

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Davis Avenue, 4000' SE
Old Court Road
2nd Election District
1st Councilmanic District
(10514 Davis Avenue)

Barbara Harris
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-398-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Barbara Harris. The variance request is for property located at 10514 Davis Avenue in the Woodstock area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (garage) with a proposed height of 18 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative 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.

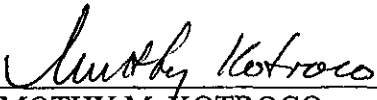
COPIES RECEIVED FOR FILING

Date 5/8/01
By R. J. [Signature]

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 8th day of May 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (garage) with a proposed height of 18 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

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
2001 5/10/01
R. J. J. J.



Baltimore County
Zoning Commissioner

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

May 8, 2001

Ms. Barbara Harris
10514 Davis Avenue
Woodstock, Maryland 21163

Re: Petition for Administrative Variance
Case No. 01-398-A
Property: 10514 Davis Avenue

Dear Ms. Harris:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10514 Davis Avenue
which is presently zoned BC-2

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) 400.1 (BCZR) to permit an existing

accessory building (garage) with a proposed height of 18 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Barbara E. Harris
Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature [Signature]

10514 Davis Avenue 410-750-1143
Address Telephone No. _____

Woodstock Maryland 21163
City State Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

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, 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. 01-398-A

Reviewed By JNP Date 4/2/01

Estimated Posting Date 4/15/01

REV 9/15/98

ORDER RECEIVED FOR FILING

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 10514 DAVIS AVE
Address
WINDSTOCK MARYLAND 21163
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):

Intending to remove existing roof on garage and replace with a barn style roof to increase storage space eliminating the need to construct additional shed type buildings.

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.

Barbara F Harris
Signature

Signature

BARBARA F HARRIS
Name - Type or Print

Name - Type or Print

of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

March 28th 2001
Date

Shirley Mae Smith
Notary Public SHIRLEY MAE SMITH
My Commission Expires Dec. 1, 2002

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 10514 DAVIS AVENUE
Address
WOODSTOCK MARYLAND 21163
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):

Intending to remove existing roof on garage and replace with a barn style roof to increase storage space eliminating the need to construct additional shed type buildings.

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]
Signature

Signature

BARBARA E. HARRIS
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland
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

March 28th, 2001
Date

Shirley Mae Smith
Notary Public SHIRLEY MAE SMITH
My Commission Expires Dec 1, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10514 Davis Avenue
which is presently zoned RC-2

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)

400.1 (BCZR) to permit an existing accessory building (garage) with a proposed height of 18 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Barbara E. Harris
Name - Type or Print _____

Barbara E. Harris
Signature _____

Name - Type or Print _____

Signature _____

10514 Davis Avenue 410-750-1143
Address _____ Telephone No. _____

Woodstock Maryland 21163
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

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. 01-398-A

REV 9/15/98

Reviewed By JNP Date 4/2/01

Estimated Posting Date 4/15/01

ZONING DESCRIPTION FOR 10514 DAVIS AVENUE

Beginning at a point on North side of Davis Avenue which is 20
~~155~~ feet wide at the distance of 4000 feet South East of the
centerline of the nearest improved intersecting street Old Court Road
which is 22 feet wide, as recorded in deed # OTG-5197, folio 354,
recorded 6/27/71 and located in the 2nd Election District,
1st Councilmanic District. (See attached metes and bounds description).

