

IN RE: PETITION FOR VARIANCE
NW/S Rawlings Well Drive, 830' S of
the c/l Johnnycake Road
(1508 Rawlings Well Drive)
1st Election District
1st Council District

Alice L. Winston
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-069-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the property, Alice L. Winston. The Petitioner seeks relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 77.13 feet in lieu of the required 100 feet to convert a dwelling into two semi-detached apartments (existing since 1961). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Alice L. Winston, property owner, Sherman L. Spivey, and Mitchell Kellman, a representative of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property. Several residents from the surrounding community appeared as Protestants in the matter, including David and Esther Jones, and Carol Machan, adjacent property owners. Ms. Machan, John Brubaker, and Saul Smilow served as spokespersons for the group. Additionally, a Petition signed by numerous residents from the community who object to the relief was submitted at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northwest side of Rawlings Well Drive, just south of Johnnycake Road in Catonsville. The property is also known as Lot 33 of the residential subdivision known as Woodbridge Valley, and contains a gross area of 0.34 acres, more or less, zoned D.R.3.5. The property is improved with a 1½ story dwelling, which features an attached wood deck on both

ORDER RECEIVED FOR FILING
Date 10/26/01
By [Signature]

sides, and a gravel driveway that extends from Rawlings Well Drive along the front portion of the site and down the southwest side of the dwelling towards the rear of the property.

The Petitioner purchased the subject property on July 27, 2001 and is desirous of utilizing same as a two-apartment dwelling. In this regard, testimony offered by Mr. Spivey on behalf of the Petitioner was that the subject dwelling has been used as two apartments for some time. Apparently, the structure has two individual apartment units that are served by separate entrances. There is no internal connection within the dwelling from one unit to the other. They each have their own kitchen and separate heating and ventilation systems. Moreover, it was indicated that separate meters were added to serve the units in September 1991.

The historic use of this property is of particular note. Several of the Protestants, who are long-standing residents of the community, and, most specifically, Ms. Machan, disputed the use of the property. Apparently, the structure was originally built as a single family dwelling and was owned for many years by Robert and Mabel Jennings. In fact, a photocopy of a Christmas card from Mr. & Mrs. Jennings was submitted at the hearing, which bears the date December 1975, and shows a photograph of the house. At that time, the house was a typical, two-story, colonial, single family dwelling. Mr. & Mrs. Jennings died in 1988 as a result of injuries received in an automobile accident and their daughter, Jane Davis, acquired the property. In 1991, Ms. Davis made application to Baltimore County for a building permit, a copy of which was submitted into evidence. The permit indicates that approval was sought for the construction of a 26' x 23' addition to the dwelling for use as a family room. The permit was issued and a large wing was added to the rear of the structure. This addition is readily apparent in several photographs that were submitted at the hearing.

Although Ms. Davis represented to Baltimore County that the addition was to be used as a family room, Ms. Davis apparently used the extra space to support an assisted living facility for elderly residents that she was operating on the premises. It was indicated that up to 12 people resided in the dwelling for a number of years. Ultimately, through the efforts of many of the neighbors, the facility was shut down in Spring 2001. Ms. Davis then sold the property to Ms.

Winston, who bought same believing that the property could be used as two apartments. Ms. Winston now comes before me seeking approval to continue such use of the property; however, a variance is necessary, due to the width of the lot.

To a certain extent, I am sympathetic to Ms. Winston's plight. The appearance of the building would suggest that the structure has been used as a two apartment dwelling for a number of years, given the separate entrances, meters, etc. Nonetheless, Ms. Winston took title from Ms. Davis, subject to all conditions and restrictions that existed at that time. In this regard, it is clear that Ms. Davis has unclean hands. She used the property illegally for many years and misrepresented the nature of the proposed addition to Baltimore County. That she found an unsophisticated buyer in Ms. Winston is unfortunate.

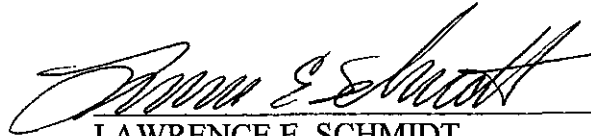
In any event, variance relief can be granted only if the requirements contained in Section 307 of the B.C.Z.R. are met. These require that the Petitioner must show that the property is unique, that a practical hardship would be suffered if relief were denied, and that there would not be detrimental impacts on the surrounding locale.

First, I do not find that the property is unique. The lot appears to be typical of other lots in this subdivision. Secondly, although it might be argued that there is some practical difficulty given the historic use of the property, it was surely self-imposed by Ms. Davis' actions. Ms. Winston is not excused from those actions as a subsequent purchaser. She acquired title to the property, subject to all rights, liabilities and restrictions that existed thereon. Finally, I do believe that the use of the property as two apartments would be detrimental to the surrounding locale. In this regard, it is clear that the surrounding community is a subdivision of single family dwellings. The multi-family use proposed here is inconsistent and out of character with the area. For all of these reasons, I must deny the variance. Although I am sympathetic to Ms. Winston's circumstance, relief cannot be granted in this case.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of October, 2001 that the Petition for Variance seeking relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 77.13 feet in lieu of the required 100 feet for the conversion of a single family dwelling into two semi-detached apartments (since 1961), in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/26/01
By [Signature]



Baltimore County
Zoning Commissioner

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

October 26, 2001

Ms. Alice L. Winston
2808 Claybrooke Drive
Windsor Mill, Maryland 21244-2014

RE: PETITION FOR VARIANCE
NW/S Rawlings Well Drive, 830' S of the c/l Johnnycake Road
(1508 Rawlings Well Drive)
1st Election District – 1st Council District
Alice L. Winston - Petitioner
Case No. 02-069-A

Dear Ms. Winston:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Carol Machan, 1510 Rawlings Well Road, Catonsville, Md. 21228
Mr. & Mrs. David Jones, 1506 Rawlings Well Road, Catonsville, Md. 21228
Mr. John Brubaker, 6 Apple Grove Court, Catonsville, Md. 21228
Mr. Saul Smilow, 5 Apple Grove Court, Catonsville, Md. 21228
Ms. Betty Ann Figue, 1514 Rawlings Well Road, Catonsville, Md. 21228
Mr. Kenneth Sperka, 1516 Rawlings Well Road, Catonsville, Md. 21228
Ms. Evelyn C. McLeod, 7205 Pinecrest Road, Catonsville, Md. 21228
Ms. Rose Holsey, 1 Prince William Court, Catonsville, Md. 21228
Ms. Becky Weaver, 1505 Rawlings Well Road, Catonsville, Md. 21228
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1508 Rawlings Well Drive

which is presently zoned D.R. 3.5

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) 402.1 to permit a lot width of

77.13 ft. in lieu of the required 100 ft. to convert a dwelling into two existing (since 1961) semi-detached apartments.

