IN RE: PETITION FOR ADMIN. VARIANCE
E/S North Rolling Road,
620' N Frederick Road
1st Election District
1st Councilmanic District
(11 North Rolling Road)

Jill and Timothy Kramer Petitioners BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 01-525-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 owners of the subject property, Jill and Timothy Kramer. The variance request is for property located at 11 North Rolling Road in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (garage) to be 18 ft. in height in lieu of the maximum required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners 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 Petitioners have 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 Petitioners.

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 variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (garage) to be 18 ft. in height in lieu of the maximum required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:rai





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

Fax: 410-887-3468

July 13, 2001

Mr. & Mrs. Timothy P. Kramer 11 N. Rolling Road Catonsville, Maryland 21228

Re: Petition for Administrative Variance

Case No. 01-525-A

Property: 11 N. Rolling Road

Dear Mr. & Mrs. Kramer:

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,

Multhy Hofroco

Timothy M. Kotroco

Deputy Zoning Commissioner

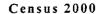
TMK:raj Enclosure

c: Mr. Frank Ambrosilo 2610 W. Woodwell Road Baltimore, MD 21222













## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at	11 N. Roll	na Rol
whiel	s presently zoned	VDEZ

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) 400,3 (BCZR) To Permit A

Proposed accessory structure (garage) to be 18 fr. in height in Lieu of the MAXIMUM 15 fr.

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:	Legal Owner(s):
Name - Type of Print / P. Kraman  Signature  V. Nocluy AD 41078826	Name-Type of Print & P. Knanga.  Signature  J. M. Knamer
Address Telephone No.	o. Name - Type or Print
City State Zip Cod	le Signature
Attorney For Petitioner:	Address Telephone No.  Coronsville MD 21228  City State Zip Code
	Address Telephone No.
Name - Type or Print	City State Zin Code
2 1 1	Representative to be Contacted:
Signature Campany	Name
Address Telephone No	Address Telephone No.
State Zip Code	e City Mo 1/00 Zip Code
egulations of Baltimore County and that the property be reposted	to be required, it is ordered by the Zoning Commissioner of Baltimore County, er of this petition be set for a public hearing, advertised, as required by the zoning
EASTE NO. 01-525-A	Zoning Commissioner of Baltimore County  Reviewed By Date 6 12 0
REV 9115198	Estimated Posting Date 6 24 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	Dublic nearing is sone	A IX AA	gard thereto.
mat the rundings, does do presently reside at	Address By 170	Rolling Rd Md	21228
	City	State	Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardsh	ip or practical difficul	ty):	· .
1) due to The archer	ecrual style	of the house be	eing a mansked style
house, it is the de	Size of The	homeowher !	27/100
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2) with having linis	=) Staroca	in the house	with No hAUING
a bosement, a ga	rage with	a second floo	r is keeded.
gril uscable store	ge SANCE W	The the style	BATHER DESTIEN,
and to have head	room, The g	Trage must be	18 12 height.
3.) The requested ,	elief is m	in man and will	oxly provide
e 7'-8' ceiling	height on	The second Klou	or.
4.) The proposed garage	ie, will not	exceed Teken	chi af the seal
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That the Affiant(s) acknowledge(s) that if a fo	ing houses	and properly	
advertising fee and may be required to provide	additional information	).	, , , , , , , , , , , , , , , , , , ,
Visithold		Aim w	,
y Vineth P. Kra	Sign	giù M. Kamer	
+ TIMOTHY P. KVAMER	ŭ	JUI M. Ku	en a Civ
Name - Type or Print	Nar	ne - Type or Print	anen
STATE OF MARYLAND, COUNTY OF BALTIM	MORÉ, to wit: N	STARY IN HOWAR	O COUNTY)
I HEREBY CERTIFY, this 7th day of of Maryland, in and for the County aforesaid, pe	JUNE	200) before me.	a Notary Public of the State
of Maryland, in and for the County aforesaid, pe	rsonally appeared		<b>2</b>
Timothy P. KRAME the Affiant(s) herein, personally known or satis	R ANO	JILL M. KR.	AMER
law that the matters and facts hereinabove set for	orth are true and con	rect to the best of his/her/t	heir knowledge and belief.
AO METALESO and hard and Add at 100 days			
AS WITNESS my hand and Notarial Seal			- A D LL
6/7/01	<u>Ju</u>	ne m. Coll	JUNE M. Cobb
Date	Notary Pub	lic	
	My Commis	ssion Expires <u> </u>	1, 2003