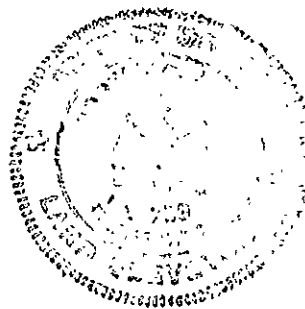
~~XXXXXXXXXX~~
01-398-A

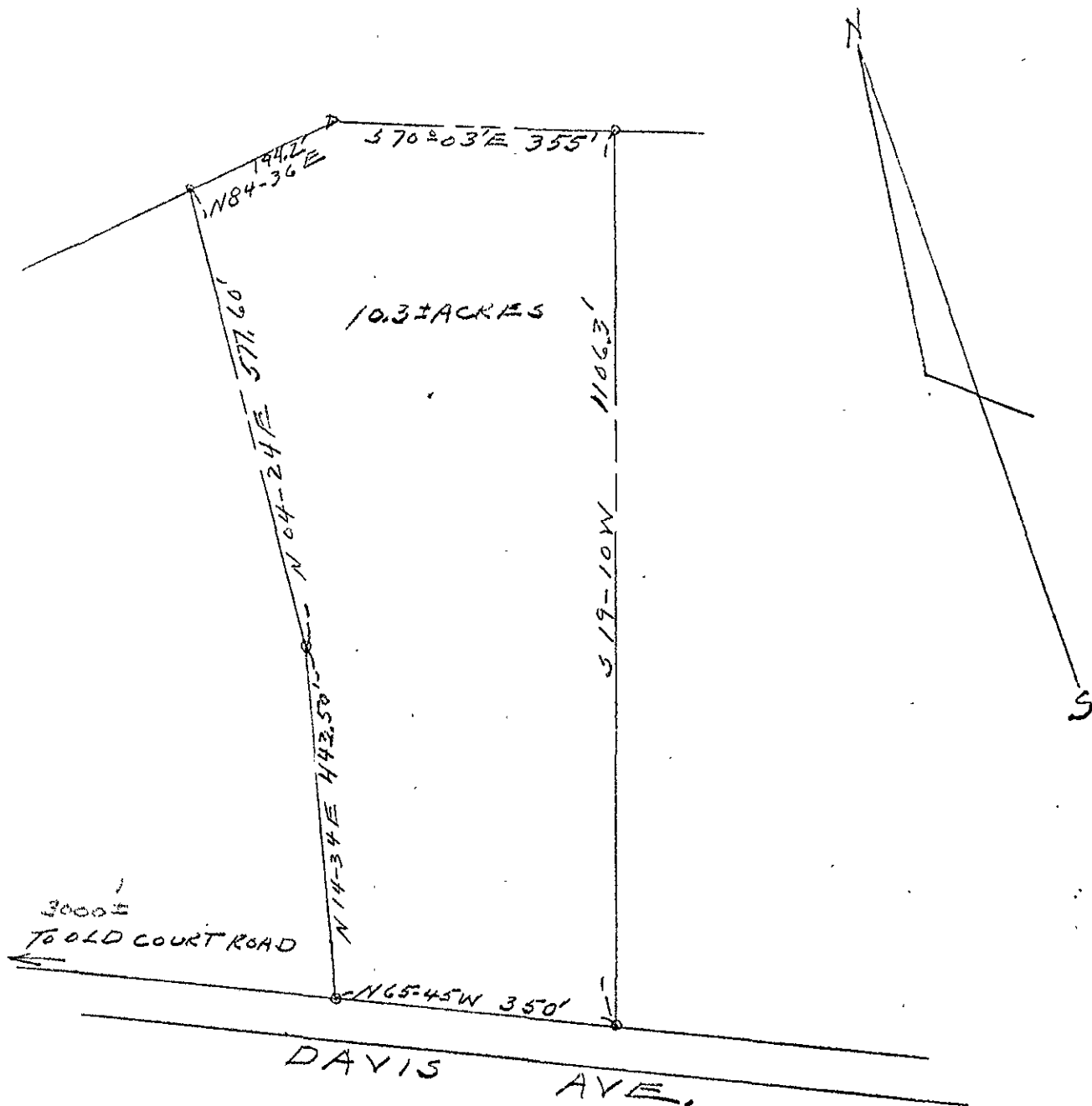
Dec. 1970

Description for a parcel of land for Mrs. Barbara Geisler, on Davis Ave.

Beginning for the same at a pipe set on the North side of Davis Ave.
North 63 degrees 25 minutes West 488.78 ft. from the end of the sixth
line of the second parcel of land described in a deed from Arthur I.
Bell and wife to Vernon Mathena and wife, dated March 15, 1946 and
recorded among the Land Records of Balto. Co. in Liber No. 1446 folio 342,
thence running along and binding on the North side of Davis Ave.
North 65 degrees 45 minutes West 350.00 ft. to a pipe now set; Thence run-
ning for lines of division North 14 degrees 34 minutes East 443.5 ft.
to a pipe, and North 04 degrees 24 minutes East 577.60 ft. to intersect
the fourth line of the above mentioned parcel; Thence running and
binding on a part of said fourth line North 84 degrees 36 minutes East
194.2 ft. to the beginning thereof; Thence running and binding on a part
of the third line of said second parcel South 70 degrees 03 minutes East
355.0 ft.; Thence running for a line of division South 19 degrees 10
minutes West 1106.3 ft. to the point of beginning.

Containing 10.3 acres more or less and being a part of the land
described as the second parcel in the above mentioned above..





Plat of a parcel of land for
 Davis Ave., Second District, Balto. Co., Md.



