 537, 538, 539, 540,
541, 543,

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

cc: File



15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: August 15, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
516	209 Church Road
518	6 Stanson Court
526	122 Allegheny Avenue
527	7931 Ellenham Avenue
529	3700 Green Oak Court
530	3 Lancashire Court
532	1026-1028 York Road
533	Burmout Avenue
534	4001 Southwestern Boulevard
535	615 Glenrock Road
536	9737 Matzon Road
537	203 Sandhill Road
540	9419 Oak White Road
541	2044 Putnam Road
542	585 Frederick Road
543	110 Woodholme Avenue

completed 7-12-00

AV
7/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2000

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

SUBJECT: 9737 Matzon Rd.

JUN 29

INFORMATION:

Item Number: 536

Petitioner: Lela & Clifton Ward

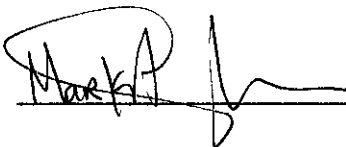
Zoning: DR 10.5

Requested Action: Variance

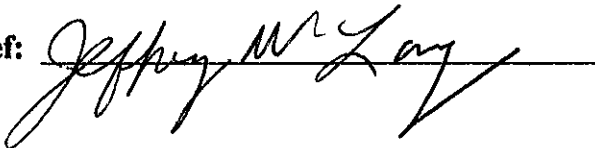
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an addition with a side yard setback of 3 feet in lieu of the required 15 feet.

Prepared by:



Section Chief:



AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.26.00

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

RE: Baltimore County
Item No. 536 JRF

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

Robin - FYI

2C 9/6
2/10/00
AV



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

(to be reset)

August 2, 2000

AUG - 4

Mr. & Mrs. Clifton Ward
9732 Matzon Road
Baltimore, MD 21220

Dear Mr. & Mrs. Ward:

RE: Demand for Public Hearing, Administrative Variance, Case Number 00-536-A

The purpose of this letter is to officially notify you that the zoning commissioner is requiring a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

At the time of the hearing, the commissioner has requested that you bring photographs showing both the house and the addition in the same photographs.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj



BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 28, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 536
Legal Owner/Petitioner:
Contract Purchaser:
Property Address: 9732 Matzon Rd.
Location Description:

VIOLATION INFORMATION: Case No. 00-536-a
Defendants: Lela Mae Ward & Clifton Wilbur Ward

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|---|-----|---|
| X | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| | 4. | State Tax Parcel Map (if applicable) |
| | 5. | MVA Registration printout (if applicable) |
| | 6. | Deed (if applicable) |
| | 7. | Lease-Residential or Commercial (if applicable) |
| | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| | 10. | Citation and Proof of Service (if applicable) |
| | 11. | Certified Mail Receipt (if applicable) |
| | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/EE/klh
C: Code Enforcement Officer

DE ENFORCEMENT REPO

DATE: 1/14/00 INTAKE BY: JT CASE #: 00-0281 INSPEC: E. E

COMPLAINT LOCATION: 9732 MATZON RD. ZIP CODE: 21220 DIST: 15

COMPLAINANT NAME: ANON PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: ADD / NO PERMIT

OWNER/TENANT INFORMATION: CLIFTON AND LELA WARD

* SEE ATTACHED TAX. INFO.

TAX ACCOUNT #: ZONING:

INSPECTION: VISITED SITE - ADDITION IS NEW - NO PERMIT ON FILE FOR ANYTHING, WROTE SWO # 116876 - ATTACHED. R/Check 1-26-00

REINSPECTION: R/checked on 1-27-00 - Owner came to file for permit. Needs and is filing for Variance. R/c on 2/24/00

REINSPECTION: 5/1/00 Filing for Variance - Owner has had 2 heart attacks. Witnessed Variance papers R/checked on 6-1-00

REINSPECTION: 6/12/00 - Owner's son who has been handling for sick Dad, has now "DIED". Owner's daughter has meeting on 6-13-00. R/checked on 6-14-00

1/10/00
JT
}

97-4854
00-0281

TO: Zoning Office

DATE: 1-10-2000

I am writing in reference to a house located at 9732 Matzon Road
Baltimore MD 21220. The reason is there has been an addition
added to the side of this house this past November 1999. — — — — —

In checking with Permits and Development there has been no permits
issued for this addition. The house is an end of group row house.
It is so close to the fence on the side that you would have to turn
side ways to get from the front to the back.