REV 09/15/98

# Affidavit in Support of Administrative Variance

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

competent to testify thereto in the event that a p	ublic hearing is sch	eduled in the future with reg	ard thereto.
That the Affiant(s) does/do presently reside at	11 N.	Rolling Rd	
	Address  At LTO	Md	21228
	City	State	Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardshi	p or practical difficu	ıltv):	_
1) due to The archive	ecrual style	of the house be	ing a mansked styl
house, it is the de	sing of the	homeowner to	have a matching
3 AMAGE, MANSARD ST	yled and he	ing 18 12 regain	-(
2) with having linit	E) Storage	in the house	with not having
a basement, a gar	rage with	a second floor	r is keeded.
gril ustable store	ge space "	with the style 9	Arage desired,
and to have head	HOOK, The 9	Arage must be	18 in height.
3.) The requested r	elief is m	in man and will	oxly provide
e 7'-8' ceiling	hairly as	The second floor	<b>A</b>
4) 7, 2, 2, 2, 2, 2, 3	- 1/ 1.5	pured Teken	hi af the house
le rd as shown in	the pictu	ite, selo doub	ata lower GRAD
That the Affiant(s) acknowledge(s) that if a following	INC MOUSES	and property	
advertising fee and may be required to provide a	idditional informatio	eu, Amani(s) wiii be requii: N.	ed_to pay a reposting and
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& wolf Kae	•	Chill Kaner	
A Transfer O Vision	24	gnature	
Name - Type or Print	Na Na	rme - Type or Print	KRAMER
STATE OF MARYLAND, COUNTY OF BALTIM	IODE to with	JOTARY IN HOW	ARD COUNTY)
774	T		,
HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, per	フリルミ sonally appeared	, <u>ವರಿ/</u> , before me, ಚ	a Notary Public of the State
Timothy P. KRAME the Affiant(s) herein, personally known or satisfa	R AND	Jill M. KA	RAMER
the Affiant(s) herein, personally known or satisfallaw that the matters and facts hereinabove set fo	actorily identified to orth are true and co	me as such Affiant(s), and rect to the best of his/her/th	made oath in due form of eir knowledge and belief.
AS WITNESS my hand and Notanal Seal			
6/7/01	Ju	ne m. Coth	JUNEM. COBB L 1, 2003
Date	Notary Pul	DIIC A	1 7003
	My Comm	ission Expires <u>プタスト</u>	L 1, 2003



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the propert	ty located at 11 N. Rolling Rd
	which is presently zoned $\frac{\checkmark}{}$ $\frac{\mathcal{J}}{\mathcal{R}}$ $\frac{\mathcal{J}}{\mathcal{L}}$
This Petition shall be filed with the Department of Permowner(s) of the property situate in Baltimore County and whi made a part hereof, hereby petition for a Variance from Sect proposed accessory structure (g. Lieb of The Maximum 15 fr.	its and Development Management. The undersigned, legal ich is described in the description and plat attached hereto and ion(s)  400.3 (BCZR) TO Permit A  Arage) To be 18 Fr. in height in
of the zoning regulations of Baltimore County, to the zoning lof this petition form.	law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the i, or we, agree to pay expenses of above Variance, advertising, poregulations and restrictions of Baltimore County adopted pursuant	esting etc. and further agree to and are to be bounded by the manine
	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:	<u>Legal Owner(s):</u>
Name - Type or Print Signature  A PONS VILLE MD 21228 City State Zip Code	Name - Type or Print  Signature  W. KRAMER  Name - Type or Print  Signature  Signature
Attorney For Petitioner:	# 11 N. ROLLING RD 410788263
ame - Type or Print	City State Zip Code
ignature	Representative to be Contacted:  Frack Ambrosino
ompany	Name
ddress Telephone No.	J610 W: Woodwell Ad 410 385-1946 Address Telephone No.
	BALTO. MO SIDDA
ity State Zip Code	City State Zip Code