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

I recently purchased this home only because it has an In Law Suite.

The property has two separate Electric Meters, one per unit.

Has two separate heating systems, one per unit.

Have two separate entrances, two per unit.

Have two separate Kitchens, one per unit.

Have two separate desks, one per unit.

It also has Living room, Dining room quarters, one each per unit.

This property has eight bedrooms, one unit has four bedrooms and the other unit has two bedrooms.

If I were to breach the settlement contract at this time, I would lose a great deal of money and face a serious hardship

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

Case No. 02-069-A

REV 9/15/98

Legal Owner(s):

Alice L. Winston

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Alice L. Winston

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 8/16/01

ORDER RECEIVED FOR FILING

Date 8/26/01

By [Signature]

ZONING DESCRIPTION

Zoning Description For 1508 Rawlings Well Drive

Beginning at a point on the **Northwest** side of **Rawlings Well Drive**, which is 60 feet wide at the distance of 830 feet south of the centerline of the nearest improved intersecting street **Johnnycake Road**, which is 60 feet wide. * Being Lot # 34, Block X, Section # 4, Plat 4 in the subdivision of **Woodbridge Valley** as Recorded in Baltimore County Plat **Book # 35, Folio # 108**, Containing **14630 Square feet**. Also known as **1508 Rawlings Well Drive** and located in the 1st Election District, 1st Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4173

DATE 8/16/01 ACCOUNT R001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Alice Winston

FOR: Zoning Variance
Ali

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 069

PAID RECEIPT

PAYABLE TO: ALICE WINSTON TIME: 08/16/2001 09:49:43
BY: MS05 CASHIER WSTE NES DRAWER 5
RECEIPT # 220360 OFLN
DATE: 8/16/01 5 528 ZONING VERIFICATION
CASE NO. 000173

Rec'd To: 50.00
From: 00.00 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: #02-069-A
1508 Rawlings Well Drive
W/S Rawlings Well Drive, 830'
S centerline Johnnycake Road
1st Election District
1st Councilmanic District
Legal Owner(s):

Alice L. Winston
Variance: to permit a lot width of 77.13 feet in lieu of the required 100 feet to convert a dwelling into two existing (since 1961) semi-detached apartments.

Hearing: Thursday, September 27, 2001 at 9:00 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.

JT/9/889 Sept. 11 C492984

CERTIFICATE OF PUBLICATION

9/13, 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 9/11, 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.: 02-069-A

Petitioner/Developer: _____

ALICE L. WINSTON

Date of Hearing/Closing: 9/27/01

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 _____

1508 RAWLINGS WELL DR

The sign(s) were posted on _____

9/12/01

(Month, Day, Year)

Sincerely,

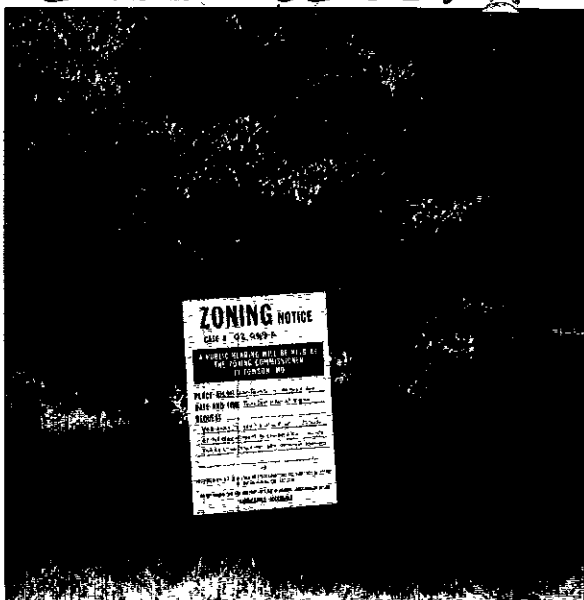
Richard E. Hoffman 9/12/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



1508 RAWLINGS WELL DR.

POSTED 9/12/01

Richard E. Hoffman

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: 02-069-A

Petitioner: ALICE L WINSTON

Address or Location: 1508 Rawlings-Well Drive

Eatonville, Maryland 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alice L. Winston

Address: 2808 Claybrooke Drive

Windsor Mill, Maryland 21244

Telephone Number: (410) 944-8445

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 11, 2001 Issue – Jeffersonian

Please forward billing to:
Alice L Winston
2808 Claybrooke Drive
Windsor Mill MD 21244

410 944-8445

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: 02-069-A
1508 Rawlings Well Drive
W/S Rawlings Well Drive, 830' S centerline Johnnycake Road
1st Election District – 1st Councilmanic District
Legal Owner: Alice L Winston

Variance to permit a lot width of 77.13 feet in lieu of the required 100 feet to convert a dwelling into two existing (since 1961) semi-detached apartments.

HEARING: Thursday, September 27, 2001 at 9:00 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

August 29, 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: 02-069-A
1508 Rawlings Well Drive
W/S Rawlings Well Drive, 830' S centerline Johnnycake Road
1st Election District – 1st Councilmanic District
Legal Owner: Alice L Winston

Variance to permit a lot width of 77.13 feet in lieu of the required 100 feet to convert a dwelling into two existing (since 1961) semi-detached apartments.

