

IN RE: PETITION FOR VARIANCE
NW/S Cliffwood Road, 325' SW
centerline of Kenwood Avenue
14th Election District
6th Councilmanic District
(4 Cliffwood Road)

Stephanie A. Watson
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-392-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 owner of the subject property, Stephanie A. Watson. The Petitioner is requesting a variance for property she owns located at 4 Cliffwood Road. The subject property is zoned DR 5.5. The Petitioner is requesting a variance from Section 1B023.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 10 ft. for a proposed sunroom and dwelling in lieu of the required 30 ft.

Appearing at the hearing on behalf of the variance request was Stephanie Watson and Rena Plowman. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is an unimproved lot located on the north side of Cliffwood Road near its intersection with Kenwood Avenue. The Petitioner is desirous of constructing a single-family home on the property in accordance with Petitioner's Exhibit 1, the site plan submitted into evidence. The rear of the subject lot backs up to large overhead power lines and the variance from that rear yard setback will affect no other residence in the area. However, in order to proceed with the construction of this house, the variance from the rear yard setback is necessary.

5/16/01
R. Plowman

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner 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 Petitioner seeks 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.

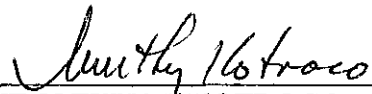
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 16th day of May, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 10 ft. for a proposed sunroom and dwelling in lieu of the required 30 ft., be and is hereby GRANTED,

APPROVED FOR FILING
DATE 5/16/01
BY R. J. Jenson

subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER PREPARED FOR FILING
DATE 5/16/01
BY R. J. Jernstedt



Baltimore County
Zoning Commissioner

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

May 16, 2001

Mrs. Stephanie A. Watson
7719 Vena Court
Pasadena, Maryland 21122

Re: Petition for Variance
Case No. 01-392-A
Property: 4 Cliffwood Road

Dear Ms. Watson:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Cliffwood Road

which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 BCZR

To permit a rear yard setback of 10' (for a ~~proposed~~ proposed sunroom and dwelling) in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

BUILDING A MODULAR HOME WITH HANDICAP MODIFICATIONS FOR AN ELDER PARENT. HOUSE DESIGN REQUIRES A 5 FOOT REAR VARIANCE. I AM ADDITIONALLY REQUESTING A 20 FOOT REAR VARIANCE FOR A SUN ROOM. OTHER HOMES ON THE ROAD HAVE EXTENDED TO THE PROPERTY LINE (PHOTOS ENCLOSED). AREA BEHIND THE HOME IS OPEN SPACE OWNED BY SUSQUEHANNA POWER.

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):

MRS. STEPHANIE A. WATSON

Name - Type or Print

Stephanie A. Watson

Signature

Name - Type or Print

Signature

H-410-437-3510

7719 VENA COURT W-410-350-337

Address

Telephone No.

PASADENA MARYLAND

21122

City

State

Zip Code

Representative to be Contacted:

SAME AS ABOVE

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 3/29/01

ORDER RECEIVED FOR FILING

Date 5/16/01

Case No. 01-392-A

REV 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 4 CLIFFWOOD ROAD

Beginning at a point on the Northwest side of Cliffwood Road which is 25 feet wide at the distance of 325 feet Southwest of the centerline of the nearest improved intersecting street Kenwood Avenue which is 50 feet wide. Being Lot #'s 7 & 8, Block N/A , Section N/A in the subdivision of Cliffwood as recorded in Baltimore County Plat Book #8, Folio # 20, containing 9000 square feet. Also known as 4 Cliffwood Road and located in the 14th Election district, #6 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92931

DATE 6-29-01 ACCOUNT 001-006-0150

AMOUNT \$ 50.00

RECEIVED
FROM:

Stephanie Watson

FOR:

4 Clifford Rd.

01 - VARIANCE

ITEM # 392

TAKEN BY: JPF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
6/29/2001 6/29/2001 11:03:47

PER M304 CASHIER DOLL AND DOLLAR

RECEIPT # 176007

DEPT 1200 JUNE VERIFICATION

1200 06/29/01

By PE for 50.00

50.00 01 .00 CA

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: #01-392-A
4 Cliffwood Road
NW/S Cliffwood Road, 325'
SW of centerline Kenwood Avenue

14th Election District
6th Councilmanic District
Legal Owner(s): Stephanie A. Watson

Variance: to permit a rear yard setback of 10 feet for a proposed sunroom and dwelling in lieu of the required 30 feet.

Hearing: Monday, May 14, 2001 at 11:00 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.