	Zoning Commissioner of Baltimore County
CASE NO. 01-525-A	Reviewed By VL Date 6/12/01
PEU 9 15 98	Estimated Posting Date 6 24 01



BEG-INNING AT A POINT ON THE EAST SIDE OF NORTH OF NORTH PALLING RD AT A DISTANCE OF 620 FT, NORTH OF FREDERICK RD THENCE EASTERLY 300 FT, NORTHERLY 133 FT, WESTERLY 300 FT, AND THEN ALONG THE EAST SIDE OF NORTH ROLLING RD. 133 FT IN A SONTHERLY DIRECTION BACK TO THE POINT OF BEG-INNING. BEING. 91 AC, IN THE ISTELECTION DISTRICT,

\*626

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE No.  MISCELLANEOUS RECEIPT  DATE 5/12/01 ACCOUNT 00/ 006 6/50  AMOUNT \$ 50 00  RECEIVED AMBICOS///O	PAID RECEIPT  AVMENT ACTUAL  13/2001 6/12/2001  1002 CASHIER SMAT  EIPT # 176719  5 528 ZONING W  Facpt Tot  50.00 CK  Gallinore County	NATE DROBLER 2.  OF LIN  OF LIN  SOUTO  OF LIN  OF LIN
PICTRIBUTION WHITE CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S V	ALIDATION

## CERTIFICAR OF POSTING

	RE: Case No.: 01-325-A
•	Petitioner/Developer: Tim AND
	JILL KRAMER
	Date of Hearing/Closing: July 9, 2
Baltimore County Department of Permits and Development Manageme 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 nema	lties of perjury that the necessary sign(s) required by law
were posted conspicuously on the pro	perty located at # 11 NORTH ROLLING
The sign(s) were posted on	JUNE 24, 2001
	( Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
VANIANUL E	SSG ROBERT BLACK
TO PERMIT A PROPOSITION ACCOUNTS THE PROPOSITION OF	(Printed Name)
ANNOTES TO THE STATE OF THE STA	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
Park Control of the C	(City, State, Zip Code)
	(410) 282-7940
THE PROPERTY OF THE PROPERTY O	(Telephone Number)

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

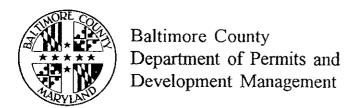
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 01-525-A
Petitioner: Timothy Kramer
Petitioner: Timothy KrameR  Address or Location: II N. Rolling Rd.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Timothy Kramer
Address: 11 N. Rolling Rd
Name: Timothy Kramere  Address: 11 N. Rolling Rd  Caronsville, Md. 21228
Telephone Number: <u>410 - 788 - 2639</u>

# BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZÖNING REVIEW

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

Case Number 01- 525 -A Address #   North Rolling RD
Contact Person: John Lewis Phone Number: 410-887-3391
Contact Person: OHO LEWIC Planner, Please Print Your Name  Filing Date: 6/24/01 Closing Date: 7/09/01
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. <b>POSTING/COST:</b> 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. <b><u>DEADLINE:</u></b> 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.
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- 525 -A Address #11 Novemant Rolling RD
Petitioner's Name TIM AND VILL ERAMER Telephone 410 788 2639
Posting Date: 6 24 01 Closing Date: 7 09 01
Wording for Sign: To Permit A PROPOSED ACCESSORY STRUCTURE (BURAGE) TO BE
18 FT. IN HEIGHT IN LIEU OF THE MAXIMUM 15 FT.
3



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

July 11, 2001

Jill M & Timothy P Kramer 11 N Rolling Road Catonsville MD 21228

Dear Mr. & Mrs. Kramer:

RE: Case Number: 01-525-A, 11 N Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 12, 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. GDZ

W. Carl Richards, Jr.

Supervisor, Zoning Review WCR: gdz

**Enclosures** 

c: Frank Ambrosiro, 2610 W Woodwell Road, Baltimore 21222 People's Counsel

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** July 18, 2001

Department of Permits & Development Mgmt.

