DEDEN RECEIVED FOR FILING

IN RE: PETITION FOR ADMIN. VARIANCE S/S Sandwood Road, 170' S

centerline of Sandymount Road

15th Election District

5th Councilmanic District

(4501 Sandwood Road)

Holly Dea Dontas

Petitioner

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 00-554-A

\* \* \* \* \* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Holly Dea Dontas, property owner, for that property known as 4501 Sandwood Road in the Beachwood Estates subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with a rear yard setback of 15 ft. in lieu of the required 22.5 ft. 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.

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  $\frac{q}{100}$  day of August, 2000, that a variance from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with a rear yard setback of 15 ft. in lieu of the required 22.5 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:rai





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

August 9, 2000

Ms. Holly Dontas 4501 Sandwood Road Baltimore, Maryland 21219

Re: Petition for Administrative Variance

Case No. 01-554-A

Property: 4501 Sandwood Road

Dear Ms. Dontas:

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.

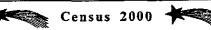
Very truly yours,

Timothy M. Kotroco

luthy llo troes

**Deputy Zoning Commissioner** 

TMK:rai Enclosure













REU 9/15/98

## Petition for Administrative Variance

#### to the Zoning Commissioner of Baltimore County

Date \_

	9			•
for	the property	located at 457	11 SANDWOOD.	Rel
	•		sently zoned	D.R3,5
This Petition shall be filed with the Departmovener(s) of the property situate in Baltimore Co	ounty and which	n is described in the d	Management. The unescription and plat atta	idersigned, legal ched hereto and
nade a part hereof, hereby petition for a Varia	nce from Sectio	1B01.2.c	.1.b and Sect	tion 301 (BCZR
to permit an open projec			rear setback	of 15 ft.
in lieu of the requir	el 22.3	r <del>ft</del> .		
f the zoning regulations of Baltimore County, if this petition form.  roperty is to be posted and advertised as presor we, agree to pay expenses of above Variance,	scribed by the z	oning regulations.		
egulations and restrictions of Baltimore County add	opted pursuant to	the zoning law for Balti	more County.	
			eclare and affirm, under the the legal owner(s) of the Petition.	
Contract Purchaser/Lessee:		Legal Owner(s)	<u>:</u>	
ame - Type or Printi ignature		Name - Type or Pript Signature	Dea LENTAS De Lontes	
	lephone No.	Name - Type or Print	(4/10)	477-1632
ty State  ttorney For Petitioner:	Zip Code	Signature 450/	andward RI	
		Address	Md.	Telephone No.
ame - Type or Print		City	State	Zip Code
gnature		<u> Representative</u>	to be Contacted:	
omeany		Name		
ddress Tele	ephone No.	Address		Telephone No.
ty State	Zip Code	City	State	Zip Code
Public Hearing having been formally demanded and the second state of the second state	subject matter of this	equired, it is ordered by s petition be set for a publ	the Zoning Commissioner of the control of the contr	of Baltimore County, quired by the zoning
0				
		Zoning Com	missioner of Baltimore Coun	ty

Estimated Posting Date

# 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.

competent to testify thereto in the event that a p	within the personal Roublic hearing is sched	thowledge or the Amanto luled in the future with reg	and that Amant(s) is/are ard thereto.
That the Affiant(s) does/do presently reside at		dwood Rd	
	Address OA / to	MO	21219
	City	State	Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	:	-\ a	
To Construct A deel	x 15'00	TROM The OB	211
house Running from	the right	back com	24.
+ 1 11 2 2 2 6	side of	the house.	Access
1 / Was Hims C	La COME ON	osch since I to	J/ <b>J</b> O1/
Conminded by open S	phace MIL	AND CAPID	ed Mileings
Deck sitting ApproxIM	4 tely three	re teet yko,	n ground Leve
To provide Access the	on the BA	rch of the	house.
	•		
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is filed additional information.	l, Affiant(s) will be require	red to pay a reposting and
=100			
Signature Signature	Sign	ature	
Hally D. DONTAS			
Name - Type or Print	Nam	e - Type or Print	
· · · · · · · · · · · · · · · · · · ·	<del>-</del>		
STATE OF MARYLAND, COUNTY OF BALTIM	MORE, to wit:	`	
I HEREBY CERTIFY, this 14 day of J	une	, <u>2000</u> , before me,	a Notary Public of the State
of Maryland, in and for the County aforesaid, pe			
the Affiant(s) herein, personally known or satis law that the matters and facts hereinabove set f	factorily identified to r	me as such Affiant(s), an	d made oath in due form of
an that the matters and task hereinabers see .	oran are a de data com		ion anomougo and bonon
AS WITNESS my hand and Notarial Seal		2 44 . /	$1 \subset \Omega$
6-14-2000 FEDNARD	1. 7	// /4 / / / /	' .
	Stonare	V.J. Web	tu /1
Date	Notary Publ	ic sion Expires 5-	01-13