4/26/01 Apr. 26 C464657

CERTIFICATE OF PUBLICATION

4/26/, 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 4/26/, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-392-A

Petitioner/Developer: STEPHANIE

A. WATSON

Date of Hearing/Closing: May 14, 2001

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 4 CLIFFWOOD RD

The sign(s) were posted on APRIL 28, 2001
(Month, Day, Year)

Sincerely,

SSG [Signature] 4/28/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

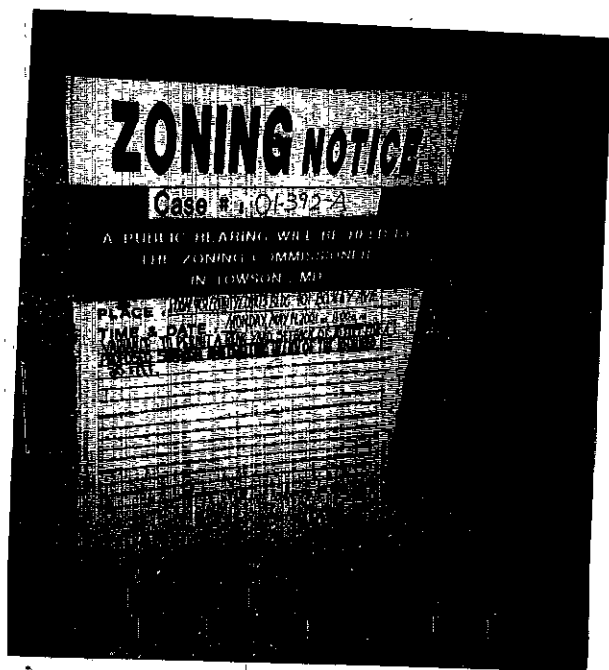
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 01-392-A
Petitioner: STEPHANIE A. WATSON
Address or Location: 4 CLIFFWOOD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHANIE A. WATSON
Address: 7719 VENA COURT
PASADENA, MARYLAND 21122
Telephone Number: 410-437-3519

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 26, 2001 Issue – Jeffersonian

Please forward billing to:
Stephanie A Watson
7719 Vena Court
Pasadena MD 21122

410 437-3519

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: 01-392-A
4 Cliffwood Road
NW/S Cliffwood Road, 325' SW of centerline Kenwood Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Stephanie A Watson

Variance to permit a rear yard setback of 10 feet for a proposed sunroom and dwelling in lieu of the required 30 feet.

HEARING: Monday, May 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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 11, 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: 01-392-A

4 Cliffwood Road

NW/S Cliffwood Road, 325' SW of centerline Kenwood Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Stephanie A Watson

Variance to permit a rear yard setback of 10 feet for a proposed sunroom and dwelling in lieu of the required 30 feet.

HEARING: Monday, May 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Stephanie A Watson, 7719 Vena Court, Pasadena 21122

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 28, 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

May 11, 2001

Stephanie A Watson
7719 Vena Court
Pasadena MD 21122

Dear Ms. Watson:

RE: Case Number: 01-392-A, 4 Cliffwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-387, 01-392, & 01-394

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. Long

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.9.01

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

RE: Baltimore County
Item No. 392 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

RE: PETITION FOR VARIANCE
4 Cliffwood Road, NW/S Cliffwood Rd,
325' SW of c/I Kenwood Ave
14th Election District, 6th Councilmanic

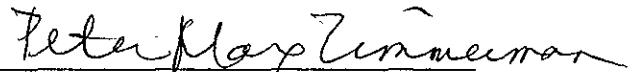
Legal Owner: Stephanie A. Watson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-392-A

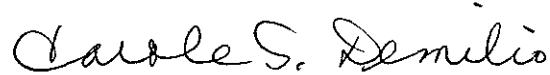
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

