

IN RE: PETITION FOR VARIANCE
E/S of Wards Chapel Road, 2060' N
centerline of Liberty Road
2nd Election District
3rd Councilmanic District
(4715 Wards Chapel Road)

Aisha K. and Alford W. Laws, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-384-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, Aisha K. and Alford W. Laws, Jr. The Petitioners are requesting a variance for property they own at 4715 Wards Chapel Road, in the Randallstown area of Baltimore County. The subject property is zoned RC 4. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard and rear yard setback of 0 ft. in lieu of the required setback of 50 ft.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. Laws, owners of the property. Also attending the hearing were the Petitioners' parents, Alford and Charlotte Laws. Mr. Wesley Burton, architect, attended the hearing on behalf of the Petitioners. Appearing in opposition to the Petitioners' request were several residents of the surrounding neighborhood. Those residents all signed in on the Protestants' Sign-In Sheet.

Testimony and evidence offered at the hearing demonstrated that the Petitioners own 3.649 acres, more or less, which is zoned RC 4. The subject property is located on the east side of Wards Chapel Road in the Randallstown area of Baltimore County. The subject property is improved with a two-story, single-family residential dwelling. Mr. and Mrs. Laws are desirous of constructing an addition to their home for several purposes. The first purpose is to accommodate the Petitioners' parents, in that they intend to move in and live within this

ORDER APPROVED BY THE BOARD OF ZONING ADJUDICATORS
DATE 6/27/01
BY R. J. [Signature]

residence. Therefore, Mr. and Mrs. Laws are desirous of increasing their living space in order to accommodate Mr. Laws' parents. Furthermore, they hope to construct a separate garage facility wherein Mr. Laws' parents could park their vehicles. Once completed, the project would consist of two separate garages, one for the current owners of the property and one for Mr. Laws' parents. All garages would be attached to the single-family dwelling. In order to proceed with the project the variance request is necessary, given that the improvements are situated on the Petitioners' property line in lieu of the required setback of 50 ft.

Mr. Burton appeared on behalf of the property owners and testified concerning the proposed improvements to the house. The Petitioners are proposing extensive renovations to the property, all of which are shown on the architectural drawings submitted into evidence at the hearing. Mr. Burton testified that the south side of the subject dwelling is the only practical area upon which to construct these improvements, given the location of the well, septic area and the grade of the property. Unfortunately, the existing home is not situated in the center of this very large 3.649 acre parcel of property. The house, as originally constructed, was built in close proximity to its southern property line which adjoins the property owned by Barry and Deborah Cline. The Clines appeared as Protestants in this case. Had the house originally been constructed in the center of the lot, no variance would be necessary for these improvements. However, the Laws must deal with their present situation and in order to construct the additions they desire, the variance request is necessary.

As stated previously, several residents from the surrounding community appeared in opposition to the Petitioners' request. Mr. and Mrs. Cline, the adjacent property owners and perhaps the most affected neighbors, stated that they are opposed to a 0 ft. setback for these improvements. The Clines believe that the extensive construction proposed for this house would be situated too close to their own home, thereby infringing on their privacy and affecting their

property value. They indicated that the distance between the homes in the community allow for a great deal of open space and that the Petitioners' proposal cuts into that open area and detracts from the character of the neighborhood. Testimony was also provided by Mr. Linthicum who resides across the street from the subject property. Mr. Linthicum testified that he too believes that a 0 ft. setback would cause the two structures to be situated too close to one another.

Lastly, the citizens in attendance are concerned that the improvements proposed to be made to the home would be utilized by the Petitioners for church activities. Apparently, Mr. and Mrs. Laws are active in their church and on occasions have church members to their home. The neighbors raised concerns that the improvements to the property would be utilized by the Laws for church services. The neighbors pointed out the cupolas on the proposed improvements which resemble a church steeple with a cross on top. They, therefore, expressed concern that the improvements would be utilized for regular church activities.

Mr. and Mrs. Laws vehemently denied that they are proposing these improvements for the purpose of scheduling church activities on their property. They did testify that on occasions they have friends and fellow members of their church to their home for social activities and for religious discussions. However, I advised those in attendance that the purpose of the hearing before me was not to in any way to regulate the manner in which the Laws choose to entertain guests at their home. The question before me is simply whether or not the proposed improvements, as shown on the site plan, should be permitted to exist with a 0 ft. side and rear yard setback. Whether Mr. and Mrs. Laws intend to conduct activities on the property which are not consistent with the residential zoning of the property is a matter for Code Enforcement. Therefore, I shall limit my decision to the improvements that are proposed to be made to the house.

After considering the testimony and evidence offered at the hearing, as well as my site visit to the area, I find that the Petitioners' request to approve a side and rear yard setback of 0 ft. in lieu of the required 50 ft. should be denied. The improvements proposed to be made to the property situated on the property line have a detrimental effect on the property owned by Barry and Deborah Cline. A 0 ft. setback can cause problems with stormwater runoff and simply walking around the structure itself. In addition, concentrating that much building along the property line is not in character and keeping with the surrounding community. Therefore, I believe it is appropriate for the Petitioners to eliminate the second garage as shown on the site plan. It is this particular structure that imposes too greatly upon the adjacent property owners. In the event the Laws would eliminate the second attached garage, then a setback of approximately 35 ft. can be achieved. This would allow the Laws to proceed with the construction of the large addition to the rear of their home and also the new garage on the side of their home, all of which can be built with a setback of 35 ft. to the property line. Therefore, I believe it is appropriate to grant a modified variance in this case to allow the construction of this addition to be situated 35 ft. from the side property line in lieu of the required 50 ft. The second attached garage should be eliminated from the project.