HEARING: Thursday, September 27, 2001 at 9:00 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: Alice L Winston, 2808 Claybrooke Drive, Windsor Mill 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 12, 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
pdmlandacq@co.ba.md.us

September 21, 2001

Alice L Winston
2808 Claybrooke Drive
Windsor Mill MD 21244-2014

Dear Ms. Winston:

RE: Case Number: 02-069-A, 1508 Rawlings Well Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 15, 2001

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2001
Item No. 069

The Bureau of Development Plans Review has reviewed the subject zoning item.

The issue of on-site parking should be addressed.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

September 4, 2001

RECEIVED SEP 05 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 August 27, 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:

027, 056, 058, 060, 061, 062, 065, 068, 069

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: James H. Thompson, Supervisor
Code Enforcement Division
Department of Permits & Development Management

DATE: August 12, 2003

FROM: Lawrence E. Schmidt
Zoning Commissioner



SUBJECT: PETITION FOR VARIANCE
NW/S Rawlings Well Drive, 830' S of the c/l Johnnycake Road
(1508 Rawlings Well Drive)
1st Election District – 1st Council District
Alice L. Winston – Petitioner
Case No. 02-069-A

Enclosed please find a letter I received from Ms. Margaret Smilow, an adjacent/nearby property owner, regarding the subject property. As noted therein, this property was the subject of prior zoning Case No. 02-069-A in which I denied variance relief to the property owner to allow the conversion of an existing single-family dwelling to two semi-detached apartments. Ms. Smilow indicates that a second family moved into the property sometime last year, which is in violation of my Order.

Please arrange to have someone investigate this matter and advise her of your findings. Thank you for your attention in this matter.

LES:bjs

Enclosures

cc: Ms. Margaret Smilow

5 Apple Grove Court, Catonsville, Md. 21228

✓
File

hsp
9/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 5, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-056, 02-057, 02-062, & 02-069

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. Law

AFK/JL:MAC

SEP - 5



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.5.01

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

RE: Baltimore County
Item No. 0049 13R

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,

K.A. 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
1508 Rawlings Well Drive, W/S Rawlings Well Dr,
830' S of c/l Johnnycake Rd
1st Election District, 1st Councilmanic

Legal Owner: Alice L. Winston
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-69-A

* * * * *

ENTRY OF APPEARANCE

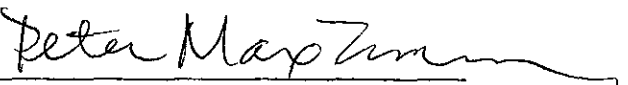
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 September, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Alice L. Winston, 2808 Claybrooke Drive, Windsor Mill, MD 21244, Petitioner.


PETER MAX ZIMMERMAN

Woodbridge Valley

Improvement and Civic Association, Inc.

P.O. Box 3197

Catonsville, Maryland 21228

September 27, 2001

Mr. Lawrence Schmidt
Zoning Board Commissioner
401 Bosley Ave.
Towson Maryland 21204

Mr. Schmidt,

Re: Case # 02-069-A

Request: Variance to permit a lot width of 77.13 feet in lieu of the required 100 feet to convert a dwelling into two existing (since 1961) semi-detached apartments.

The Woodbridge Valley Improvement and Civic Association request that this variance not be allowed for the following reasons;

1. This is a residential community with single home dwellings. There are no apartment or semi-detached buildings.
2. We have no record of the request to change the dwelling into two semi detached homes in 1961 as stated in this request.
3. This house was owned by Bob & Mabel Jennings from early 1970s to August 1988 when they were killed in an automobile accident. The house was not separated into semi-detached houses while they resided there.
4. The home was vacant for one year after the deaths. Their daughter, Jane Davis, then occupied and later used the house as an assistant living facility. An addition was made. We have found that the permit requested an addition of a family room when in fact 3 small rooms were erected. We believe it was used as part of the assisted living arrangements. Later the house went into foreclosure..

We work very hard to maintain the beauty and integrity of our community. Allowing this conversion into two semi-detached apartments undermines the work we have done for over 30 years.

We thank you very much for your consideration of our request for the denial of this variance.



Tina Brown
President
Woodbridge Valley Improvement & Civic Association

File

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
THOMAS P. DORE
MICHAEL T. PATE
STACIE D. TRAGESER

ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE
TOWSON, MD 21204

FAX 410-823-7530

* ALSO ADMITTED TO D. C. BAR

January 21, 2002

Zoning Commissioner of Baltimore County
400 Washington Avenue
Towson, MD 21204

RE: 11100 York Road
Wight Avenue Development, LLC
No. 02-069-A

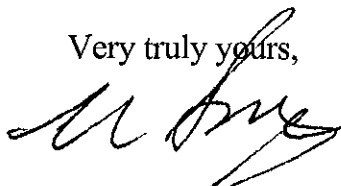
JAN 23

Dear Sir or Madam:

"withdrew" Please be advised that my client, Miner's Management/Gary Rissling, requests a dismissal of the above captioned matter, and that the hearing scheduled for January 30th, 2002 be cancelled.

Thank you for your attention to this matter. If you have any questions, do not hesitate to contact my office.

Very truly yours,



F. VERNON BOOZER

cc: Mr. Gary Rissling
Mr. Pat Ciarlo, GWS Assoc., Inc.
0121gab12

PLEASE PRINT CLEARLYPETITIONER(S) SIGN-IN SHEETNAME

Alice L. Winston
Sherman L. Spivey
Mitch Kellman

ADDRESS

2808 Claybrooke Drive
7014 Upper Mills Cir Cotonsville mo 21228
200 E. Pennsylvania Ave Towson, MD 21286



We, the undersigned, are residents of Woodbridge Valley in the neighborhood of Rawlings Well Road. We ask that the Zoning Board deny the request for a variance in Case # 02-069-A, for a Variance to permit a lot width of 77.13 ft in lieu of the required 100 ft to convert a dwelling into two semi-detached apartments at 1508 Rawlings Well Road.