# 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.

competent to testify thereto in the event that a pro-	iblic hearing is schedule	d in the future with regar	d thereto.
That the Affiant(s) does/do presently reside at	4501 SAN	dwood Rd.	
	Balto.	MD State	21219 Zin Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	ving are the facts upon to or practical difficulty):	which I/we base the req	r.
To construct A dech	15' OUT fr	zon the bac	ck of the
house punning from	the Right	· bAck C	corner
24' towards the oppo	site side	of the	NOUSE.
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and and parce	JURKOUNE	red by of	20 1-11
AND CASPED RAIling.	Deck 5	illing whi.	/
three Leet from gro	und Level	. 10 provid	le Access
That the Affiant(s) acknowledge(s) that if a fo	アムみへ Ce OT rmal demand is filed. A	the house	2 d to pay a reposting and
advertising fee and may be required to provide a	dditional information.	•	
The D. Loules			
Signature (	Signatur	<del>9</del>	
Name - Type or Print	Name - 1	Type or Print	
CTATE OF SEADY! AND COUNTY OF DAI TIN	IODE to with		
STATE OF MARYLAND, COUNTY OF BALTIN		2017) hafara ma a	Notary Public of the State MD.
of Maryland, in and for the County aforesaid, per	sonally appeared	vovo, belote me, a	Hotaly Public Of the State // 2.
the Affiant(sylherein, personally known or satisf	actorily identified to me	as such Affiant(s), and	made oath in due form of
law that the matters and facts hereinabove set for	orth are true and correct	to the best of his/her/the	ir knowledge and belief.
AS WITNESS my hand and Notarial Seal	$\mathcal{A}$	ny ull	
Date 14-2000 FEDILING	Notary Public	11. Elle	<u> </u>
	My Commission	n Expires <u>5 - 0/</u>	1-013
281 0915198	<b>*</b>	4 <del></del>	_



REV 9/15/98

## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

MARY	LAM			x for the pro	perty loca	ted at	50/0	andwood o	Rd
								y zoned D. C.	- 3. <b>5</b>
owner(s)	of the prop	erty situ	ate in Ba	Department of F Itimore County and or a Variance from	l which is d	escribed in the	ne descrip	ngement. The unotion and plat atta	ched hereto and
to p	ermit	au	open	grajection	( decle	) with	a r	ear setben	k of 15
ih	lien	of	th e	required	22.5	41,			
Property is	ition form. s to be pos	ted and	advertise of above	County, to the zor ed as prescribed by Variance, advertisin	y the zoning	regulations	r agree to	and are to be boun	
regulations	and restrict	ions of B	Baltimore (	County adopted purs	uant to the z 1/\ pe	oning law for Ve do solemn	Baltimore ( ly declare e are the le	County. and affirm, under the egal owner(s) of the	ne penalties of
Contract	! Purchas	er/Les	see:		× <u>L</u>	egal Owne	<u>r(s):</u>	4 Daylo	~
Name - Type	or Print				- Na	ame - Type or P	tim Dog	And to	<u>-</u>
Signature		-			- Si	gnature			
Address	,			Telephone No	. Na	ame - Type or P	rint		
City <u>Attorney</u>	For Petit	tioner:	State	Zip Code	<u> 5</u>	gnature SO/SA/ Idress	dusi	od Rf	Telephone No.
Name - Type	or Print				Cit	•		State	Zip Code
Signature	<u></u>	· · · · · · · · · · · · · · · · · · ·			_ <u>R</u>	<u>epresentat</u>	ive to be	e Contacted:	
Сотрапу		· · · · · · · · · · · · · · · · · · ·		1	- Na	ıme			
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City			State	Zip Code	- Cit	ty	<u></u>	State	Zip Code
this day	/ of			nanded and/or found that the subject matte operty be reposted.	to be require er of this petiti	ed, it is ordere on be set for a	d by the Zo public heari	ning Commissioner o ng, advertised, as rec	f Baltimore County, paired by the zoning
				of the same of		Zoning	Commission	er of Baltimore Count	
CASE N	Ю.	00-5	554-	A	Reviewed	By S	1	Date 6/	28/00

Estimated Posting Date

#### **Zoning Description**

ZONING DESCRIPTION FOR 4501 Sandwood Rd.

Brginning at a point on the South side of Sandwood Rd.

which is 50 feet wide at the distance of 170 feet South

of the centerline of the nearest improved intersecting street

Sandymount Road which is 50 feet wide.