This addition looks terrible the way it was built, since the rest of the
house is red brick.

Please send out an inspector to check and see if this addition was put
up illegally.

I want to remain unknown. Thank you for your time and patience.

DI
~~J.R.~~

2000-0281

RA1001B

DATE: 01 12/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:46:54

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 23 002740	15	3-1	04-00	H	NO		12/29/99

WARD CLIFTON W

DESC-1.. IMPS

WARD LELA M

DESC-2.. MAPLECREST

9732 MATZON RD

PREMISE. 09732 MATZON

RD
00000-0000

BALTIMORE

MD 21220-1722 FORMER OWNER:

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	19,500	19,500		FCV	ASSESS	ASSESS
IMPV:	49,000	50,270	TOTAL..	68,923	27,560	27,400
TOTL:	68,500	69,770	PREF...	0	0	0
PREF:	0	0	CURT...	68,923	27,560	27,400
CURT:	68,500	69,770	EXEMPT.		0	0
DATE:	10/96	07/99				

----- TAXABLE BASIS -----		FM DATE
00/01 ASSESS:	27,560	11/21/99
99/00 ASSESS:	27,400	06/04/99
98/99 ASSESS:	27,080	06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension _____
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No

116876

Case No.:

00-0281

Election District 15 Permit No. NONE

Name (s) CLIFTON AND LEIA WARD

Address 9732 MATZON RD

Location of Violation (if different than address) N/A

Vehicle License No: N/A Vehicle ID: N/A

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS

County Code

§§ _____
§§ _____

Zoning Regulations:

§§ _____
§§ _____

Building Code (BOCA):

§§ 107.1-
§§ _____

Livability Code (18-66):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____ REC.

Plumbing Code (NSPC):

§§ *PLUMBING AND
Other §§ _____

Dwelling (CABO):

§§ ELECTRIC PERMITS, ALSO

COMMENTS OR OTHER VIOLATIONS

FAILURE TO OBTAIN BUILDING
PERMIT FOR ADDITION, DRAWINGS AND
PLOT PLAN SHOWING SETBACKS, CONSTR.
DETAILS AND VENTILATION DETAILS REQ
ALL INSPECTIONS TO BE DONE AFTER
PERMIT IS OBTAINED.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
1-26-00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 1-14-00

INSPECTOR: ERROL ECKER

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 1-26-00

DATE ISSUED: 1-14-00

INSPECTOR: ERROL ECKER

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE
PLEASE READ CAREFULLY

AGENCY

6/30/00

Memo to File,

Applicants insist on filing an administrative variance even with active violations. They start putting an addition without a building permit. See attached letter.

Jun Fernando
Planner

00-536-A

7/10/00 Ad. variance
#00-536-A
Hared

Robin
Set this matter in
for a hearing. Tell
Prop. owners to bring
in photos of
house & addition

Sophie,

Jim wants this case set
in for hearing. He's not
pleased w/ building materials
for addition -- they're different
than the brick townhomes.

Also, he wants to request
that they bring photos to
hearing showing house and
addition in same photo.

Thanks.

