IN RE: PETITION FOR ADMIN. VARIANCE
E/S Trojan Horse Drive, 1440' N
centerline of Sunnybrook Road
10th Election District
6th Councilmanic District
(17 Trojan Horse Drive)

Allison & Stuart Doriss

Petitioners

BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

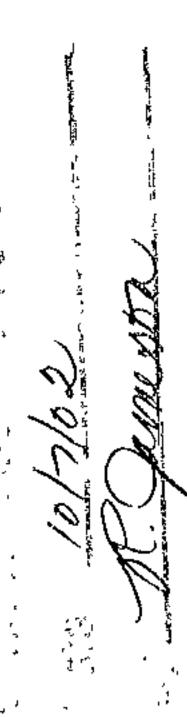
\* CASE NO. 03-103-A

#### 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, Allison and Stuart Doriss. The variance request is for property located at 17 Trojan Horse Drive in the Phoenix area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 40 ft. in lieu of the required 50 ft. and to amend the Final Development Plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 variance should be granted.

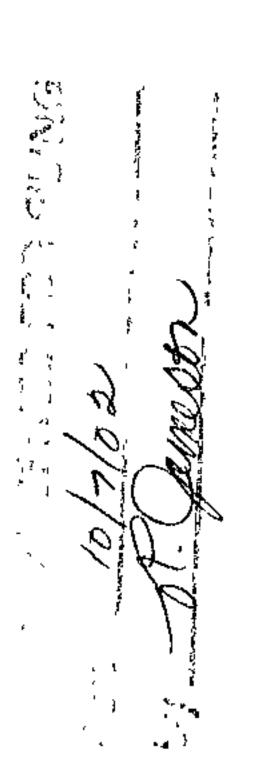
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

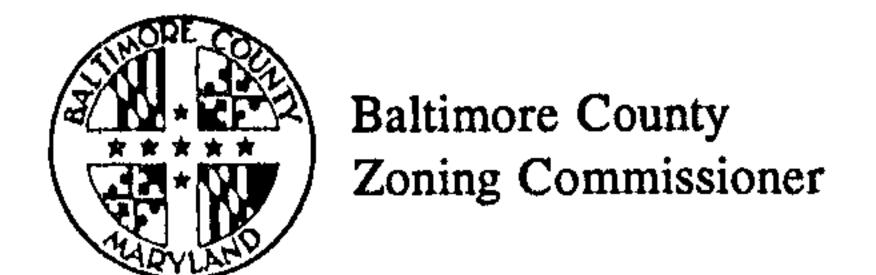
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

October 7, 2002

Mr. & Mrs. Stuart Doriss 17 Trojan Horse Drive Phoenix, Maryland 21131

> Re: Petition for Administrative Variance Case No. 03-103-A Property: 17 Trojan Horse Drive

Dear Mr. & Mrs. Doriss:

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,

Timothy M. Kotroco

Clerky Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure



## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

RYLAN	for the property l	ocated at	10 Jan 170	rse LM
		which is presen	tly zoned	Rc-4
This Petition shall be filed with to owner(s) of the property situate in I made a part hereof, hereby petition	t <b>he Department of Perm</b> Baltimore County and whi I for a Variance from Sect	its and Development I ch is described in the de ion(s)	Management. The unescription and plat atta	ndersigned, le ached hereto a
made a part hereof, hereby petition  Side yard set	back of 40	Et. in lieu	of the re	gaired
50 Ct. and to	s amond the	E Final De	velgpment	Plan,
of the zoning regulations of Baltimo of this petition form.	ore County, to the zoning	law of Baltimore County	for the reasons indic	ated on the ba
Property is to be posted and advert l, or we, agree to pay expenses of abore regulations and restrictions of Baltimor	ove Variance, advertising, po	sting, etc. and further agre to the zoning law for Baltin	nore County.	
		I/We do solemnly dec perjury, that I/we are is the subject of this I	clare and affirm, under the legal owner(s) of the etition.	he penalties of e property whic
Contract Purchaser/Lessee:		Legal Owner(s):	DOK155	<b>-</b>
Name - Type or Print		Name - Type or Prim Signature	on Don	S
Address	Telephone No.	Name - Type or Brint	DORISS	<del>''                                   </del>
Sta Attorney For Petitioner:	ite Zip Code	Signature  IRC  Address	jan Horse	Dr-06 Telephone
larne - Type or Print Signature		City  Representative t	o be Contacted:	Zip Co
Company	<del>-17-1-1</del>	Name		
idd ess	Telephone No.	Address		Telephone N
Sta	iemanded and/or found to be	City required, it is ordered by the	State ne Zoning Commissioner o	Zip Coo
Public Plearing having been formally d	Alamak Alama		hearing advertised as re-	quired by the zor
Public Plearing having been formally dealers of day of Baltimore County and that the	that the subject matter of t	inis petition de set for a public	, , , , , , , , , , , , , , , , , , ,	

Estimated Posting Date \_\_\_

REV 10/25/01

# 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 Address 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): A) We are reausting a Variance due to a grachical difficulties which are: i) we need to expand our living space and The only place for the flow and continuity 15 the proposed bocation 2) The Look of the house would be greatly "enhanced" in keeping with the neighborhood.