This variance would allow a two family home to be created in a neighborhood which has always consisted of only single family homes. We believe this is detrimental to our neighborhood, and do not want to create this precedent.

	Signature	Name (print)	Address	Date
1		KIM HARVIN, JR	1515 Rawlings Well Dr	9/22/01
2		MARGARET J. Czebota	1509 RAWLINGS Well Rd	9/22/01
3		John B. Czebota	1509 RAWLINGS Well Rd	9/22/01
4		DOUGLAS HOLSEY	1 PRINCE WILLIAM CT.	9/22/01
5		ROSE HOLSEY	1 PRINCE WILLIAM CT.	9/22/01
6		AHMED MOIZ	1522 RAWLINGS Well	9/22/01
7		Kim Moyd	3 Prince William Ct.	9/22/01
8		Charles Moyd	3 Prince William Rd	9/22/01
9		David Lewis	1507 Rawlings Well Rd	9-22-01
10		MARY Lou Young	7213 Pinecrest Rd	9/23/01
11		Lee Bepko	7211 PineCrest Rd	9/23/01
12		Stephen Bepko	7211 PINECREST Rd	9/23/01
13		ROLAND J. GRIMM	7208 PINECREST RD	9/23/01
14		Dorothy Habersham	7209 Pinecrest	9/23/01
15		MARGARET EDER	7206 PINECREST Rd	9/23/01

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	Signature	Name (print)	Address	Date
1	<i>J. William Eder</i>	J. WILLIAM EDER	7206 PINECREST RD	9/23/01
2	<i>Joan Pyle</i>	JOAN PYLE	7204 PINECREST RD	9/23/01
3	<i>Evelyn C. McLeod</i>	EVELYN C. McLEOD	7205 Pinecrest Rd	9/23/01
4	<i>Betty T. McLeod</i>	BETTY T. McLEOD	7205 PINECREST RD	9/23/01
5	<i>Dawn Smith</i>	Dawn Smith	7111 Pine Crest Rd	9/23/01
6	<i>Iviah S. Dotson</i>	Iviah S. DOTSON	1513 Rawlings Well Rd	9/23/01
7	<i>Anna J. Dotson</i>	Anna J. Dotson	1513 Rawlings Well Rd	9/23/01
8	<i>Stephanie P. Brown</i>	Stephanie P. Brown	7202 Pinecrest Rd	9/23/01
9	<i>Betty/Bob Figue</i>	Betty + Bob FIGUE	1514 Rawlings Well Rd	9/25/01
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	Signature	Name (print)	Address	Date
1	Carol Machan	CAROL MACHAN	1510 RAWLINGS Well	9/18/01
2	Tim Lynch	TIM LYNCH	1503 RAWLINGS Well	9/18/01
3	Margaret Lynch	Margaret Lynch	1503 Rawlings Well Rd	9/18/01
4	Ida M. Devese	IDA M. DEVESE	1505 RAWLINGS Well Rd	9/18/01
5	Ken Sperka	KEN SPERKA	1516 RAWLINGS Well Rd	09/22/01
6	David Jones	David Jones	1506 Rawlings Well	9/22/01
7	JAMES R. JENNINGS	James R. Jennings	4 PRINCE Wm Ct	9/22/01
8	MARY JOAN JENNINGS	Mary Joan Jennings	4 PRINCE WILLIAM CT	9/22/01
9	Mildred Chee	Mildred Chee	6 Prince William Ct	9/22/01
10	Vivian A. Smith	VIVIAN A. Smith	7 Prince Wm Ct	9/22/01
11	Odessa V. Jackson	ODESSA V. Jackson	5 PRINCE Wm. Ct.	9/22/01
12	James H. Jackson	JAMES H. JACKSON	5 PRINCE Wm. Ct.	9/22/01
13	Bruce Gregg	BRUCE GREGG	1511 RAWLINGS Well Rd	9/22/01
14	Mary H. Wrotten	MARY H. WROTEN	RAWLINGS Well Rd. 1517	9/22/01
15	Barbara A. Harvin	BARBARA HARVIN	1515 Rawlings Well Rd	9/22/01

Case Number 02-069-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

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	Signature	Name (print)	Address	Date
1	Carole Jones	Carole Jones	21228 7202 Inwood Ave.	9/22/01
2	Grace Grantland	GRACE GRANTLAND	21228 7200 Inwood Ave	9/22/01
3	William M. Ferenc	WILLIAM M. FERENC	21228 7200 Inwood Ave	9/22/01
4	Thomas H Birkett	THOMAS H BIRKETT JR	7204 Inwood Ave	9/23/01
5	Maxine Birkett	MAXINE BIRKETT	7204 Inwood Ave	9/23/01
6	Jay Patel	Jay Patel	7201 Inwood Ave	9/26/01
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	Signature	Name (print)	Address	Date
1	S. C. Bahl	SATISH C. BAML	2 APPLE GROVE CT.	9/21/01
2	Edwina Smith	EDWINA SMITH	4 APPLE GROVE CT	9/21/01
3	Mary J. Brubaker	MARY J. BRUBAKER ^{WATSON}	6 APPLE GROVE CT.	9/22/01
4	Saul Smilow	SAUL SMILOW	5 APPLE GROVE CT	9/22/01
5	John Brubaker	JOHN BRUBAKER	6 APPLE GROVE CT.	9/22/01
6	Margaret Smilow	Margaret Smilow	5 Apple Grove Ct	9/22/01
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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

John R. Ring
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B086389 CONTROL #: MR DIST: 01 PREC: 02
DATE ISSUED: 03/28/91 TAX ACCOUNT #: 1600007945 CLASS: 04

PLAN#: CONST PLOT: 1 R PLAT DATA ELEC YES PLUM YES
LOCATION: 1508 RAWLINGS WELL DR
SUBDIVISION: WOODBRIDGE VALLEY

OWNERS INFORMATION

NAME: JENNINGS, JAMES & MABEL
ADDR: 1508 RAWLINGS WELL DR BALTO, MD 21228

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK:

CONST ADD ON REAR OF SFD TO BE USED AS
FAMILY ROOM. 26 X 23 = 598SF.