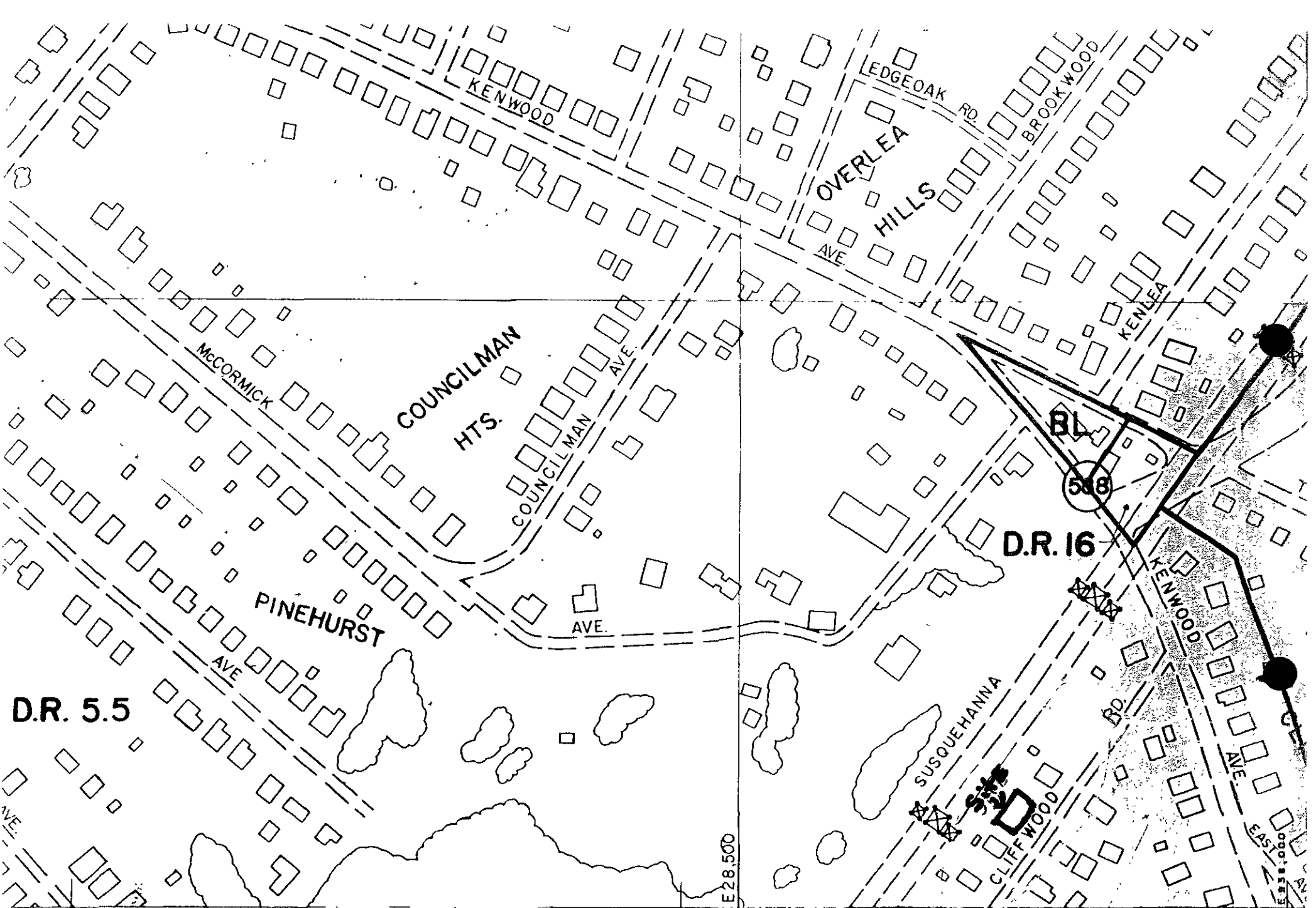


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Stephanie A. Watson, 7719 Vena Court, Pasadena, MD 21122, Petitioner.