Being Lot # 122

Block Estates Phase 1

Section #2

In the subdivision of Beachwood Estates as recorded in Baltimore County

Plat Book # 69, Folio# 22, containing one residential home.

Also known as 4501 Sandwood Rd. and located in the 15th Election

District 5th Councilmanic District.

BALTIMORE COUNTY, MARYI OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	<b>LANE</b>	No. 083801
	ACCOUNT ROW	Rov1-6150
	AMOUNT \$ 50,00	00
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-		e land
DISTRIBUTION WHITE - CASHIER PINK - AGENCY	YELLOW . CUSTOMER	A See to see I

A-4-55 & EE E & CO-554 A

### CERTIFICATE OF POSTING

	Petitioner/Developer: Hully Don 145
	4501 Syndwood Ad Bultons 21219
	Date of Hearing/Closing: 2 606/08/07
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:	
	ty located at 450/SAND woop M
The sign(s) were posted on	07 23 00
	(Month, Day, Year)
Helds of the second sec	Sincerely,  2000 01 23  (Signature of Sign Poster and Date)
	SSG Robert A. BIACK
	(Printed Name) 1508 L-slie Ad
	(Address)
The state of the s	Dundalk Md 212++
	(City, State, Zip Code)
	410-499-7940
The state of the s	(Telephone Number)

RE: Case No.: 00 - 554 - 4

### ZONING REVIEW

#### **ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

<u> </u>	<del>-</del> 1		
Case Number 00- 554	_A Address	4501	Sandwood Rd.
Contact Person: Bru	ns Rudaitir er, Please Print Your Name		hone Number: 410-887-3391
Filing Date:	14/00 Posting Date:	7/9/00	8/7/00 Closing Date: 7/24/00
Any contact made with this o through the contact person (pla	ffice regarding the stat nner) using the case nur	us of the admi mber.	nistrative variance should be
reverse side of this form reposting must be done is again responsible for	<ul> <li>and the petitioner is read only by one of the sign pall associated costs.</li> </ul>	esponsible for a posters on the a he zoning notic	rs on the approved list (on the all printing/posting costs. Any pproved list and the petitioner e sign must be visible on the nain there through the closing
<ol> <li>DEADLINE: The closing a formal request for a request for a public hear</li> </ol>	public hearing. Please	understand the	owner within 1,000 feet to file at even if there is no formal closing date.
commissioner. He may order that the matter b	: (a) grant the requeste e set in for a pu <b>blic</b> h days of the closing date)	ed relief; (b) de earing. You w as to whether t	the zoning or deputy zoning ny the requested relief; or (c) rill receive written notification the petition has been granted ou by First Class mail.
(whether due to a neigonomissioner), notificate of changed giving notice of	hbor's formal request of ion will be forwarded to the hearing date, <b>time</b> to	or by order of o you, The si and location. A	at must go to a public hearing the zoning or deputy zoning gn on the property must be when the sign was originally red sign must be forwarded to
	(Detach Along Dotter	i Line)	
Petitioner: This Part of the Fo	orm is for the Sign Pos	ter Only	
USE THE	ADMINISTRATIVE VAI	RIANCE SIGN F	FORMAT
Case Number 00- 554	-A Address <u>4</u>	501 Sand	wood Rd.
Petitioner's Name	Dontas	Tele	ephone <u>40- 477- 1632</u>
Posting Date:	ı	losing Date: _	7/24/00 8/7/00
Wording for Sign: <u>To Permit</u>	an open project	fion (deck)	with a rear setback
of 15 ft, in lieu	of the requi	ved 22.5	<i>ft.</i>
		<u> </u>	<u> </u>

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

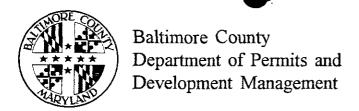
#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:
	Petitioner: Holly Dea DonTas  Address or Location: 4501 Sandwood Rd
	PLEASE FORWARD ADVERTISING BILL TO:  Name: Holly Dea Dentas  Address: 4501 Sandwood Rd
<b>(</b>	Telephone Number: (410) 477 - 1632



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

August 2, 2000

Ms. Holly Dea Dontas 4501 Sandwood Road Baltimore, MD 21219

Dear Ms Dontas:

RE: Case Number: 00-554-A, 4501 Sandwood Road

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

Supervisor, Zoning Review

WCR: gdz

**Enclosures** 

C: People's Counsel

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** August 16, 2000

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 24, 2000

Item Nos. 551, 552, 553, 556, 557, 558, 559, 560, 561, 562, 563

and

00-336-SPH

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

RWB:HJO:jrb

cc: File

ZAC-7-27-2000-NO COMMENT ITEMS.doc



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

July 20, 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 JULY 17, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