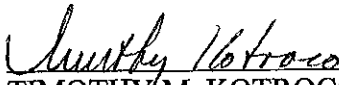
THEREFORE, IT IS ORDERED this 27th day of June, 2001, by this Deputy Zoning Commissioner, that the variance requested by Petitioners pursuant to Section 1A01.3.B.3 of the Baltimore County Zoning Regulations, to permit the construction of an addition to their home with a 0 ft. side and rear yard setback in lieu of the required 50 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED, that a modified variance to allow a side yard setback of 35 ft. in lieu of the required 50 ft., be and is hereby APPROVED, to allow the Petitioners to construct the rear addition and side garage, while eliminating the second garage facility from the proposal. As a condition of approval of this modified variance, the Petitioners shall be required

ORDER RECEIVED FOR THE
6/27/01
[Signature]

to submit a new site plan depicting the proposed improvements with the elimination of the second two-car garage. Said revised site plans shall be submitted within thirty (30) days from the date of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DAS 6/27/01
J. P. Gannon



Baltimore County
Zoning Commissioner

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

June 27, 2001

Mr. & Mrs. Alford W. Laws, Jr.
4715 Wards Chapel Road
Owings Mills, Maryland 21117

Re: Petition for Variance
Case No. 01-384-A
Property: 4715 Wards Chapel Road

Dear Mr. & Mrs. Laws:

Enclosed please find the decision rendered in the above-captioned case.

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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Wesley D. Burton, AIA
901 Old Barn Road
Parkton, MD 21120

Mr. & Mrs. Alford W. Laws, Sr.
6707 Carol Road
Baltimore, MD 21207

Mr. & Mrs. Garry Cline
4711 Wards Chapel Road
Owings Mills, MD 21117

Mr. Michael F. Klein
4707 Wards Chapel Road
Owings Mills, MD 21117

Mr. Hubert H. Harker, Jr.
11116 Liberty Road
Randallstown, MD 21133

Mr. & Mrs. John Kowal
10906 Stang Road
Owings Mills, MD 21117

Mr. George E. Linthicum
4800 Wards Chapel Road
Owings Mills, MD 21117



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4715 WARDS CHAPEL RD
which is presently zoned RC-4 (RSC)

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) 1A01.3.B.3 BCZR (1970)

To permit an addition with a side yard and rear yard setback of 0' in lieu of the required setback of 50', respectively.

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Alford W. Laws, Jr.
Name - Type or Print

Signature

Aisha K. Laws
Name - Type or Print

Signature

4715 Wards Chapel Road 410-655-9362
Address Telephone No.

Owings Mills, MD 21117
City State Zip Code

Representative to be Contacted:

Wesley D. Burton AIA
Name

901 Old Barn Road 410-343-1647
Address Telephone No.

Parkton, MD 21120
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. 01-384-A

22/ 9/15/98

Reviewed By JRP Date 3-27-01

Estimated Posting Date 4-8-01

Affidavit in Support of Administrative Variance

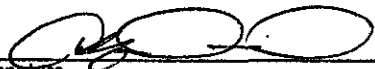
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4715 Wards Chapel Road
Address
Owings Mills, Maryland 21117
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 existing site is improved by a two storym 3BR Dwelling with attached garage of insufficient size to sustain the affiants and their parents who will move in with and reside at the expanded structure with them. Severe topography to the south and west does not permit addition on those sides. Therefore, the affiants request a variance from current 50' side yard setback to 0', and 50' rear yard setback to 0' to permit an attached garage to be appended to the proposed Dwelling addition, all to be situated wholly behind the front of the existing dwelling.

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.


Signature
Alfred W. Laws, Jr.
Name - Type or Print


Signature
Aisha Laws
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alfred W. Laws and Aisha Laws

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

 03/26/01


Notary Public
My Commission Expires February 1, 2003
Michael A. Tabrizi
Notary Public State of Maryland
My Commission Expires February 1, 2003

Affidavit in Support of Administrative Variance

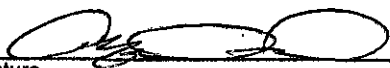
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

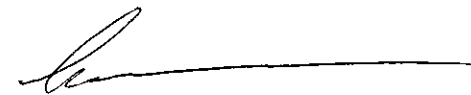
That the Affiant(s) does/do presently reside at 4715 Wards Chapel Road
Address
Owings Mills, Maryland 21117
City State Zip Code

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 existing site is improved by a two storym 3BR Dwelling with attached garage of insufficient size to sustain the affiants and their parents who will move in with and reside at the expanded structure with them. Severe topography to the south and west does not permit addition on those sides. Therefore, the affiants request a variance from current 50' side yard setback to 0', and 50' rear yard setback to 0' to permit an attached garage to be appended to the proposed Dwelling addition, all to be situated wholly behind the front of the existing dwelling.

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.


Signature
Alfred W. LAWS, Jr.
Name - Type or Print


Signature
Alfred LAWS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Alfred W. Laws Alfred Laws

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

03/26/01


Notary Public

My Commission Expires February 1, 2003
Michael A. Tabrizi
Notary Public State of Maryland
My Commission Expires February 1, 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4715 WARDS CHAPEL RD
which is presently zoned RC-4 (RSC)

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) 1A 01.3.B.3 BCZR (1970)

TO PERMIT AN ADDITION WITH A SIDE YARD AND REAR YARD SETBACK OF 0' IN LIEU OF THE REQUIRED SETBACK OF 50'; RESPECTIVELY.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Alford W. Laws, Jr.
Name - Type or Print
Signature
Aisha K. Laws
Name - Type or Print
Signature
4715 Wards Chapel Road 410-655-9362
Address Telephone No.
Owings Mills, MD 21117
City State Zip Code

Representative to be Contacted:

Wesley D. Burton AIA
Name
901 Old Barn Road 410-343-1647
Address Telephone No.
Parkton, MD 21120
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. 01-384-A

REU 9/15/98

Reviewed By JRP Date 3-27-01

Estimated Posting Date 4-8-01

Raphel & Associates
Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204

Phone (410) 825-3908

Fax (410) 825 -1331

ZONING DESCRIPTION FOR 4715 Wards Chapel Road.