PETER MAX ZIMMERMAN



UNTY

Attaches
25 front
30 rear
10 sides

22.5 for porch

392

SCALE

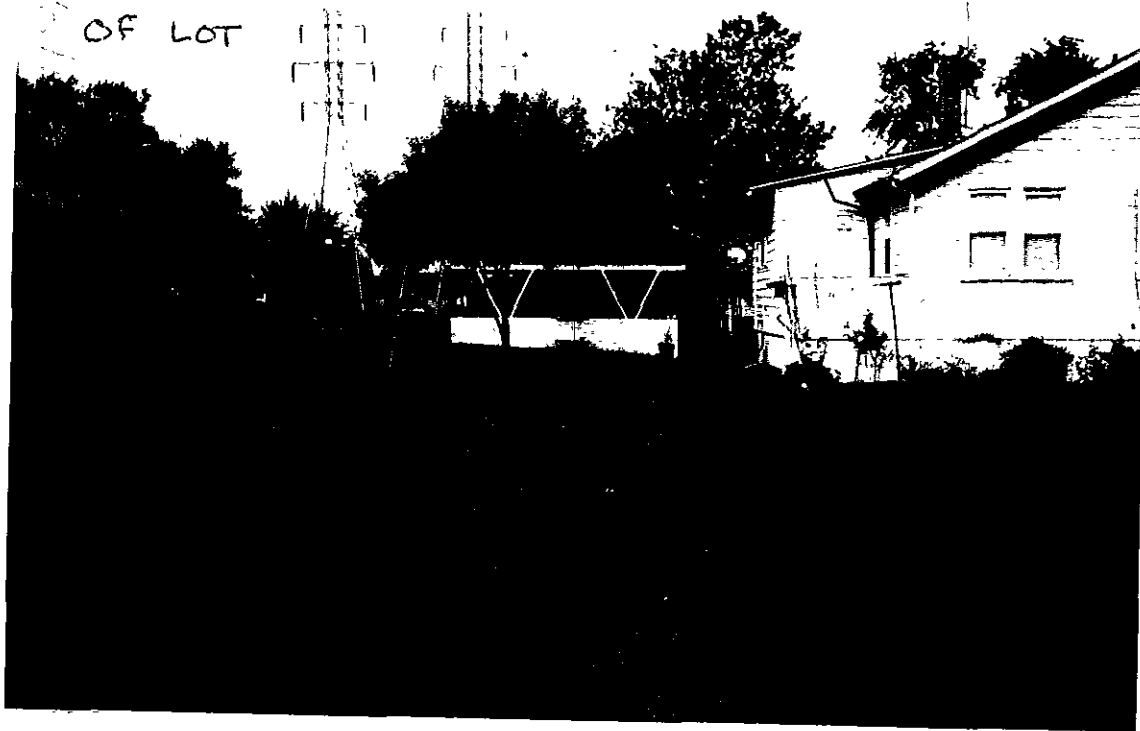
1" = 200' ±

LOCAT

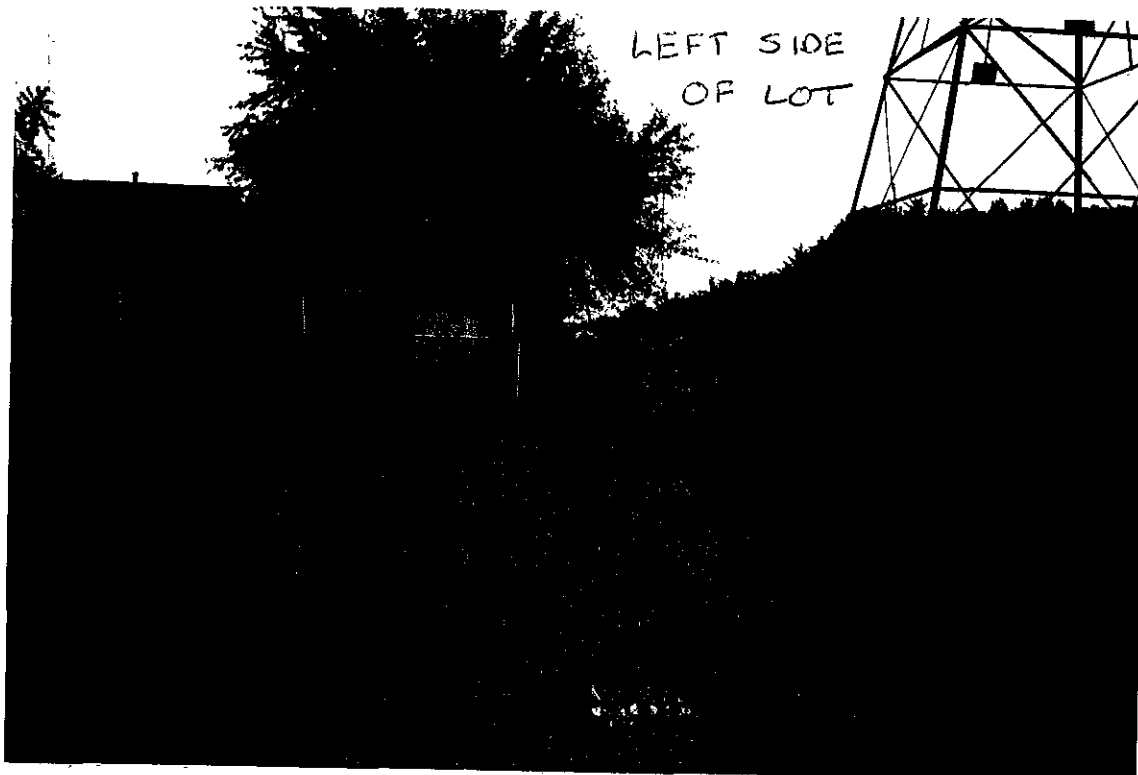
NE 6 E

Det. Ek. #1

ON RIGHT SIDE
OF LOT



LEFT SIDE
OF LOT



IN RE: PETITION FOR VARIANCE
NW/S Cliffwood Road, 325' SW
centerline of Kenwood Avenue
14th Election District
6th Councilmanic District
(4 Cliffwood Road)