551, 552, 553, 554, 555, 556, 557, 559, AND 562

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

DATE:

July 25, 2000

SUBJECT:

**Zoning Petitions** 

Zoning Advisory Committee Meeting of July 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
552	1815 Circle Road
553	2411 Velvet Ridge Drive
554	4501 Sandwood Road
555	11712A Greenspring Avenue
556	25 Manor Spring Court
557	7118-7210 Castlemoor Road
558	2127 York Road
559	11317 Reisterstown Road
560	8014 Pulaski Highway
563	6310 Blair Hill Road
336	Stocksdale Avenue

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** July 21, 2000

Department of Permits and' Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-19, 00-554

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



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

Date: 7.18.00

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

RE:

**Baltimore County** 

Item No. 554.

BR

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,

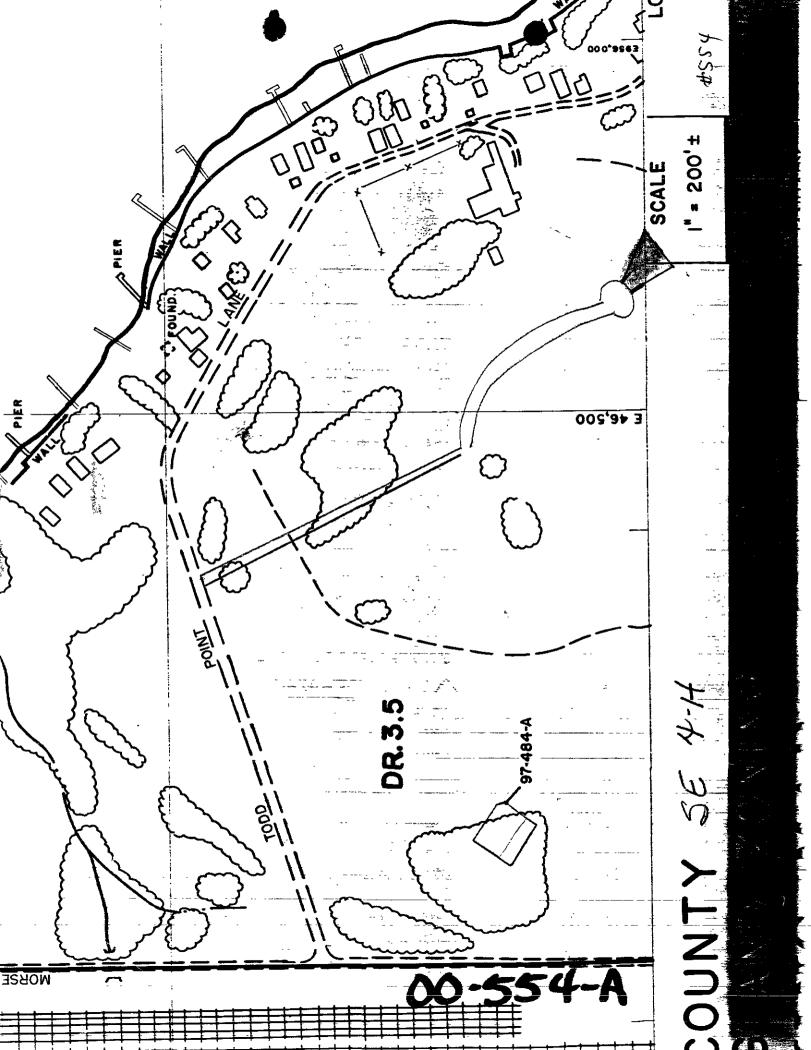
I. J. Doell

In Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

# 00-554-A

Holly Dontas called Did not post property. I changed all dates to reflect new dates See sign posting

Subdivision name: PROPERTY ADDRESS: OWNER: prepar date:\_ plat book# 69, tolio# 22, lot# 122, section# North accompany Beachwood 10/34 Sandwood ROAD SO'R Petition for Zoning Scale of Drawing: 1 = # 35.95° 50'R/W 180 Tux AD George & Pomole 165 30' Berggreh 2200028460 see pages 5 & 6 of the CHECKLIST for additional required information Chesa Councilmanic District: 5 Election District: Prior Zoning: D. R. -3.5 1.=20 Lot si Zoning Office USE ONLY! reviewed by: ŠŽ Zoning Hearings: apeake Bay Critical Area: 0. scale map#: 5, E, 4-H LOCATION INFORMATION SCALE: 1" = 2,000' CATION |Special Hearing acreage 5540 00-554-A SEWER: MAP square feet WATER: [X] CASE#: CAREMAILL COVE







00.554A