BEGINNING at a point on the East side of Wards Chapel Road, which is 60 feet wide at the distance of 2060 feet, more or less North of the centerline of Liberty Road which is 80 feet wide. Being Lot # 1 in the subdivision of Chapel Forest as recorded in Baltimore County Plat Book E.H.K., Jr. 40, folio 55, and located in the second Election District, third Councilmanic District

Known as 4715 Wards Chapel Road.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93085

DATE 3-27-01 ACCOUNT 001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Alford Lewis
4715 WARD'S CHAPEL RD.
FOR: 01 VARIANCE ITEM # 384
TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/28/2001 3/27/2001 15:24:03
REG MS01 CASHIER JRIC JMR INKMER 1
>> RECEIPT # 039196 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 093085

Recpt Tot 50.00
.00 CK 60.00 CA
10.00- CG

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case # 01-384-A 93198
No.

DATE 4/20/01 ACCOUNT 001 006 6150

AMOUNT \$ 40⁰⁰

RECEIVED FROM: Barry L. Clive

FOR: Demand for Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/20/2001 4/20/2001 08:27:12

PER WS01 CASHIER JRIC JMR ORMER 1
RECEIPT # 042064 OFLN
Perf 5 520 ZONING VERIFICATION
CR NO. 003198

Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



FORMAL DEMAND FOR HEARING

CASE NUMBER: 01-384-A

Address: 4715 Wards Chapel Rd

Petitioner(s): LAWS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/we BARRY CLINE
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

4711 Wards Chapel Rd
Address

OWINGS Mills MD 21117
City State Zip Code

410-922-8157 HM OK 410-965-0881
Telephone Number

which is located approximately 100 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Barry P. Cline 4/20/01
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

**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: #01-384-A
4715 Wards Chapel Road
E/S of Wards Chapel Road,
2060' N of centerline Liberty Road

2nd Election District
3rd Councilmanic District
Legal Owner(s): Aisha K. &
Alford W. Laws Jr.

Administrative Variance: to permit an addition with a side yard and rear yard setback of zero feet in lieu of the required 50 feet.

Hearing: **Monday, June 4, 2001 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/16/2001 May 17 C469360

CERTIFICATE OF PUBLICATION

5/17/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/17/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

RE: Case No.: 01-384-A

Petitioner/Developer: _____

Aford & Aisha Laws

Date of Hearing/Closing: 4.23.01

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 4715 Wards Chapel Rd.

Owings Mills, MD 21117

The sign(s) were posted on April 4, 2001

(Month, Day, Year)

Sincerely,

Stacy Gardner 4/4/01
(Signature of Sign Poster and Date)

Stacy Gardner

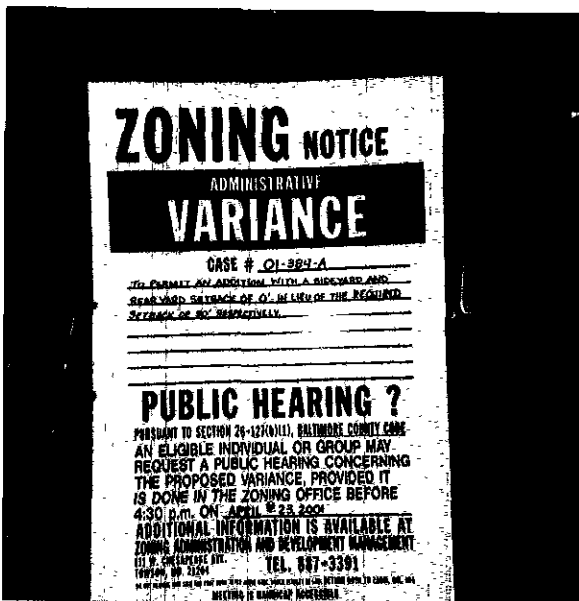
(Printed Name)

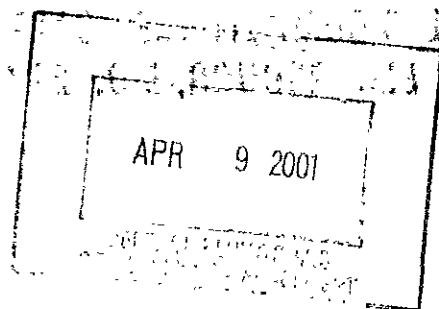
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)





CERTIFICATE OF POSTING

RE: Case No.: 01-384-A

Petitioner/Developer: _____

Aisha K. & Alford W. Laws, Jr.

Date of Hearing/Closing: 6-4-01@10AM

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 4715 Wards Chapel Rd.