Scale 1 in. to 200 ft.
 Dec. 1970
 Robert C. Norris, Reg. Surveyor

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92805

DATE 4/2/01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Barbara E. Harris

FOR: 10514 Davis Avenue

01-348-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/03/2001 4/02/2001 15:48:39

REL MS05 CASHIER NOTE MED DRAWER 5

>> RECEIPT # 202163 OFLR

Dept 5 528 ZONING VERIFICATION

CR ID. 092805

Recpt Tot 50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-398-A

Petitioner/Developer: _____

Barbara E. Harris

Date of Hearing/Closing: 4-30-01

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 10514 Davis Avenue
Granite, MD

The sign(s) were posted on April 11, 2001
(Month, Day, Year)

Sincerely,

Stacy Gardner 4/11/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

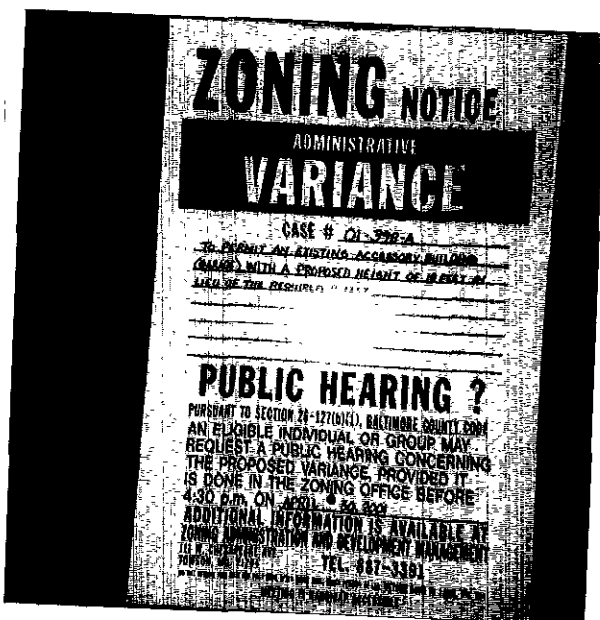
Shannon-Baum Signs, Inc.
(Address)

105 Competitive Goals Dr.
Eldersburg, MD 21784

(City, State, Zip Code)

410. 781. 4000

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 398 -A Address 10514 DAVIS AVENUE
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/2/01 Posting Date: 4/15/01 Closing Date: 4/30/01

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- 398 -A Address 10514 DAVIS AVENUE
Petitioner's Name Barbara E. Harris Telephone 410-750-1143
Posting Date: 4/15/01 Closing Date: 4/30/01
Wording for Sign: To Permit an existing accessory building (garage) with a proposed height of 18 feet in lieu of the required 15 feet.



Baltimore County
Department of Permits and
Development Management

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

April 30, 2001

Barbara E Harris
10514 Davis Avenue
Woodstock MD 21163

Dear Ms. Harris:

RE: Case Number: 01-398-A, 10514 Davis Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 2, 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. CDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



Amk
4/30/01 AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-383, 01-398, 01-399, 01-405 & 01-409

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

APR 18

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Baltimore County
Fire Department

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

April 17, 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 16, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

379, 383, 395, 396, 397, 398, 399, 400, 402, 404, 405, 406, 407,
409, and 411

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: 4.12.01

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

RE: Baltimore County
Item No. 398 JNP

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

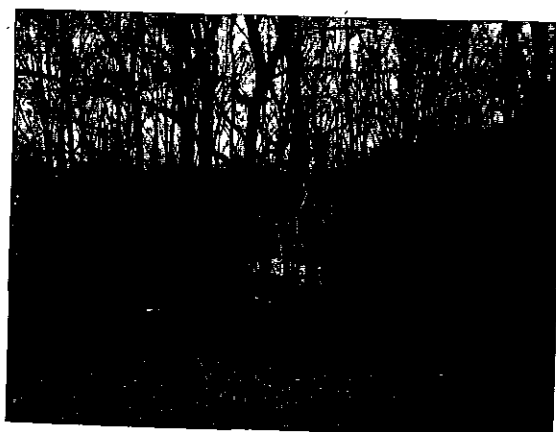
My telephone number is _____

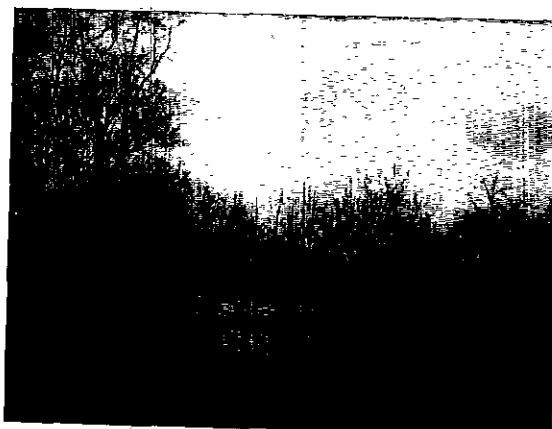
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PHOTOS

B1-398-A





01-398A



BALTIMORE COUNTY
OFFICE OF PLANNING AND
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
WOOD STOCK

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

NW 4L

R.C. 2

R.C. 2

R.C. 2

R.C. 6

R.C. 2

R.C. 2

D.R. 1

TRAILER
COURT

R.D.