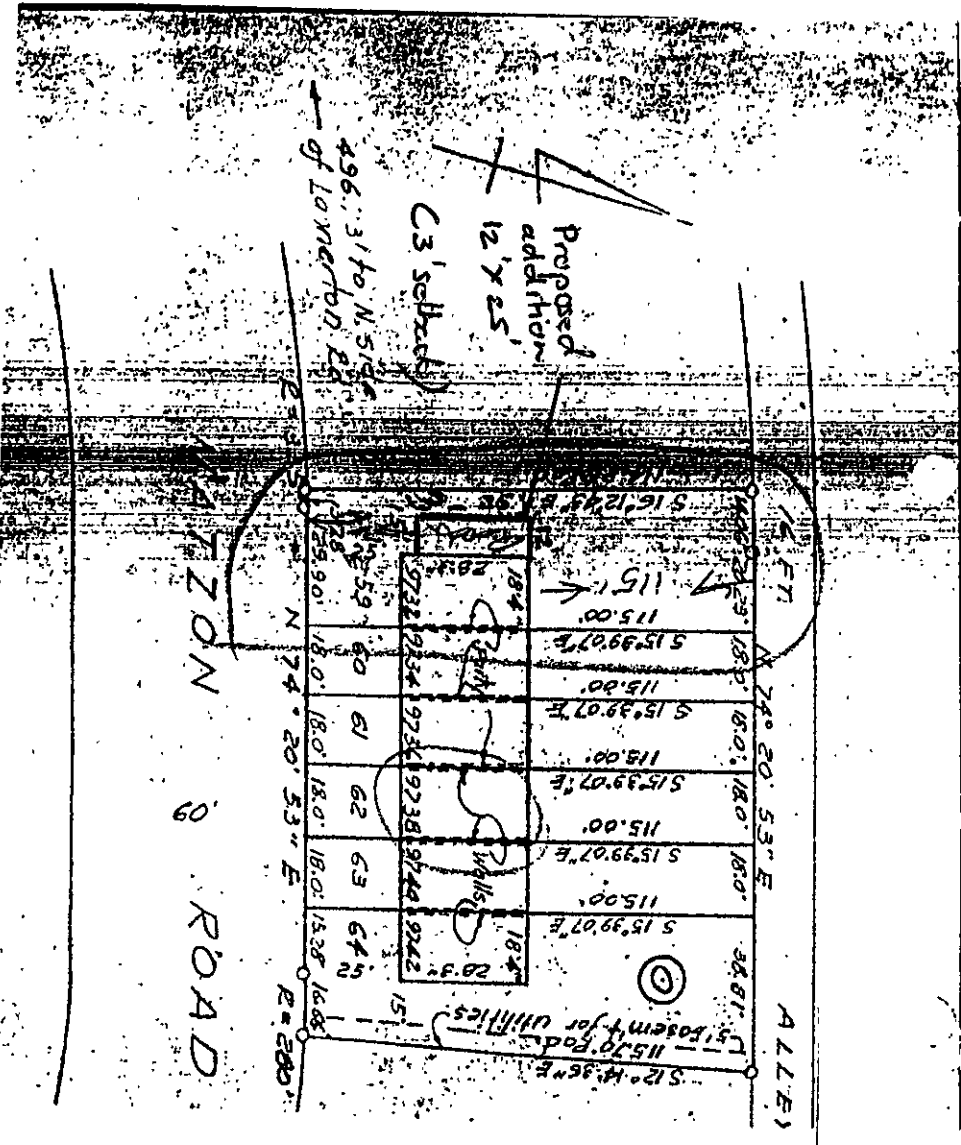
Robin
7/20/00

File returned to Sophie

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 9732 Madison Rd.
 Subdivision name: Maple Crest
 plat book # 41, folio # 122, lot # 59, section #
 OWNER: Cristen & Charles Ward