Owings Mills, MD 21117

The sign(s) were posted on May 18, 2001

(Month, Day, Year)

Sincerely,

Stacy Gardner 5/18/01
(Signature of Sign Poster and Date)

Stacy Gardner

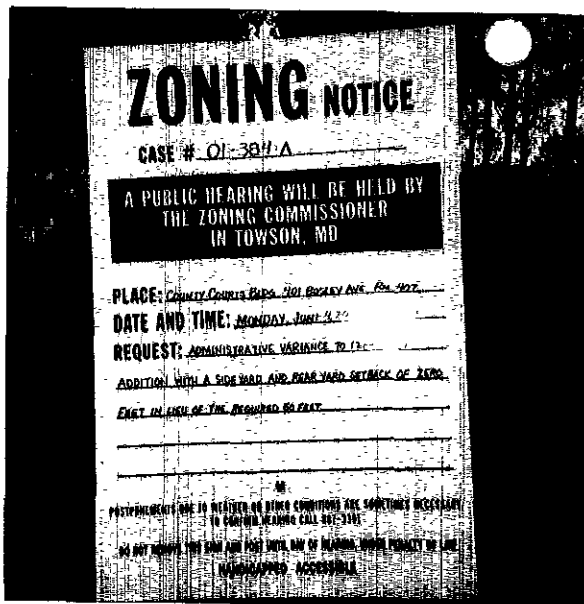
(Printed Name)

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

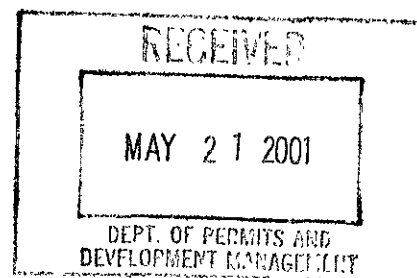
(City, State, Zip Code)

410. 781. 4000

(Telephone Number)



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01/01/2001 BY 60322



**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: 01-384-A

Petitioner: Alford W. Laws, Jr.

Address or Location: 4715 Wards Chapel Road, Owings, Mills, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alford W. Laws, Jr.

Address: 4715 Wards Chapel Road, Owings Mills, Maryland 21117

Telephone Number: 410-655-9362

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 384 -A Address 4715 WARDS CHAPEL RD.

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

Filing Date: 3-27-01 Posting Date: 4-8-01 Closing Date: 4-23-01

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 01- 384 -A Address 4715 WARDS CHAPEL RD.

Petitioner's Name Alford & Aisha Laws Telephone 410-655-9362

Posting Date: 4-8-01 Closing Date: 4-23-01

Wording for Sign: To Permit an addition with a side yard and rear
yard setback of 0' in lieu of the required setback of
50', respectively.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 17, 2001 Issue – Jeffersonian

Please forward billing to:

Alford W Laws Jr
4715 Wards Chapel Road
Owings Mills MD 21117

410 655-9362

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: 01-384-A

4715 Wards Chapel Road

E/S of Wards Chapel Road, 2060' N of centerline Liberty Road

2nd Election District – 3rd Councilmanic District

Legal Owners: Aisha K & Alford W Laws Jr

Administrative Variance to permit an addition with a side yard and rear yard setback of zero feet in lieu of the required 50 feet.

HEARING: Monday, June 4, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *ES*
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.



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

April 30, 2001

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: 01-384-A
4715 Wards Chapel Road
E/S of Wards Chapel Road, 2060' N of centerline Liberty Road
2nd Election District – 3rd Councilmanic District
Legal Owners: Aisha K & Alford W Laws Jr

Administrative Variance to permit an addition with a side yard and rear yard setback of zero feet in lieu of the required 50 feet.

HEARING: Monday, June 4, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Aisha K & Alford W Laws Jr, 4715 Wards Chapel Road, Owings Mills 21117
Wesley D Burton AIA, 901 Old Barn Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 19, 2001.**
(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.





Baltimore County
Department of Permits and
Development Management

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

June 1, 2001

Aisha K & Alford W Laws Jr.
4715 Wards Chapel Road
Owings Mills MD 21117

Dear Mr. & Mrs. Laws:

RE: Case Number: 01-384-A, 4715 Wards Chapel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 27, 2001.

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.

W. Carl Richards, Jr. B D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Wesley D Burton AIA, 901 Old Barn Road, Parkton 21120
Barry Cline, 4711 Wards Chapel Road, Owings Mills 21117
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-381, 01-384, 01-390, and 01-391

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lay

AFK/JL:MAC



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 12, 2001

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 APRIL 9, 2001

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 IN REGARD TO THE FOLLOWING ITEM #'S.

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 9 . 0 1

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

RE: Baltimore County
Item No. 384

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,

lu 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

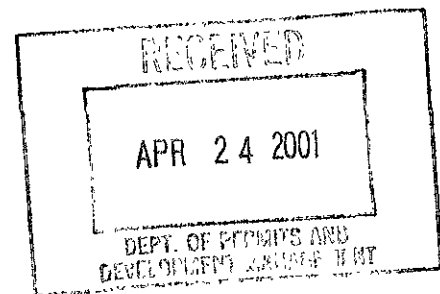
TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
DATE: April 13, 2001
SUBJECT: Zoning Item #384
4715 Wards Chapel Road

Zoning Advisory Committee Meeting of April 9, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: Prior to building permit approval, a variance request must be submitted to Groundwater Management to allow the building to be less than 30 feet from the well.

Reviewer: Sue Farinetti

Date: April 13, 2001





Baltimore County
Department of Permits and
Development Management

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

April 26, 2001

Aisha K & Alford W Laws Jr
4715 Wards Chapel Road
Owings Mills MD 21117

Dear Mr. & Mrs. Laws:

RE: Demand for Public Hearing, Administrative Variance, Case Number 01-384-A

The purpose of this letter is to officially notify you that a Demand for Formal Hearing by Barry Cline has resulted in a timely demand for 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.

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.

W. Carl Richards, Jr.
Supervisor
Zoning Review

GDZ

WCR: gdz

C: Wesley D Burton AIA, 901 Old Barn Road, Parkton 21120
Barry Cline, 4711 Wards Chapel Road, Owings Mills 21117



ZAC AGENDA

Item Number: 383

Case Number: --

Type:

Reviewer:

Legal Owner:

Contract Purchaser:

Critical Area:

Election District:

Councilmanic District:

Property Address:

Location:

Existing Zoning:

Proposed Zoning:

Area:

Next week

Attorney:

Miscellaneous:

Item Number: 384

Case Number: 01-384-A

Type: Administrative

Reviewer: JRF

Legal Owner: Aisha K. & Alford W. Laws, Jr.