Revised to Change from no Plg to yes Plg.

BLDG. CODE: 1 AND 2 FAM. CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD & ADD
18,000 EXISTING USE: SFD

TYPE OF IMPRV. ADDITION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 077/077X190/190

FRONT STREET

SIDE STREET

FRONT SETB: NC

SIDE SETB: NC/NC

SIDE STR SETB:

REAR SETB: 70

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

Subject Photo Page

Borrower/Client WINSTON

Property Address 1508 RAWLINGS WELL DRIVE

City CATONSVILLE

County BALTIMORE

State MD

Zip Code 21228

Lender FIRST UNION MORTGAGE CORP.

Subject Front

1508 RAWLINGS WELL DRIVE

Sales Price

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location

View

Site

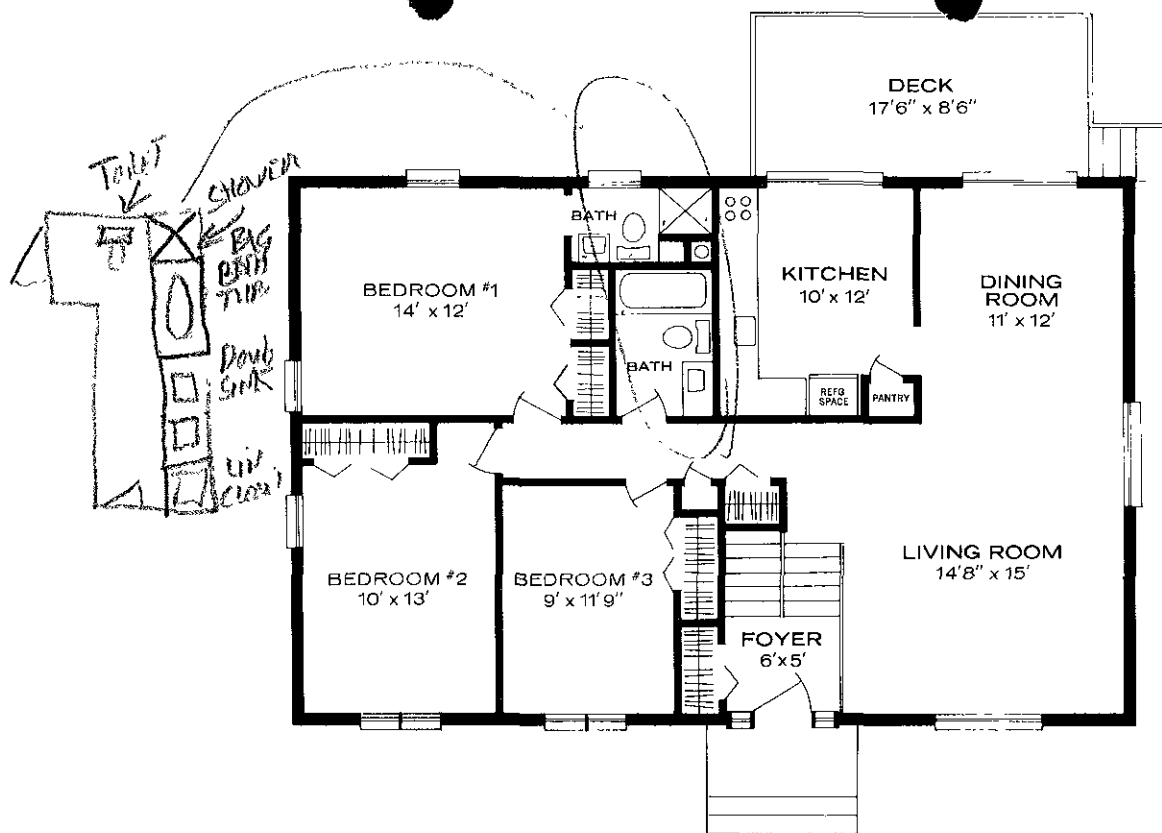
Quality

Age

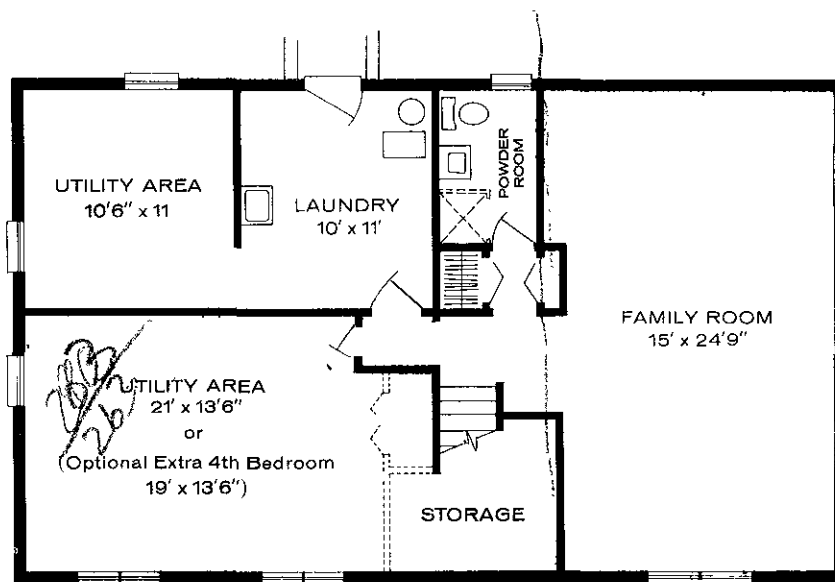


Subject Rear





UPPER LEVEL (1,225 sq. ft.)



LOWER LEVEL (1,139 sq. ft.)