Allson Dons	ormal demand is filed, Affiant(s) will be required to pay a reposting additional information.
Signature  Signature  Name - Type or Print	Signature  Signature  STOART DOR:55  Name - Type or Print
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
I HEREBY CERTIFY, this 3 day of 5 ept of Maryland, in and for the County aforesaid, pe	
the Affiant(s) herein, personally known or satisfa	actorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
	The (Kevin Morris)
	Notary Public
	•
-	My Commission Expires
REV 10/25/01	
- REV 10/25/01	
REV 10/25/01  OUR house is s	My Commission Expires 5/17/2006  it vated in a way las well that it visually won't bors on either side.

# Affidavit in Support of Administrative Variance

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2) The LOOK of the house would be greatly renhanced in keeping with the neighborhood. 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 STUART DORISS Name - Type or Print Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 3 day of September \_\_\_, <u>ટપ્ર્</u>, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Allisan Dariss and Strack Dariss the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Seal Notary Public

REV 10/25/01

3) OUR house is situated in a way las well as the proposed addition, that it visually won't



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

TARYLAND	17 Toning those DI.
for the property le	ocated at 17 Trojan Horse Di.
	which is presently zoned $RC-4$
	its and Development Management. The undersigned, legal ch is described in the description and plat attached hereto and on(s) 1 B 02, 3. B to permit a  H. in lieu of the required
50 ft. and to amond the	Minal Development 1000,
of the zoning regulations of Baltimore County, to the zoning la of this petition form.	aw of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the all, or we, agree to pay expenses of above Variance, advertising, postegulations and restrictions of Baltimore County adopted pursuant to	sting letc, and further agree to and are to be bounded by the gening.
	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 or Print	Name - Typefor Prim
Signature	Signature STUART DORISS
Address Telephone No	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	Address Hoenix Mn 2/13/
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Company	Name
Address Telephone No	Address Telephone No.

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

City

Zip Code

State

Zoning Commissi	oner of Baltin	nore County
Reviewed By BR	Date _	9/4/02
Estimated Posting Date	9	/16/02

State

Telephone No.

Zip Code

CASE NO. <u>D3-103-A</u> REV 10/25/01

City

### **ZONING DESCRIPTION**

ZONING DESCRIPTION FOR: 17 TROJAN HORSE DRIVE PHOENIX, MARYLAND 21131 RC 4 ZONING. 410.667-6670

BEGINNING AT A POINT ON THE EAST SIDE OF TROJAN HORSE DRIVE WHICH IS 50' FEET WIDE AT THE DISTANCE OF 1440 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTION STREET SUNNYBROOK ROAD WHICH IS A VARIABLE RW WIDE. BEING LOT # 14 BLOCK SECTION # 2 IN THE SUBDIVISION OF MERRYMANS MILL AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #39, FOLIO #123 CONTAINING 77,972 SQUARE FEET. ALSO KNOWN AS 17 TROJAN HORSE DRIVE AND LOCATED IN THE 10

# ELECTION DISTRICT, COUNCILMANIC DISTRICT #6

4 - 5 The state of DISTRIBUTION WHITE - CASHIER FOR RECEIVED FROM: MISCELLANEOUS RECEIPT OFFICE OF BUDGET & FINANCE BALTIMORE COUNTY, PINK - AGENC 0 \* MARYLAND AMOUNT ACCOUNT 44 900  $\boldsymbol{\alpha}$ 265 WAY 2002 9/04/2
266 WAS WALKIN RETURN # 201420 9
267 D. Olf-260
268 P. Olf-260
269 P. Olf-260
269 P. Olf-260 Hitimore County, CASHIER'S O 9/04/2002 MING VERIFICATION 2002/1X VALIDATION 加入了四月 \$1(0,0); (0,0)]\$ 09:51:42 -WI 品的  $\mathbf{\hat{\Sigma}}$ 

7.

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## CERTIFICATE OF POSTING

4 DMIX	J
	ADMIN

RE: Case No.: 03-103-A

Petitioner/Developer: DOP 155

10 Date of Hearing Closing:

Baltimore County Department of Permits and Development Management County Office Building, Room. 111 West Chesapeake Avenue Towson, MD 21204

Attention:

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 # 17-TROUAN HORSE Phone Date The sign(s) were posted on Frot 8 7671 Post-it Fax Note Dept.