Contract Purchaser: N/A

Critical Area: No

Election District: 2nd

Councilmanic District: 3rd

Property Address: 4715 Wards Chapel Road

Location: E/S of Wards Chapel Road, 2060' N of centerline Liberty Road

Existing Zoning: R.C.4 (RSC)

Area: 3.649 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an addition with a side yard and rear yard setback of zero feet in lieu of the required 50 feet

*POST SAT
5-19*

*AD THUR
5-17*

HEARING

MON 6-4-01

10 AM RM 407

Attorney: N/A

Miscellaneous:

Case Number

01-384-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

01-384-A

NAME

ADDRESS

AL LAWS, JR.
Aisha LAWS
WESLEY D BURTON AIA
ALFORD W. LAWS, SR.
Charlotte A. LAWS

4715 Wards Chapel Rd.
Owings Mills, Md. 21117

90 OLD BARN ROAD, BARTON, MD 21120
6707 Carol Rd.
Baltimore MD 21207



SCALE
1" = 200' ±

LOCATION

SHEET

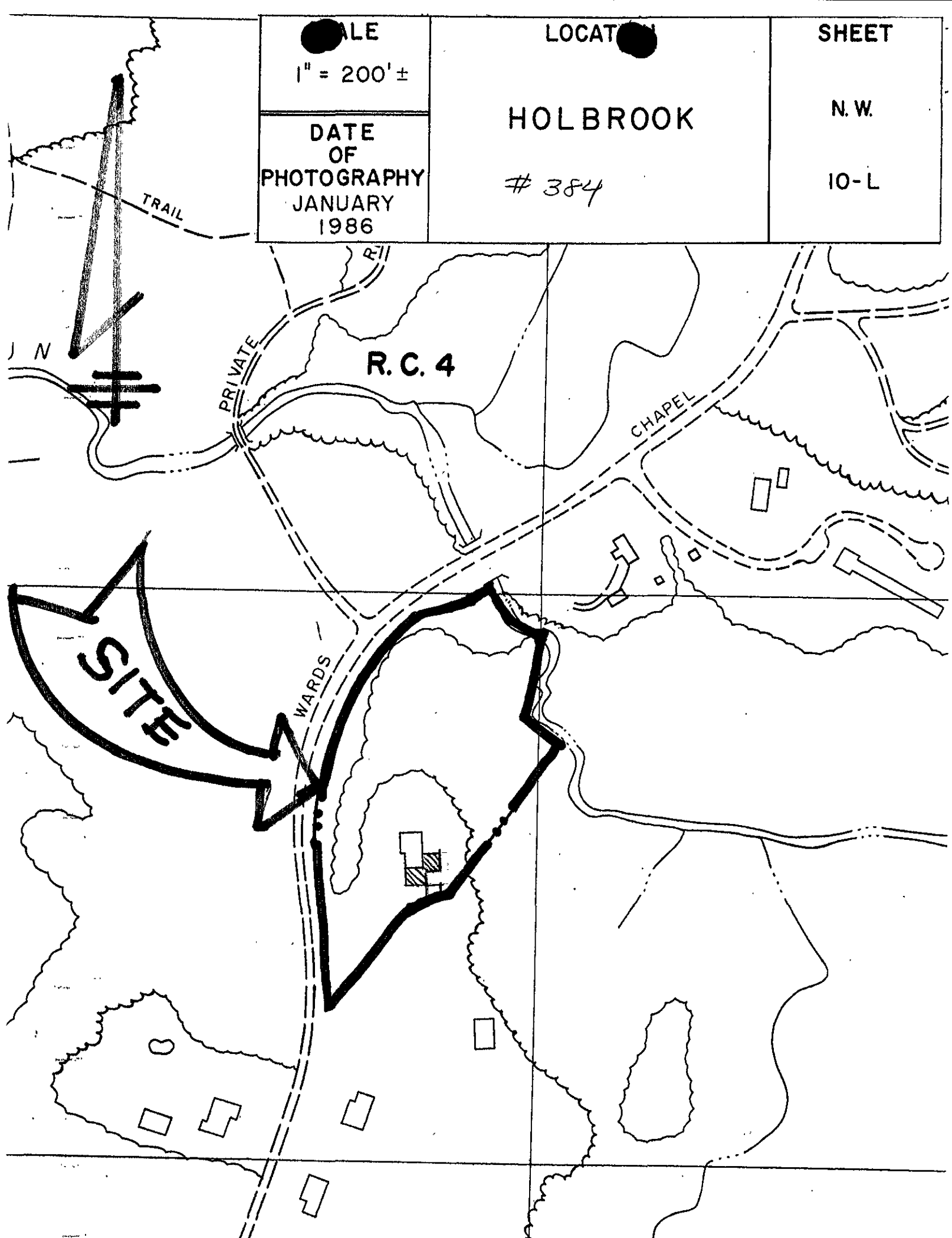
DATE
OF
PHOTOGRAPHY
JANUARY
1986

HOLBROOK

N.W.