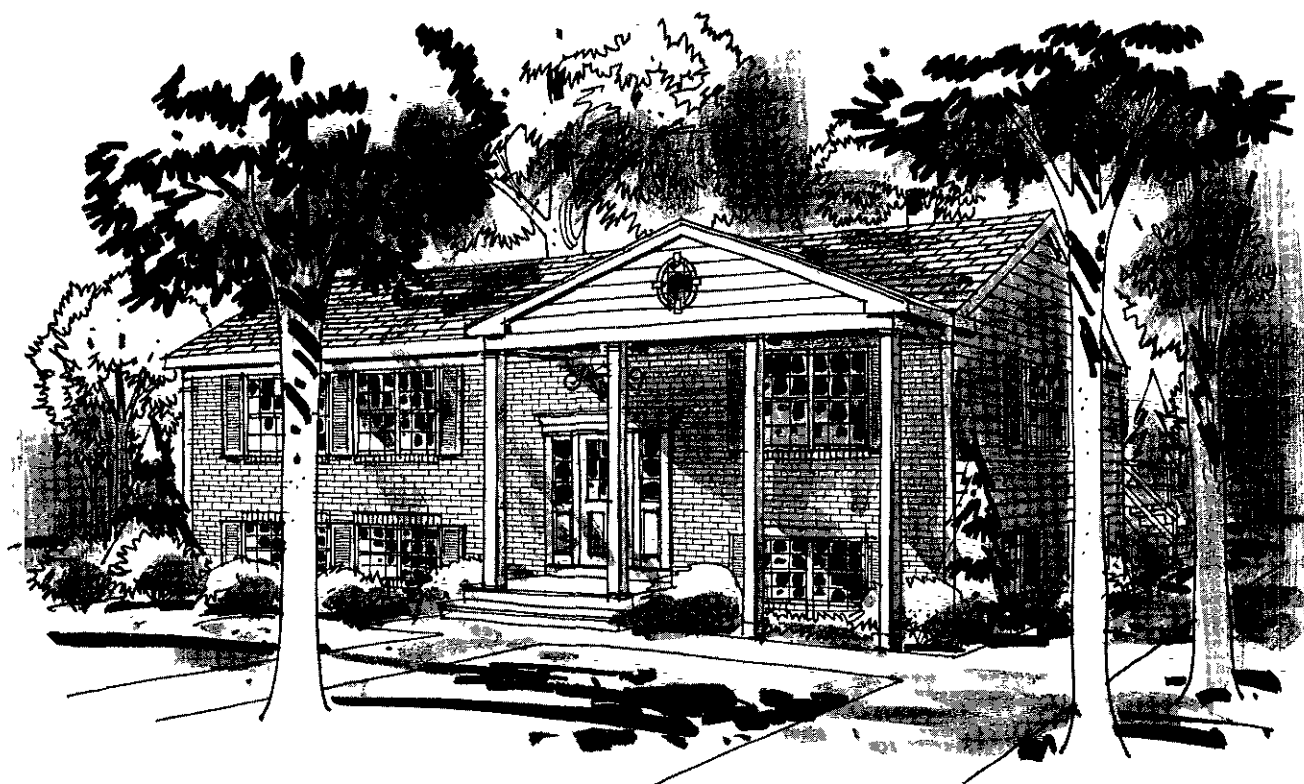
Dimensions approximate. See sales representative for detailed plans.

3 bedrooms / 2½ baths / finished family room

1200-1400 block
North Rolling Road,
off Route 40 West
Phone: 747-3222

MONUMENTAL PROPERTIES, INC.
a subsidiary of Monumental Corporation

Woodbridge Valley



Rediscover the quiet dignity of Colonial living in this Woodbridge Valley 3-bedroom bi-level. The upper level is zoned for privacy, with sleeping quarters and living quarters at opposite ends of the house. Three bedrooms, with large closets. One bathroom with tub and built-in vanity; the other with shower. The kitchen, with efficient L-shaped work space and ample eat-in area, is a homemaker's dream. In the dining room, sliding glass doors open to the sundeck. The living room, exceptionally

well-proportioned, will accommodate a variety of interesting furniture groupings. Downstairs: a completely finished family room with handsome pre-finished wood paneling. A laundry room. A huge walk-in closet. Powder room, just off the family room, includes rough-in plumbing to accommodate a future shower. Note, too, the huge storage area with plenty of room left over for a fourth bedroom when the need arises. The Drew is quite a home. It could be *your* home.