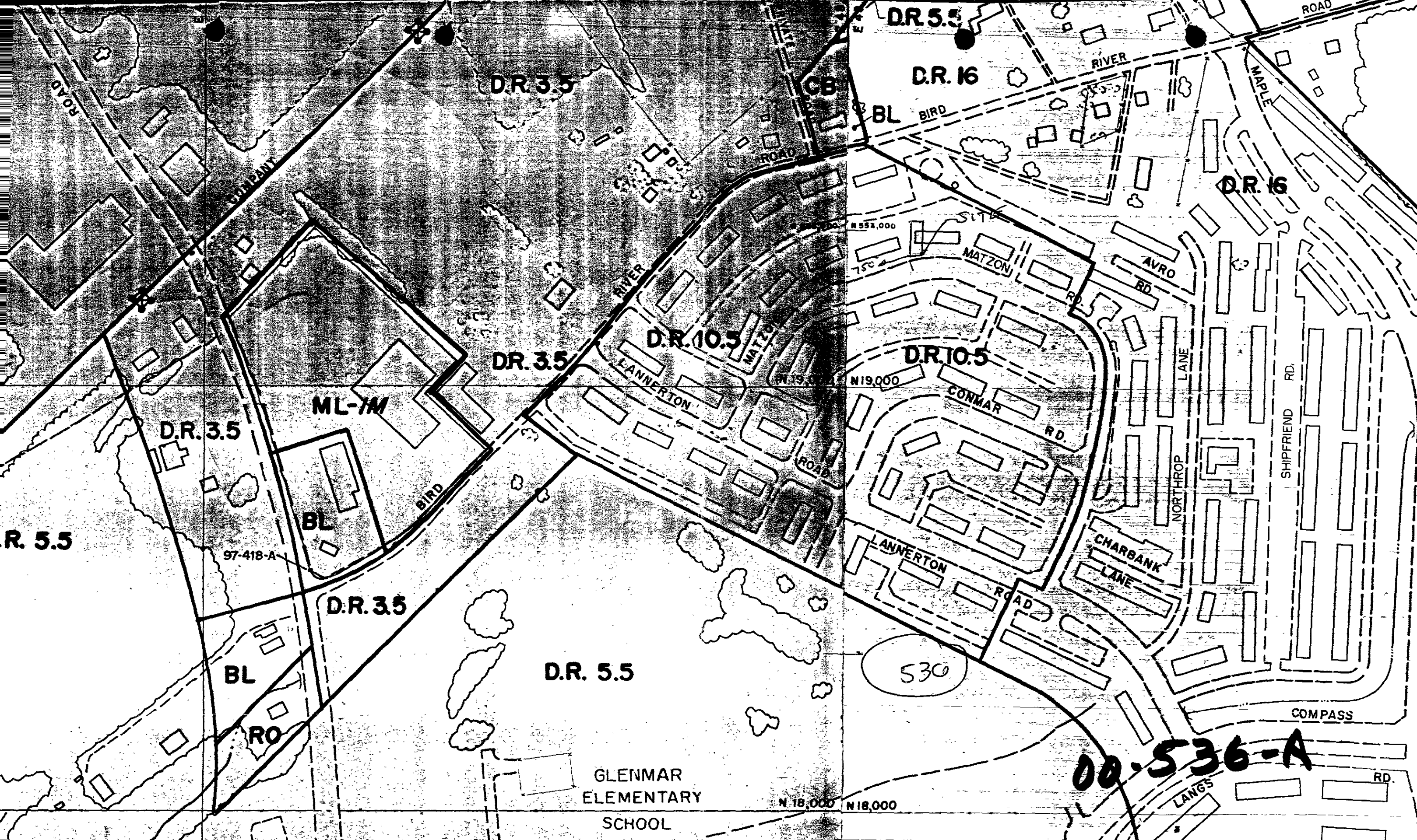
North
 date: 3/15/00
 prepared by: Cristen Ward Scale of Drawing: 1" = 50 ft