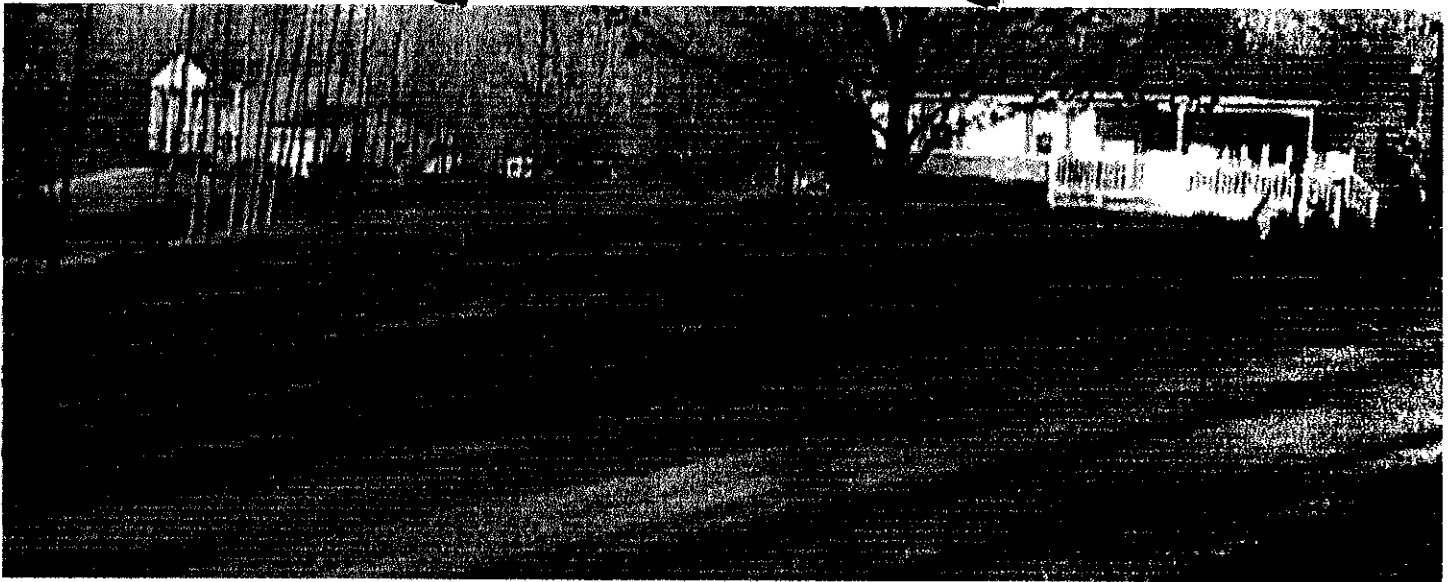
10-L

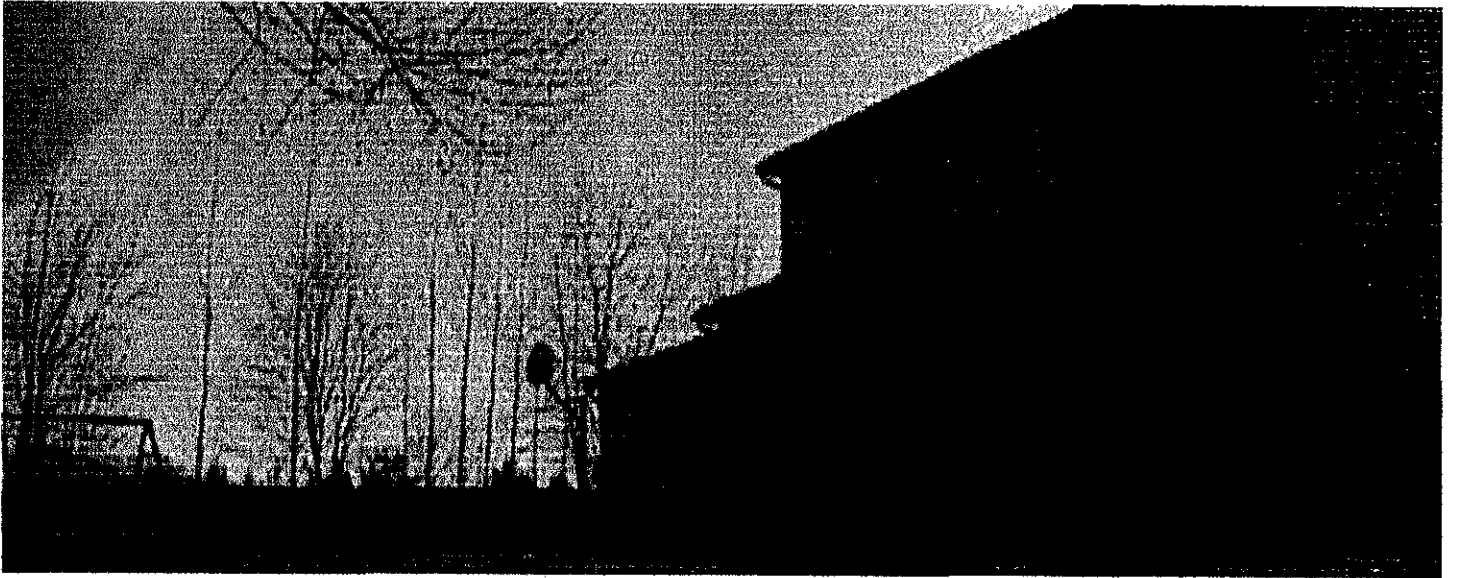
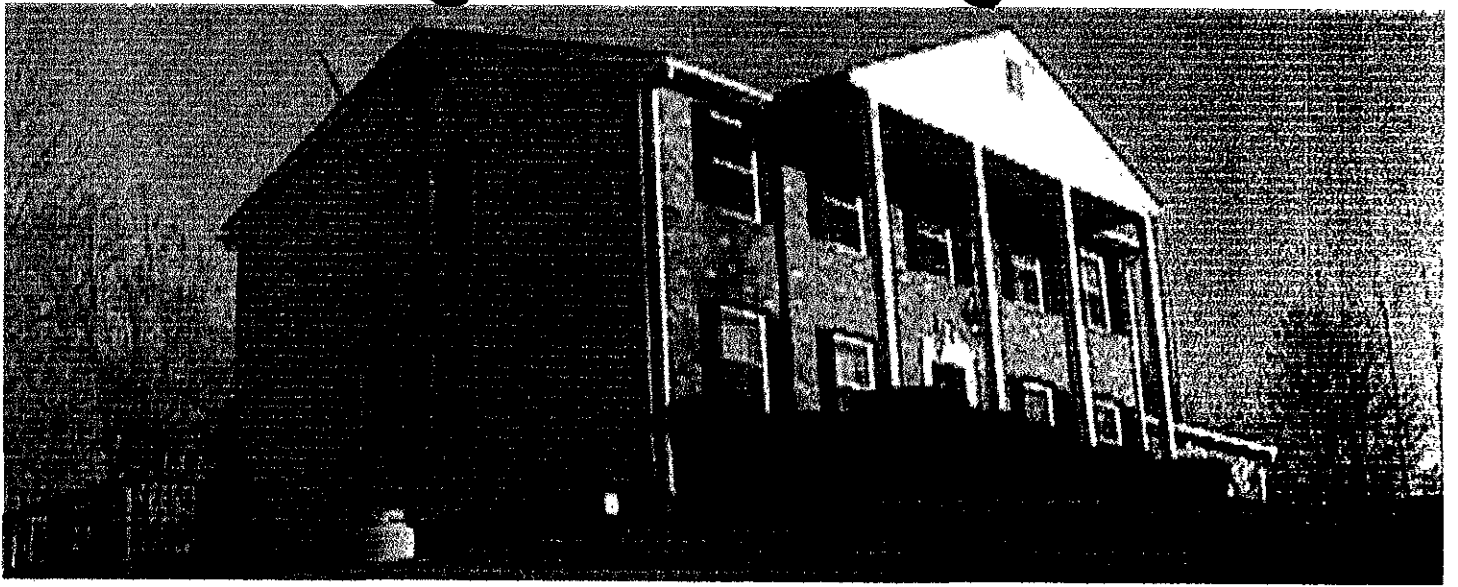
384