Please see floor plans on reverse side

Photos of 1508 Rawlings Well Road

3/8/1987



December
1975



season's greetings from
our house to your house



Mabel
&
Bob



Photos of
1508 Rawlings
Well Road

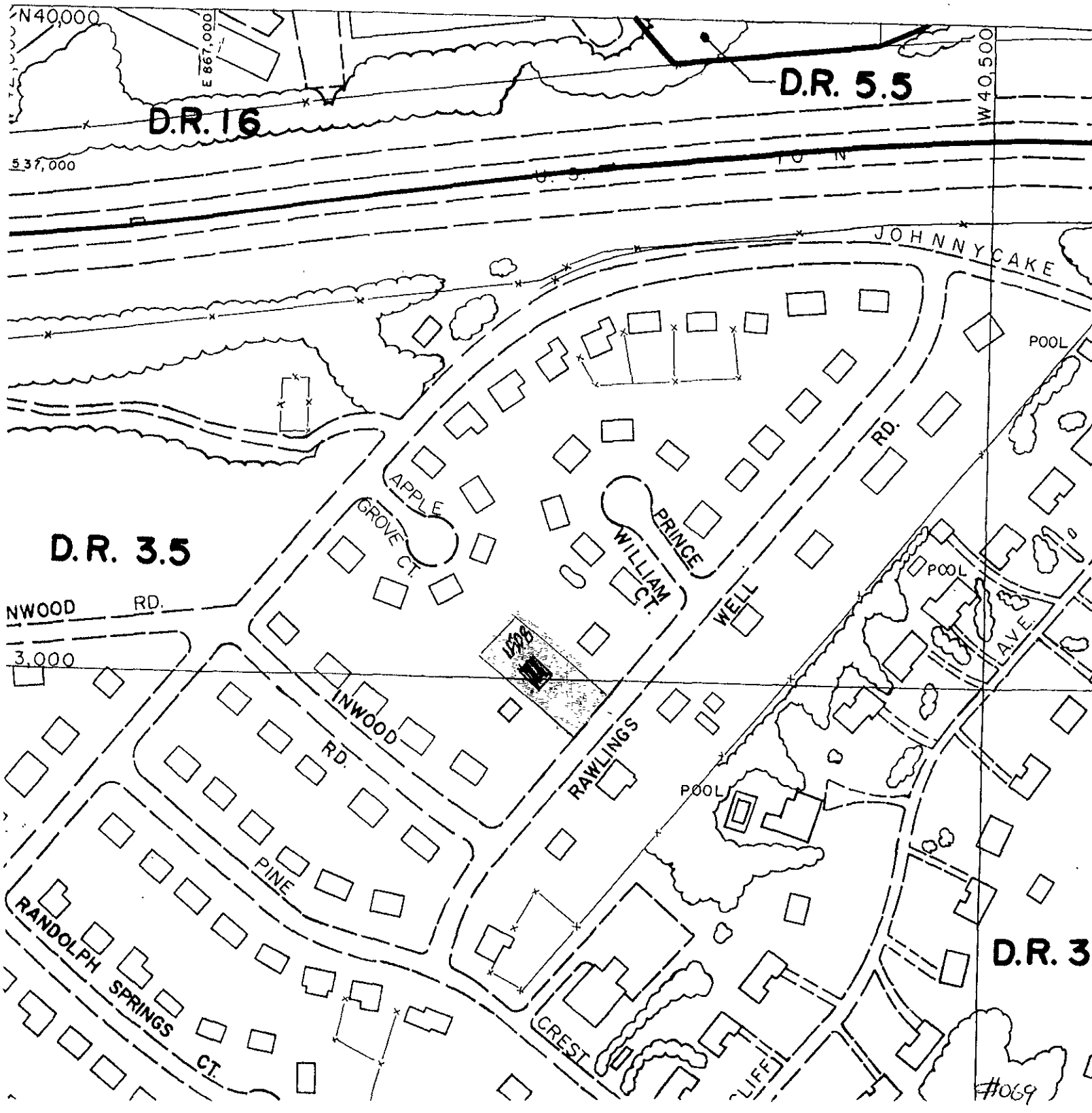
9/16/2001





NW 16

1" = 200'



Petition to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1508 Rawlings Well Drive, Catonsville, MD 21228

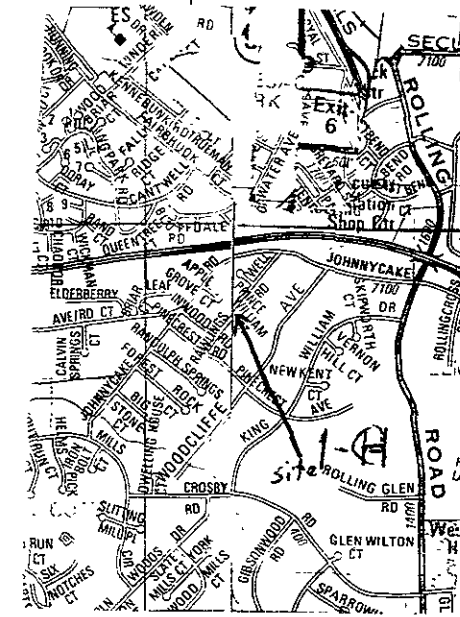
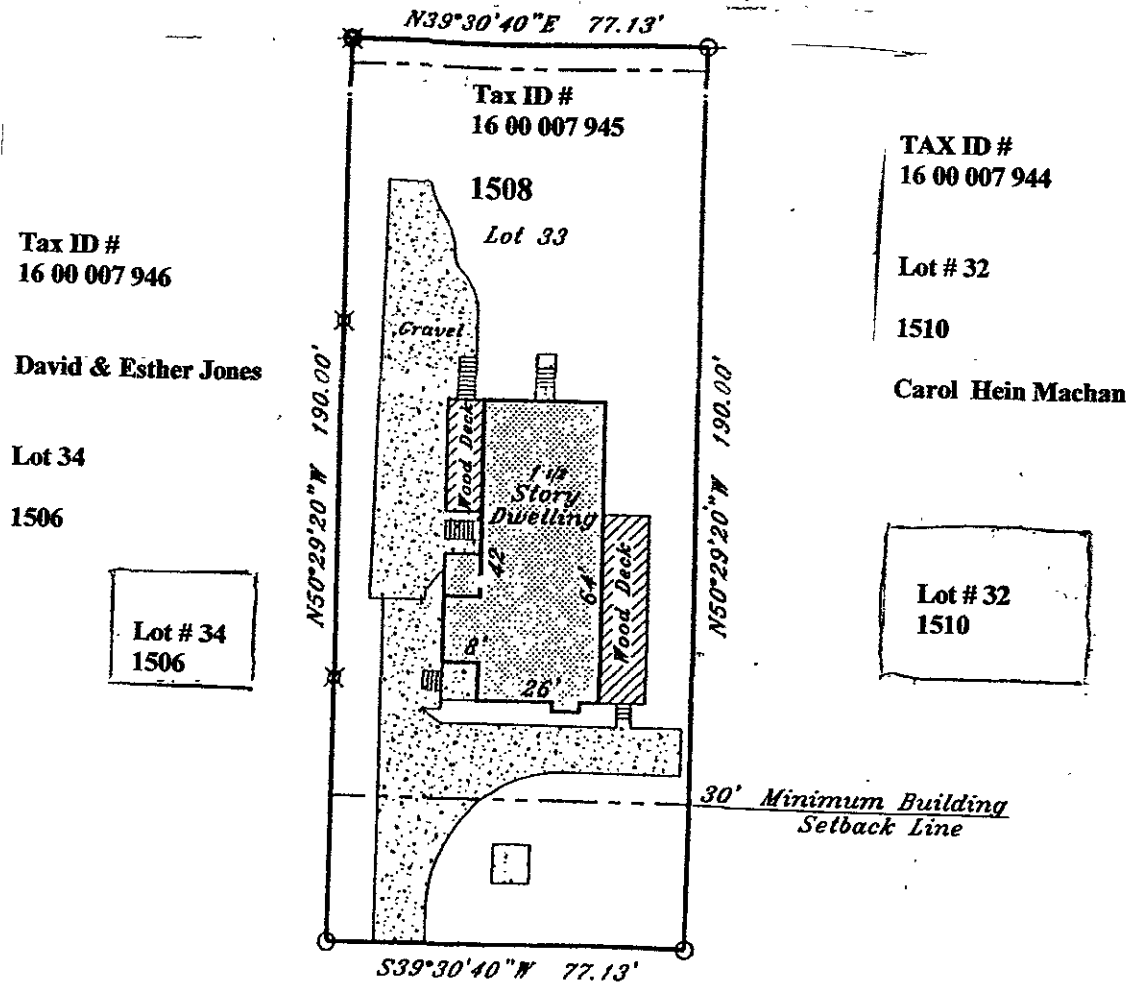
Subdivision name: WOODBIDGE VALLEY