Stephanie A. Watson
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-392-A

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

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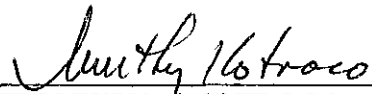
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THEREFORE, IT IS ORDERED this 16th day of May, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 10 ft. for a proposed sunroom and dwelling in lieu of the required 30 ft., be and is hereby GRANTED,

APPROVED FOR FILING
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BY R. J. Jenson

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TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER PREPARED FOR FILING
DATE 5/16/01
BY R. J. Jernstedt



Baltimore County
Zoning Commissioner

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

May 16, 2001

Mrs. Stephanie A. Watson
7719 Vena Court
Pasadena, Maryland 21122

Re: Petition for Variance
Case No. 01-392-A
Property: 4 Cliffwood Road

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Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Cliffwood Road

which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 BCZR

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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):

MRS. STEPHANIE A. WATSON

Name - Type or Print

Stephanie A. Watson

Signature

Name - Type or Print

Signature

H-410-437-3510

7719 VENA COURT W-410-350-337

Address

Telephone No.

PASADENA MARYLAND

21122

City

State

Zip Code

Representative to be Contacted:

SAME AS ABOVE

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 3/29/01

ORDER RECEIVED FOR FILING

Date 5/16/01

Case No. 01-392-A

REV 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 4 CLIFFWOOD ROAD

Beginning at a point on the Northwest side of Cliffwood Road which is 25 feet wide at the distance of 325 feet Southwest of the centerline of the nearest improved intersecting street Kenwood Avenue which is 50 feet wide. Being Lot #'s 7 & 8, Block N/A , Section N/A in the subdivision of Cliffwood as recorded in Baltimore County Plat Book #8, Folio # 20, containing 9000 square feet. Also known as 4 Cliffwood Road and located in the 14th Election district, #6 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92931

DATE 6-29-01 ACCOUNT 001-006-0150

AMOUNT \$ 50.00

RECEIVED
FROM:

Stephanie Watson

FOR:

4 Clifford Rd.

01 - VARIANCE

ITEM # 392

TAKEN BY: JPF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
6/29/2001 6/29/2001 11:03:47

PER M304 CASHIER DOLL AND DOLLAR

RECEIPT # 176007

DEPT 1200 JUNE VERIFICATION

1200 06/29/01

By PE for 50.00

50.00 01 .00 CA

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: #01-392-A
4 Cliffwood Road
NW/S Cliffwood Road, 325'
SW of centerline Kenwood Avenue

14th Election District
6th Councilmanic District
Legal Owner(s): Stephanie A. Watson

Variance: to permit a rear yard setback of 10 feet for a proposed sunroom and dwelling in lieu of the required 30 feet.

Hearing: Monday, May 14, 2001 at 11:00 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.

4/26/01 Apr. 26 C464657

CERTIFICATE OF PUBLICATION

4/26/, 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 4/26/, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-392-A

Petitioner/Developer: STEPHANIE

A. WATSON

Date of Hearing/Closing: May 14, 2001

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 4 CLIFFWOOD RD

The sign(s) were posted on APRIL 28, 2001
(Month, Day, Year)

Sincerely,

SSG [Signature] 4/28/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

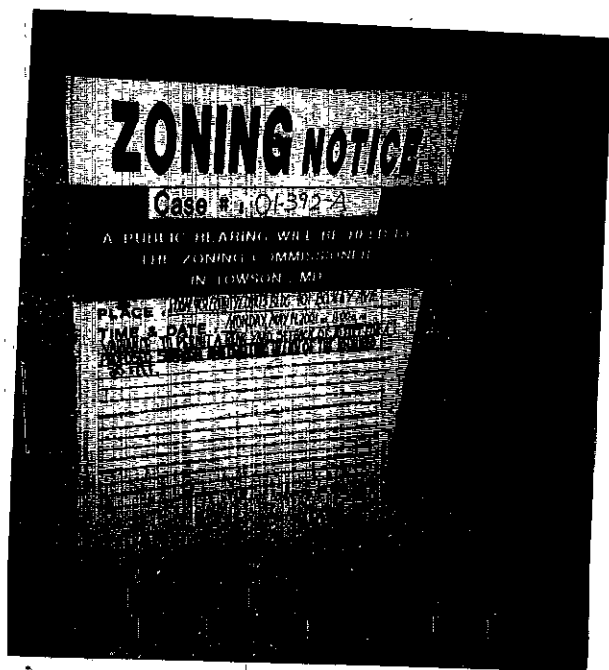
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 01-392-A
Petitioner: STEPHANIE A. WATSON
Address or Location: 4 CLIFFWOOD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHANIE A. WATSON
Address: 7719 VENA COURT
PASADENA, MARYLAND 21122
Telephone Number: 410-437-3519