SCALE 1" = 200' ±	LOCATION HOLBROOK #384	SHEET N.W. 10-L
DATE OF PHOTOGRAPHY JANUARY 1986		







ZONING MAP NO. NW-L-10

WARDS

475 WARDS CHAPEL ROAD

05-11-50

DATE: FEB 28, 2001

TAX ACCOUNT NO 1700010474

384

PREPARED BY

RAPHAEL ASSOCIATES, INC.

LAND SURVEYORS

205 CORTLAND AVENUE

PHONE: 410-823-1351

OWNER
CITY OF

WYOMING: MISHA K. LAWS

475 WINDS OF THE ROAD

DEPT REC: 9:11 12642/97

2474

Alterations and Additions to:

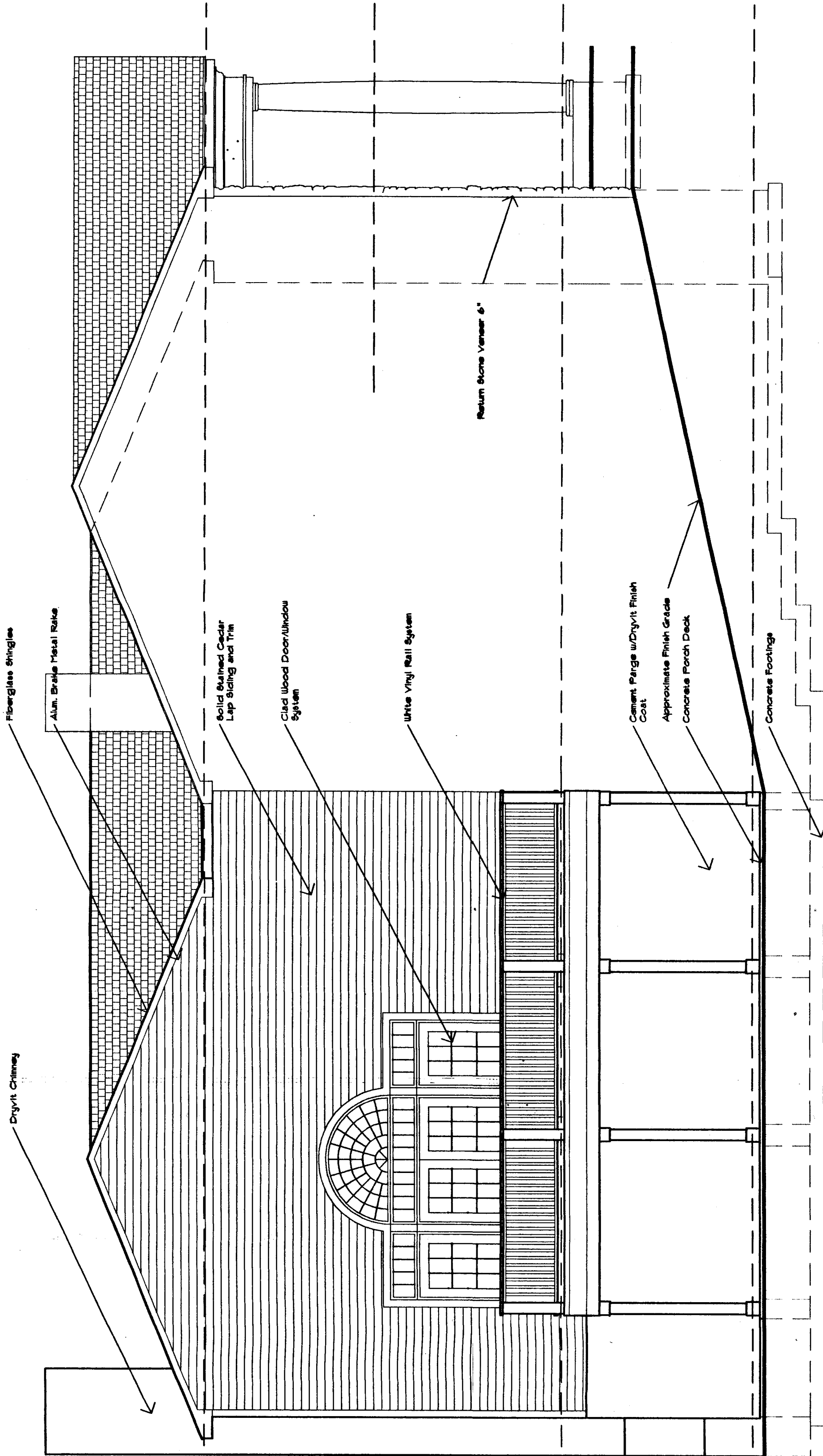
901 Old Barn Road
Parkton, Maryland 21120