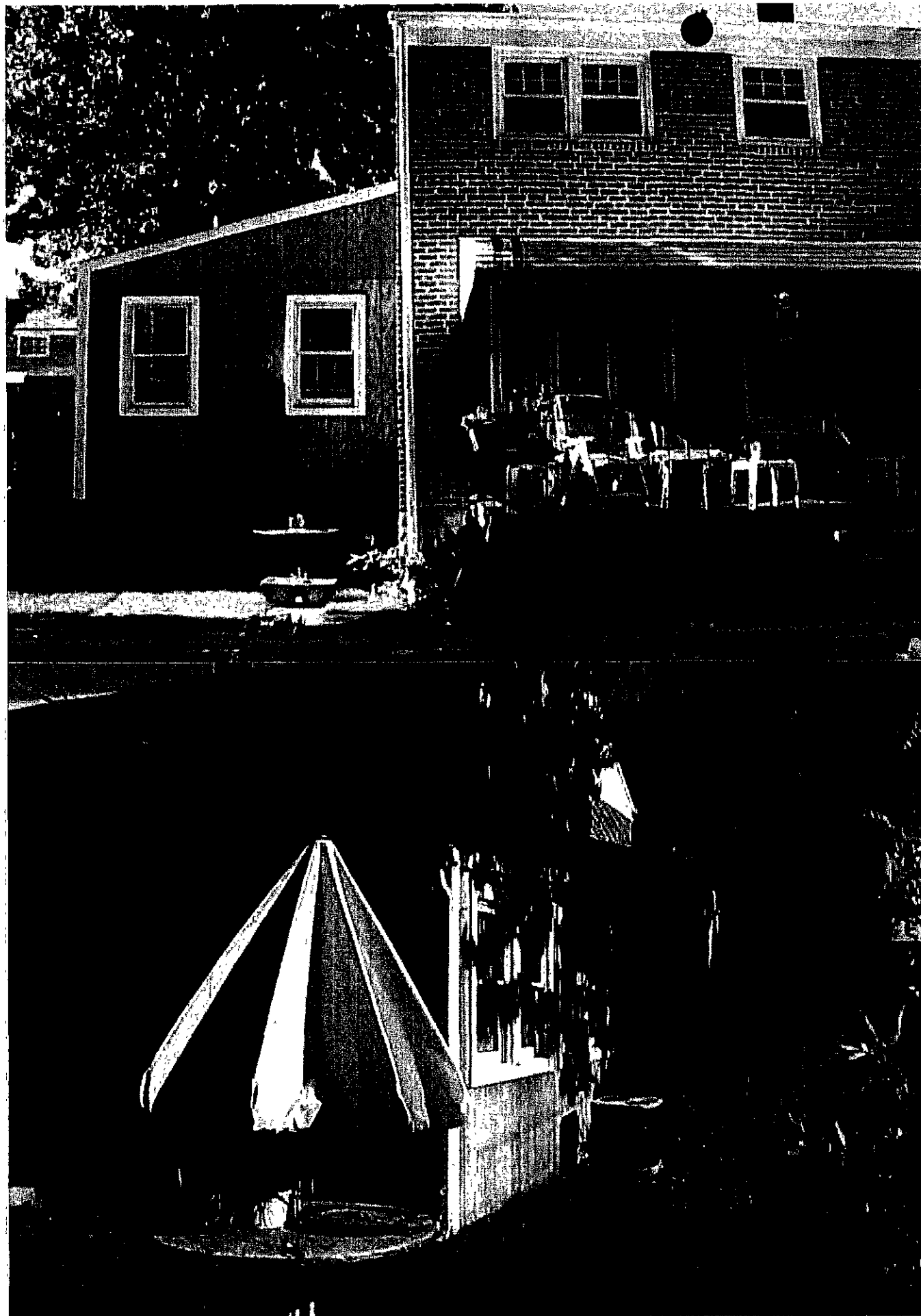
Keep

LOCATION INFORMATION Election District: <u>15-E</u> Councilmanic District: <u>5th</u> 1" = 200' scale map: <u>NE-5-1</u> Zoning: <u>DR 10.5-1</u> Lot size: <u>3910</u> square feet Y10		Public Private SEWER: ☒ ☐ WATER: ☒ ☐ Chesapeake Bay Critical Area: ☐ ☒ Prior Zoning Hearings: <u>None</u>	
Zoning Office USE ONLY! reviewed by: <u>JF</u> ITEM #: <u>536</u> CASE #: <u> </u>		COMMERCIAL REUSE	