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 9, 2001

Item Nos. 521, 522, 524, 525, and 538

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

RWB:HJO:jrb

cc: File



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

July 10, 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 July 2, 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:

521, 522, 523, 524, 525 and 538

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** July 5, 2001

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

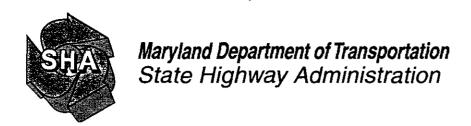
Zoning Advisory Petition(s): Case(s) 01-523 & 01-525

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 Cumphe

Section Chief:

AFK/JL:MAC



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

Date: 2,29.01

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

RE: Baltimore County

Item No. 525 ) L L

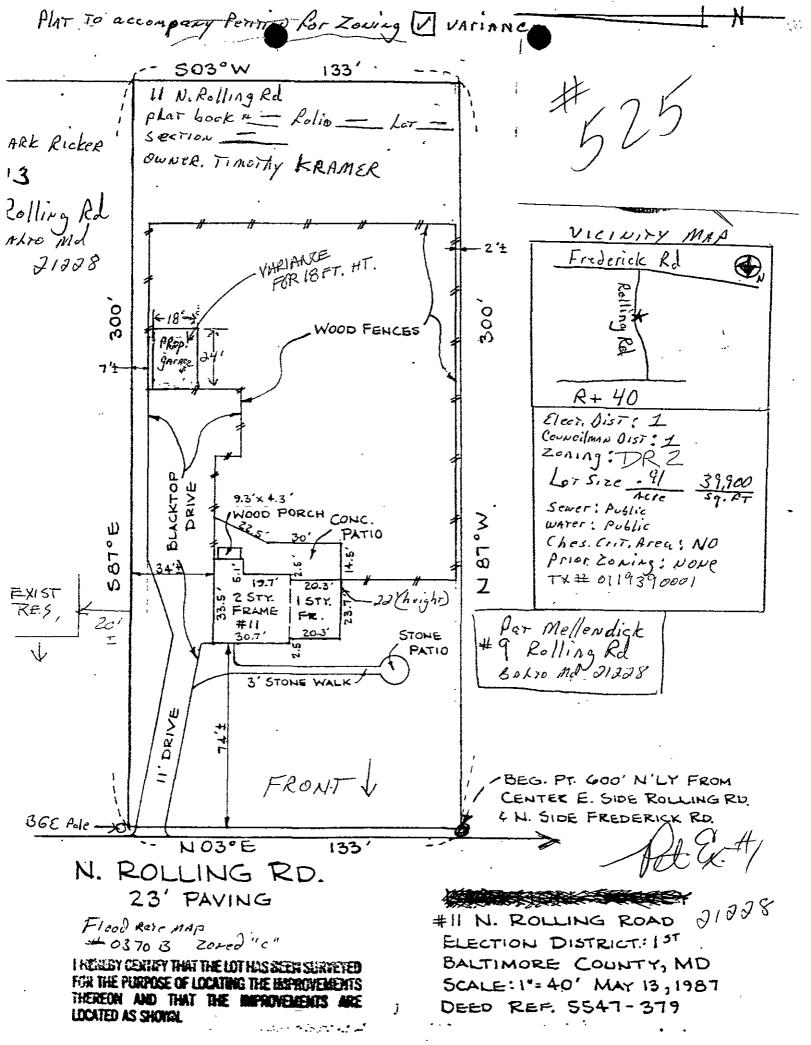
Dear. Ms. Jackson:

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,

L. J. Hadde Kenneth A. McDonald Jr., Chief Engineering Access Permits Division





625

### Frank Ambrosino

From:

"TIMOTHY KRAMER" < frontyard2@home.com>

To:

<nalcim777@msn.com>

Sent:

Monday, April 16, 2001 10:44 PM

Subject:

Second try. You do have a max file size 0f 1.5 Meg.

Frank,

Tried this once and it was too big for one email.