N 14,000 N 14,000

N 13,000 N 13,000

N 546,000 N 546,000

← SITE

R.C. 2

R.C. 6

PRIVATE

ROADS

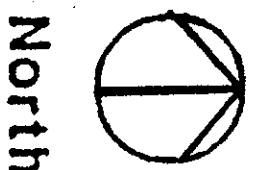
NW 4R

0-242-A

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

plat book # _____, folio # _____, lot # _____, section # _____

BARBARA E. HARRIS

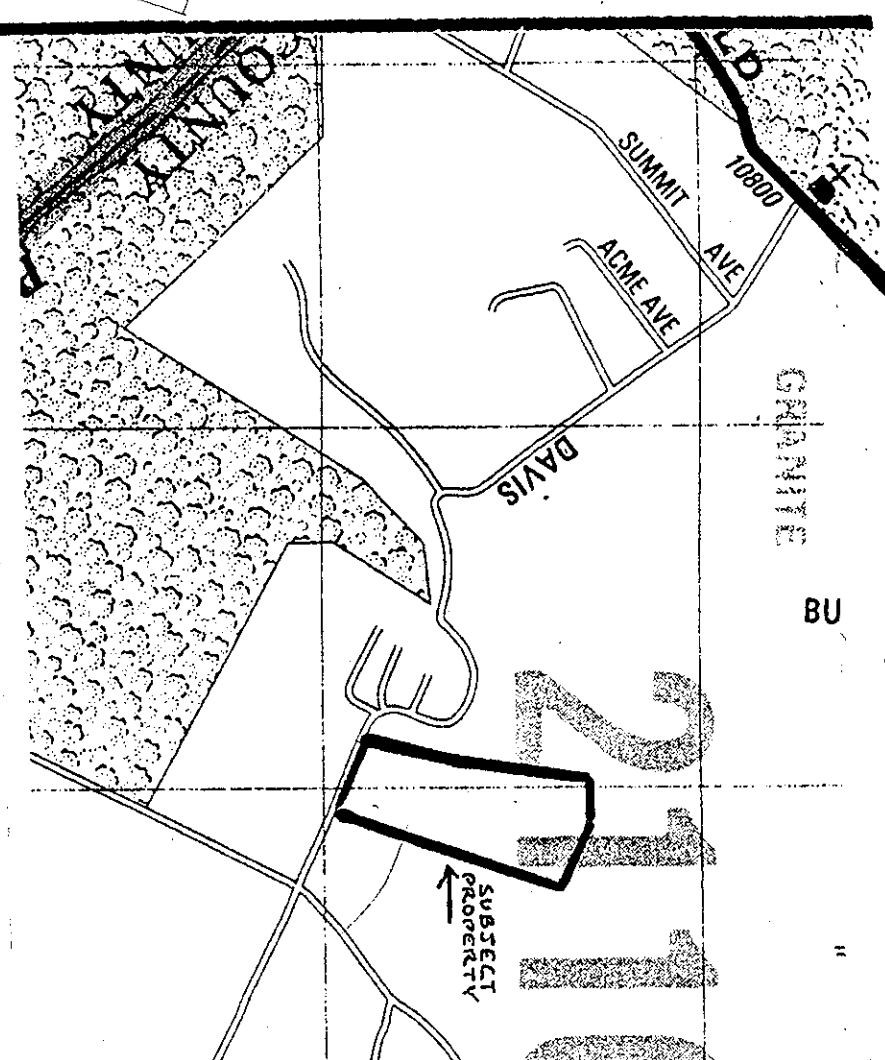


North

date: 4-01-01

prepared by: KR6

Scale of Drawing: 1" = 100'



Vicinity Map

Scale: 1"=1000'

LOCATION INFORMATION

Election District: **2**

Councilmanic District: 1

1"=200' scale map#: **NW 4L, 4K**

Zoning:

Lot size: 10.3 acreage 448,668 square feet

सूचना

square feet

public private

SEWER:

WATER:



☒

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

ALONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
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JMP

39

01-398-A