Pet. Ex. #1

00-536-A







Side yard proposed location
of the addition



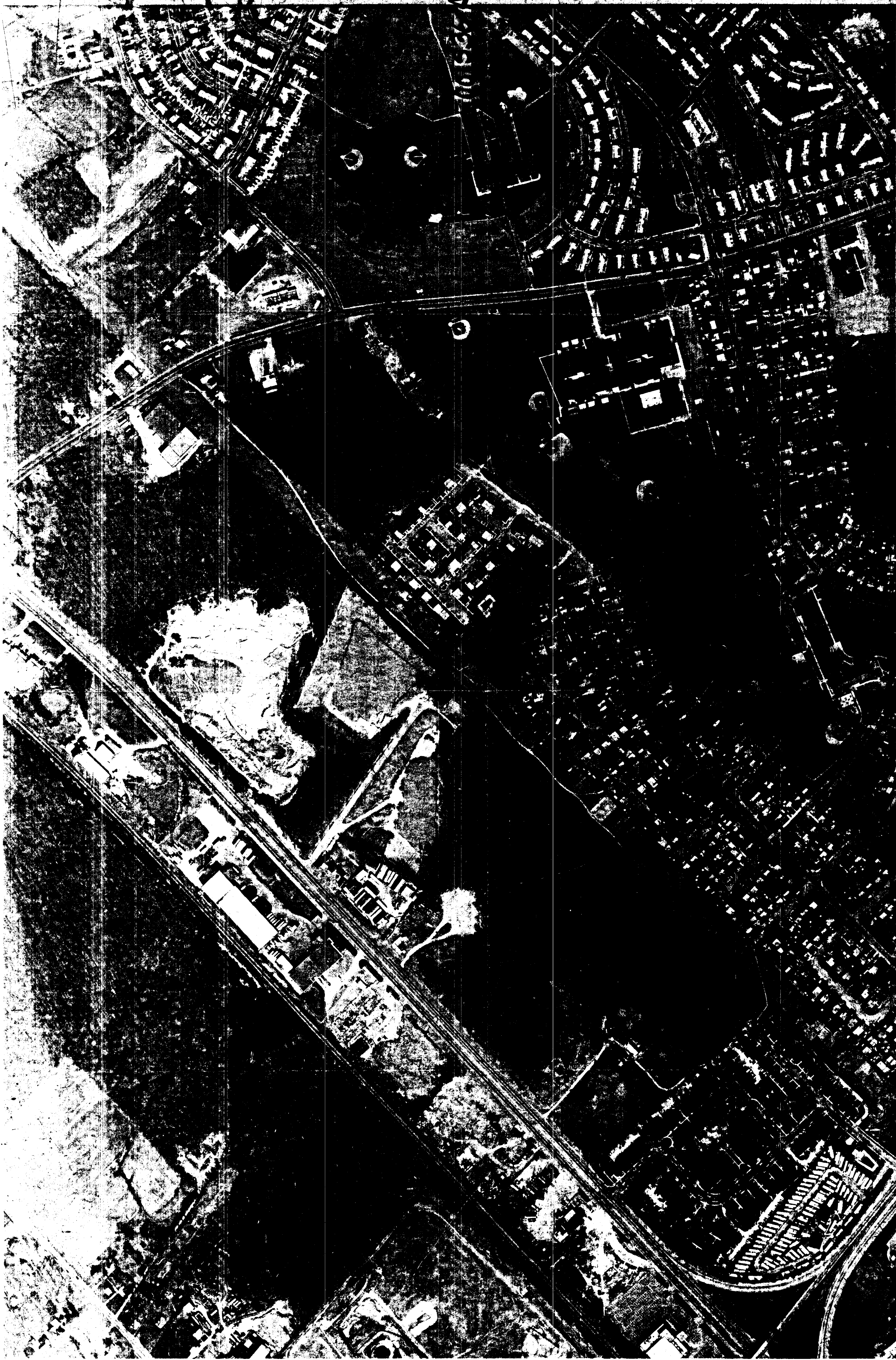
Side yard proposed location
showing neighbors house

536

00-536-A

Robin
Set this matter in
for a hearing. Tell
Proc. overers to bring
in photos of
house & addition

A-6E2.00



S36

S72

16667-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	POPLAR	N.E. 5-H
DATE OF PHOTOGRAPHY JANUARY 1986		