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 26, 2001 Issue – Jeffersonian

Please forward billing to:
Stephanie A Watson
7719 Vena Court
Pasadena MD 21122

410 437-3519

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: 01-392-A
4 Cliffwood Road
NW/S Cliffwood Road, 325' SW of centerline Kenwood Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Stephanie A Watson

Variance to permit a rear yard setback of 10 feet for a proposed sunroom and dwelling in lieu of the required 30 feet.

HEARING: Monday, May 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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 11, 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: 01-392-A
4 Cliffwood Road
NW/S Cliffwood Road, 325' SW of centerline Kenwood Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Stephanie A Watson

Variance to permit a rear yard setback of 10 feet for a proposed sunroom and dwelling in lieu of the required 30 feet.

HEARING: Monday, May 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Stephanie A Watson, 7719 Vena Court, Pasadena 21122

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 28, 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

May 11, 2001

Stephanie A Watson
7719 Vena Court
Pasadena MD 21122

Dear Ms. Watson:

RE: Case Number: 01-392-A, 4 Cliffwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-387, 01-392, & 01-394

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. Long

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: 4.9.01

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

RE: Baltimore County
Item No. 392 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

RE: PETITION FOR VARIANCE
4 Cliffwood Road, NW/S Cliffwood Rd,
325' SW of c/I Kenwood Ave
14th Election District, 6th Councilmanic

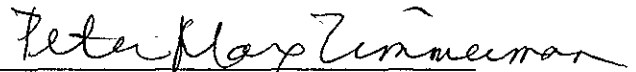
Legal Owner: Stephanie A. Watson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-392-A

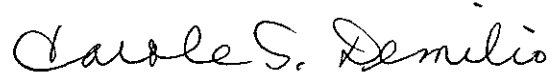
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