Tim

### P0002123.jpg



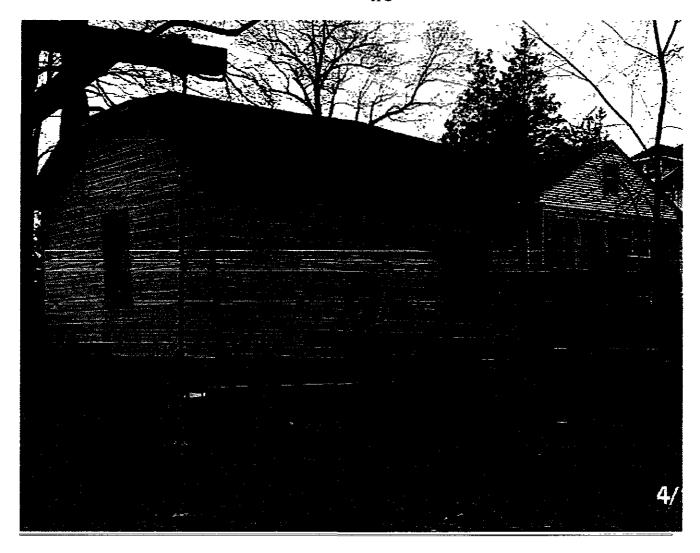
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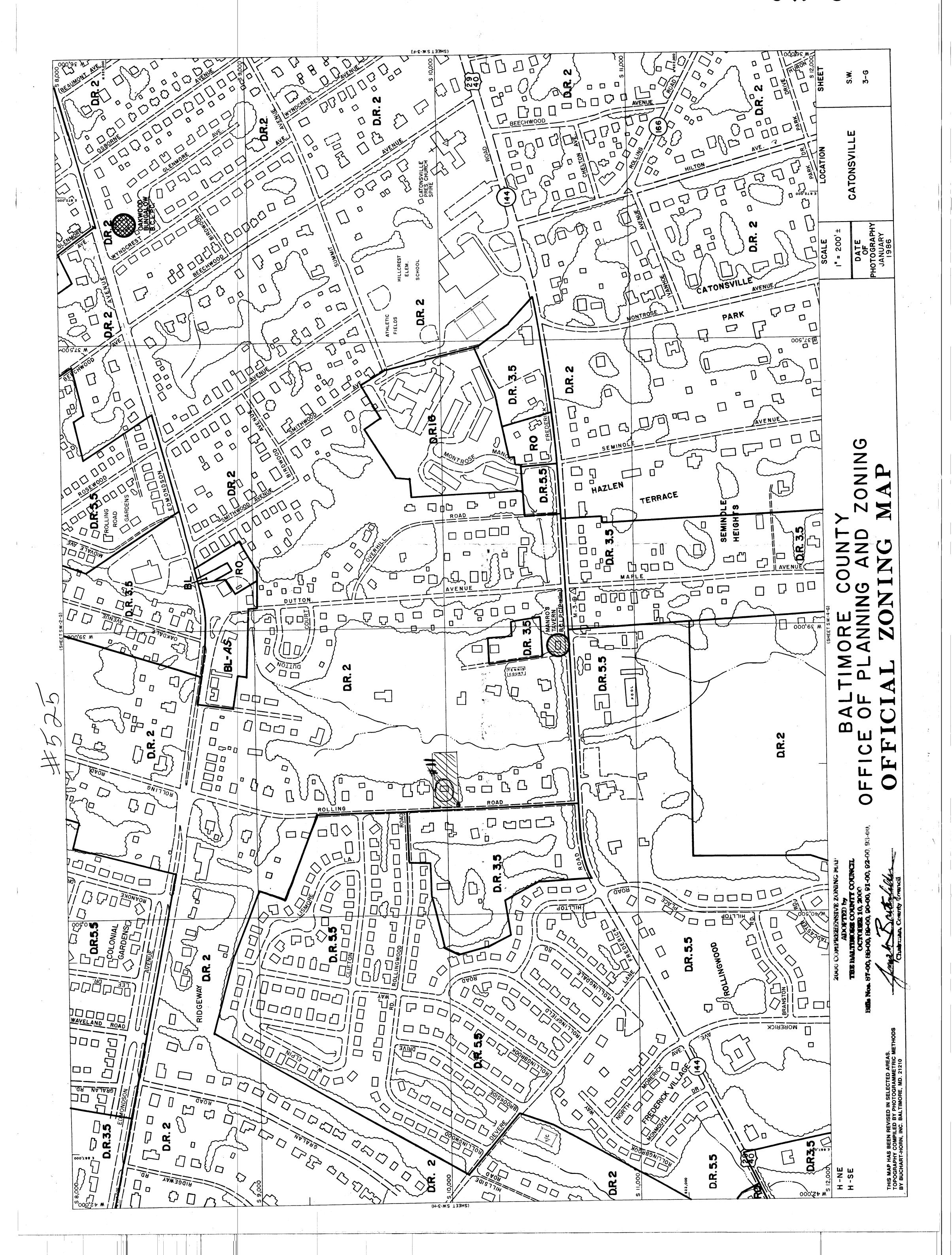