plat book # 35, folio # 108, lot # 33, section # 4

OWNER: Alice L. Winston

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

-15-



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: **1**

Councilmanic District: **1**

1"=200' scale map #: **NW 1 G**

Zoning: **D.R. 3.5.**

Lot size: **0.34** **14,630**
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: **NONE**

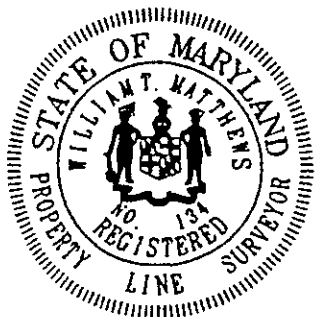
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

SK

069

02-069-A



Location Drawing
Scale: 1" = 40'

RAWLINGS WELL DRIVE

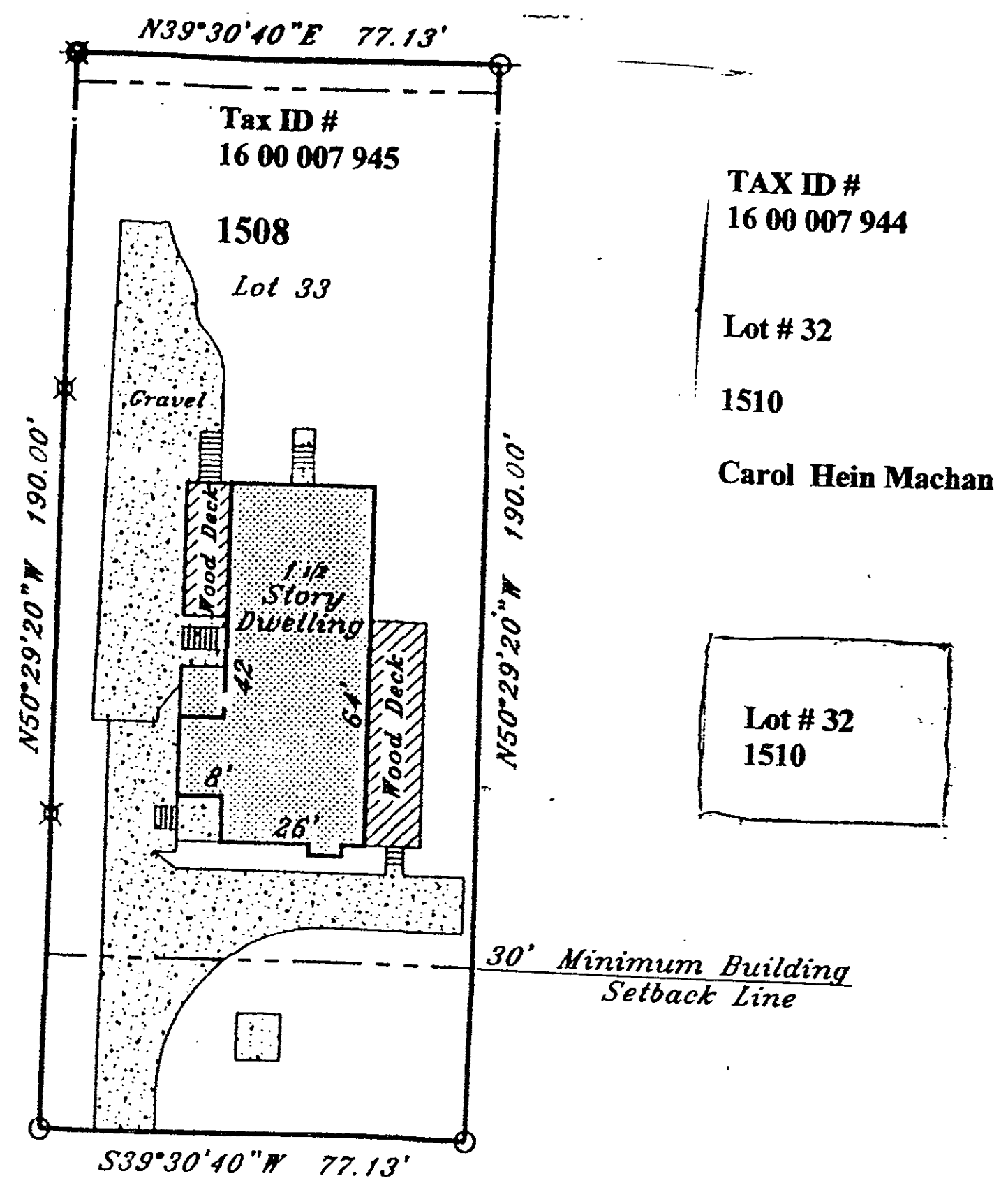
RAWLINGS WELL DRIVE

North

date: 8/15/01

prepared by: AW

Scale of Drawing: 1" = **40**



Tax ID #
16 00 007 946

David & Esther Jones

Lot 34
1506

TAX ID #
16 00 007 944

Lot # 32
1510

Carol Hein Machan

Lot # 32
1510



Location Drawing

Scale: 1" = 40'

RAWLINGS WELL DRIVE