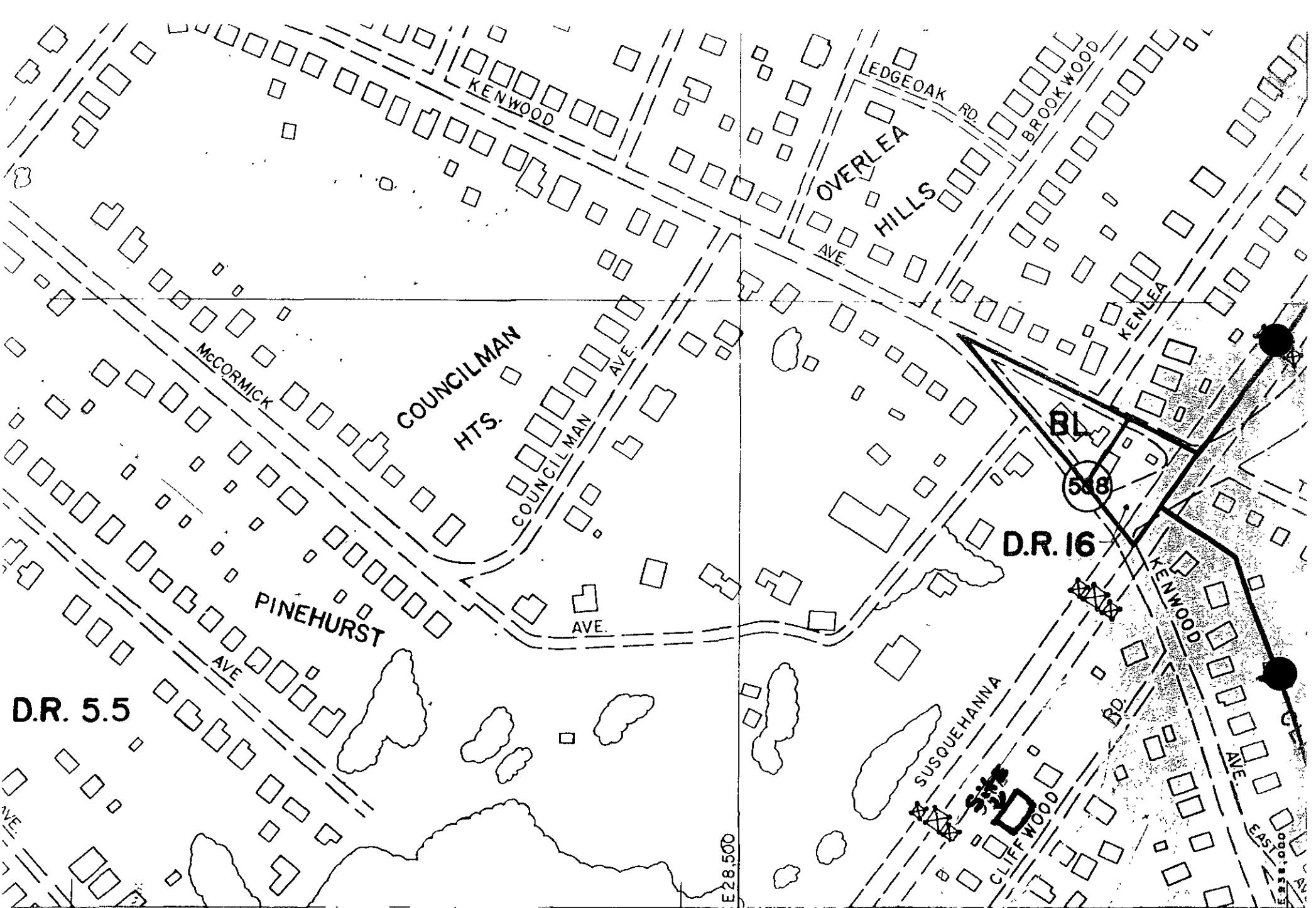


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Stephanie A. Watson, 7719 Vena Court, Pasadena, MD 21122, Petitioner.


PETER MAX ZIMMERMAN



UNTY

Attaches 25 front
30 rear
10 sides

22.5 for porch

392

SCALE

1" = 200' ±

LOCAT

NE 6 E

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4 CLIFFWOOD ROAD

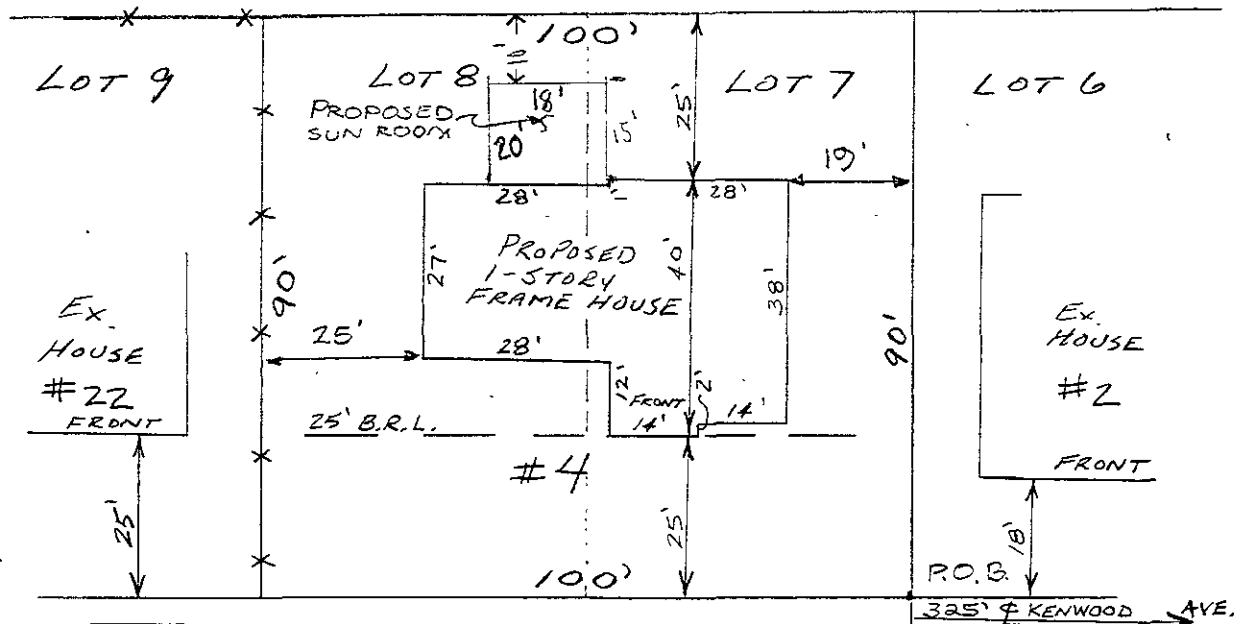
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CLIFFWOOD

plat book # 8, folio # 20, lot # 748, section #

OWNER: STEPHANIE WATSON

JUSQUEHANNA TRANSMISSION CO.