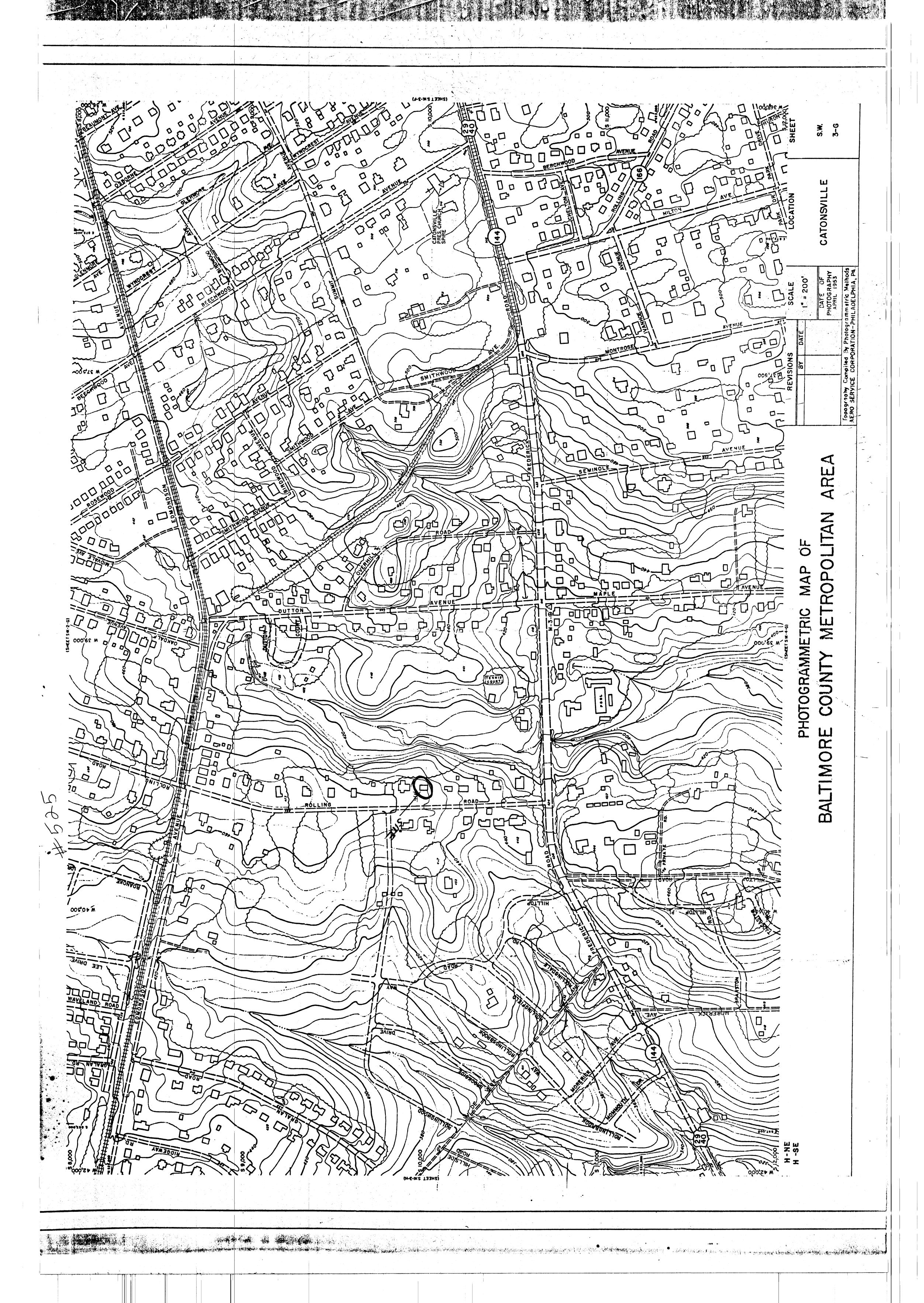
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