109

BID SET JUNE 6, 2000

LEFT SIDE ELEVATION



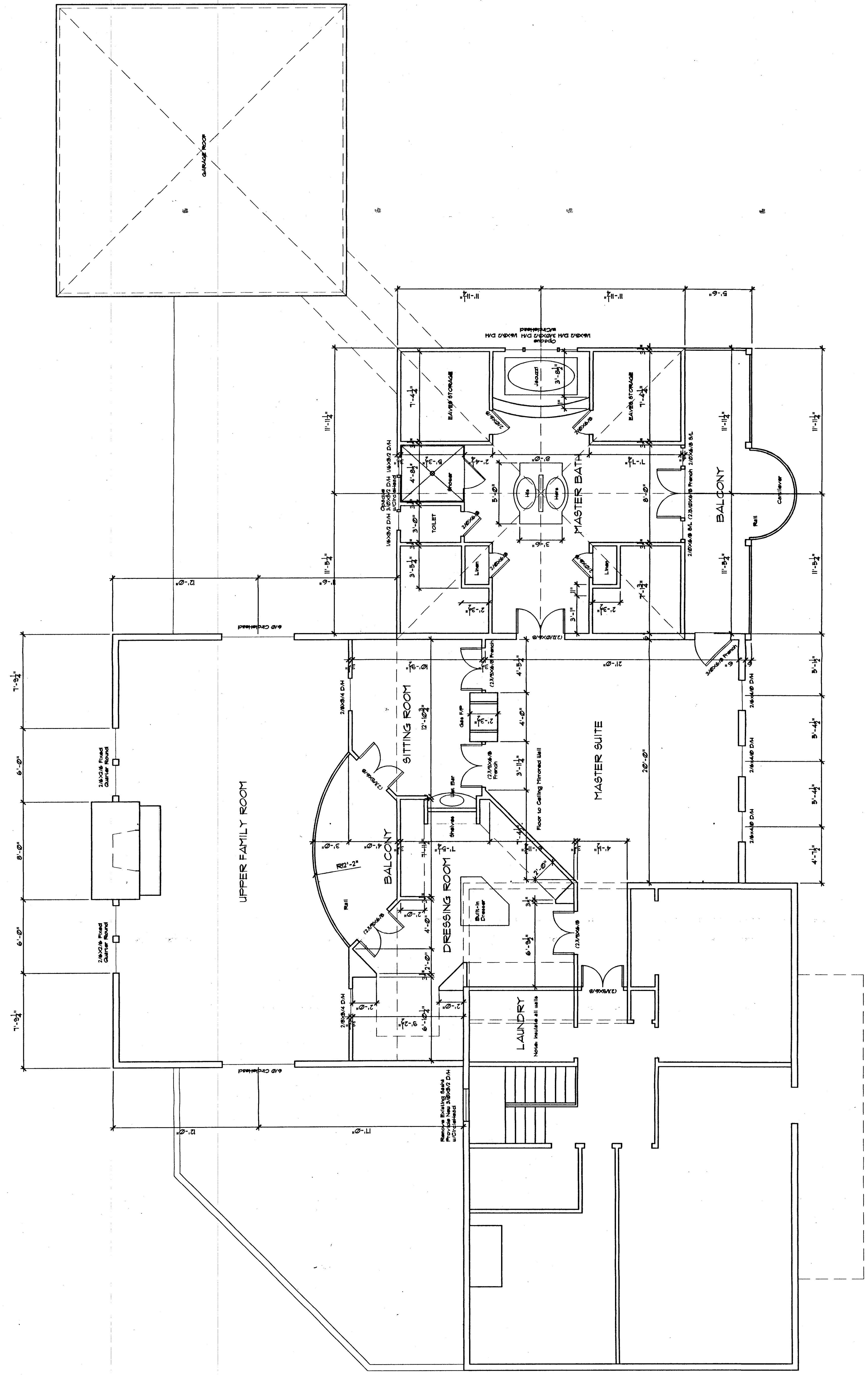
901 Old Barn Road
Parkton, Maryland 21120

Baltimore County, Maryland

Alterations and Additions to:

LAWS RESIDENCE

	REVISIONS	BY
SCALE		
RELEASED FOR:		
	PRELIMIN.	
	BIDDING	
	PERMIT	
●	CONSTRUCT.	



SECONDO FLOTTAZIONE

C:\PROJECTS		A-2 1 of 6 SHEETS	
DATE	APRIL 30, 2000	SCALE	AS NOTED
DRAWN	WDB	CHECKED	WDB
SHEET			
Wesley David Burton AIA Architect 901 Old Barn Road Parkton, Maryland 21120			
Baltimore County, Maryland			
Alterations and Additions to: LAWS RESIDENCE			
● CONSTRUCT:			
RELEASED FOR:			
PRELIMIN.			
BIDDING			
PERMIT			
S&L			
REVISIONS			
BY			