CLIFFWOOD ROAD (25' R/W, 17' PAVING)

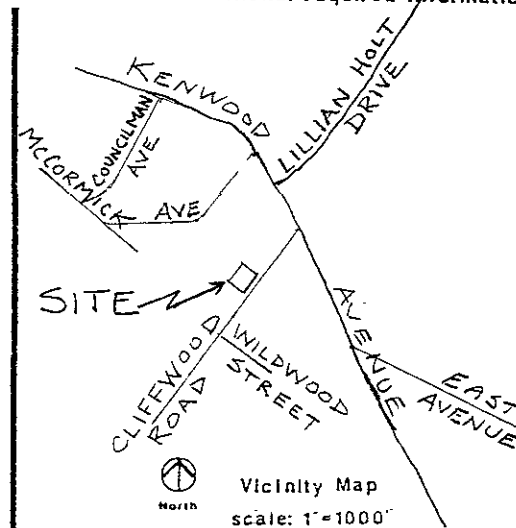


North

date: 3/10/01

prepared by: CHARLES YOUNG

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 14TH

Councilmanic District: 6TH

1"=200 scale map #: NEG-E

Zoning: DR 5.5

Lot size: 0.2066 9000
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

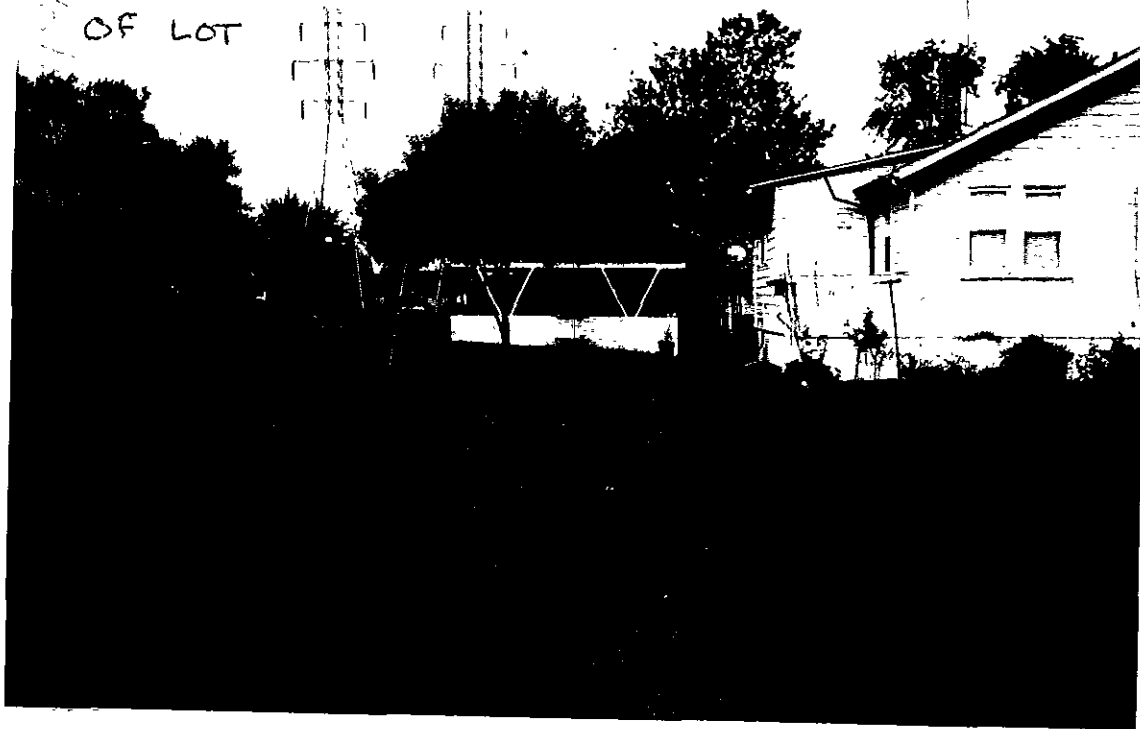
NONE

Zoning Office USE ONLY!

reviewed by: JRF ITEM #: 392 CASE #:

Plat. Ex. #1

ON RIGHT SIDE
OF LOT



LEFT SIDE
OF LOT