(Month, Day, Kear) (Signature of Sign Poster and Date PATRICK M. O'KEEFE (Printed Name) 523 PENNY LANE (Address) HUNT VALLEY, MD. 21030

(City, State, Zip Code)

(Telephone Number)

410-666:5366 ; CELL-410-905-8571

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# DEPARTMENT PERMITS AND DEVELOPENT 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 03-103-A
Petitioner ALLISON DURISS
Address or Location: 17 Trojan Horse DRIVE
FHOTOIX, MD 2/13/
PLEASE FORWARD ADVERTISING BILL TO:
Name: Allison DORISS
Address: 17 Trojan Horse Drive
PHOCNIX, MO 2/131
Teiephone Number: 410. 667-6670

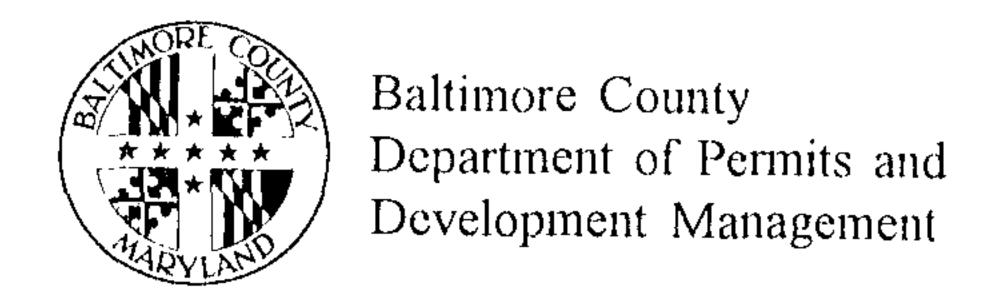
Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number 03-	103	-A	Addres	s <u>17</u>	Trojan	Horse	Drive
		Bruno	Rud	nt roughame				0-887-3391
Filing	Date:			Posting Date:	: 9/16	Closir	ng Date:	10/1
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···	a formal red	juest for a	public he	the deadline fo earing. Please process is not c	e understand	that even it	f there is	feet to file no formal
	order that the order typically with	er He may ie matter b iin 7 to 10 c	(a) gra e set in lays of th	e, the file will but the request for a public to lead the second date.  I he order w	ed relief, (b) leaning. Yo ) as to wheth	deny the rec u will receive er the netitio	quested re written n has hee	elief; or (c) notification an granted
4	commissione changed givi	e to a neig er), notificati ng notice of	nbor's to on will b the hear	ormal request be forwarded t ang date, time e and a photog	or by order to you. The and location	of the zonine sign on the As when the	g or dep e propert e sign wa	uty zoning y must be s originally
				Detrois Along Dotte	. 1 Linux			
Petitic	ner: This Pa	art of the Fo	orm is fo	r the Sign Pos	ster Only	• •	*	• • •
		USE THE	ADMINI	STRATIVE VA	RIANCE SIG	N FORMAT		
Case 1	Number 03-[	/03	А	Address	7 Troja	in Horse	Drive	٤
Petitio	ner's Name	Allison &	Stray	Dorisi	·	Telephone <u>4</u>	40-667	-6670
Postin	g Date:	9/16	ان کا ا	C	Closing Date	: 10/1/	<u> </u>	<del></del>
Wordin ot Plae	ng for Sign	To Perinit	4 510 50 {	to xard s	to amen	, f 40 ft	Fine/	Develypmen



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

September 30, 2002

Mr.& Mrs. Stuart Doriss 17 Trojan Horse Drive Phoenix, MD 21131

Dear Mr. & Mrs. Doriss:

RE: Case Number: 03-103-A, 15

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 04, 2002.

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.

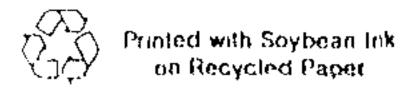
If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: rjc Enclosures

c: People's Counsel





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

September 16, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

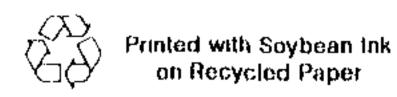
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** October 21, 2002

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 16, 2002 Item Nos. 103, 104, 105, 107, 108, 109, 110, 111, 112, 114, and 115

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

RWB:CEN:jrb

cc: File

### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS / TGT

DATE:

October 10, 2002

SUBJECT:

Zoning Item/

Address

Frojan Horse Road

Zoning Advisory Committee Meeting of September 9, 2002

#### AGRICULTURAL PRESERVATION

It is requested that the hearing officer put in his opinion that while it appears there will be less than 10% impervious surface after the addition, 10% is a limitation of the RC-4 zone. This limitation is to protect the water quality of the reservoir.

Reviewer:

Wally Lippincott

Date: 10/9/02

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

**DATE:** September 18, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

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

SUBJECT:

3413 Nancy Ellen Way

**INFORMATION:** 

Item Number:

03-103

Petitioner:

Helen G. Marcus

Zoning:

RC 5

Requested Action:

Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not opposed the petitioner's request provided building elevations of the proposed addition is submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:

**Section Chief:** 

AFK/LL:MAC:



## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 25, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-103, 03-128, & 03-130

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:

**Section Chief:** 

AFK/LL:MAC







## Maryland Department of Transportation State Highway Administration

Parris N Glendening Governor John D Porcari Secretary Parker F Williams

Date: 9.16.02

Mr George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

Item No. 103

BR

Administrator

Dear. Mr. Zahner.

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,

1 is

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

My telephone number is \_\_\_\_\_\_

881 2824 GEORGE Zahner

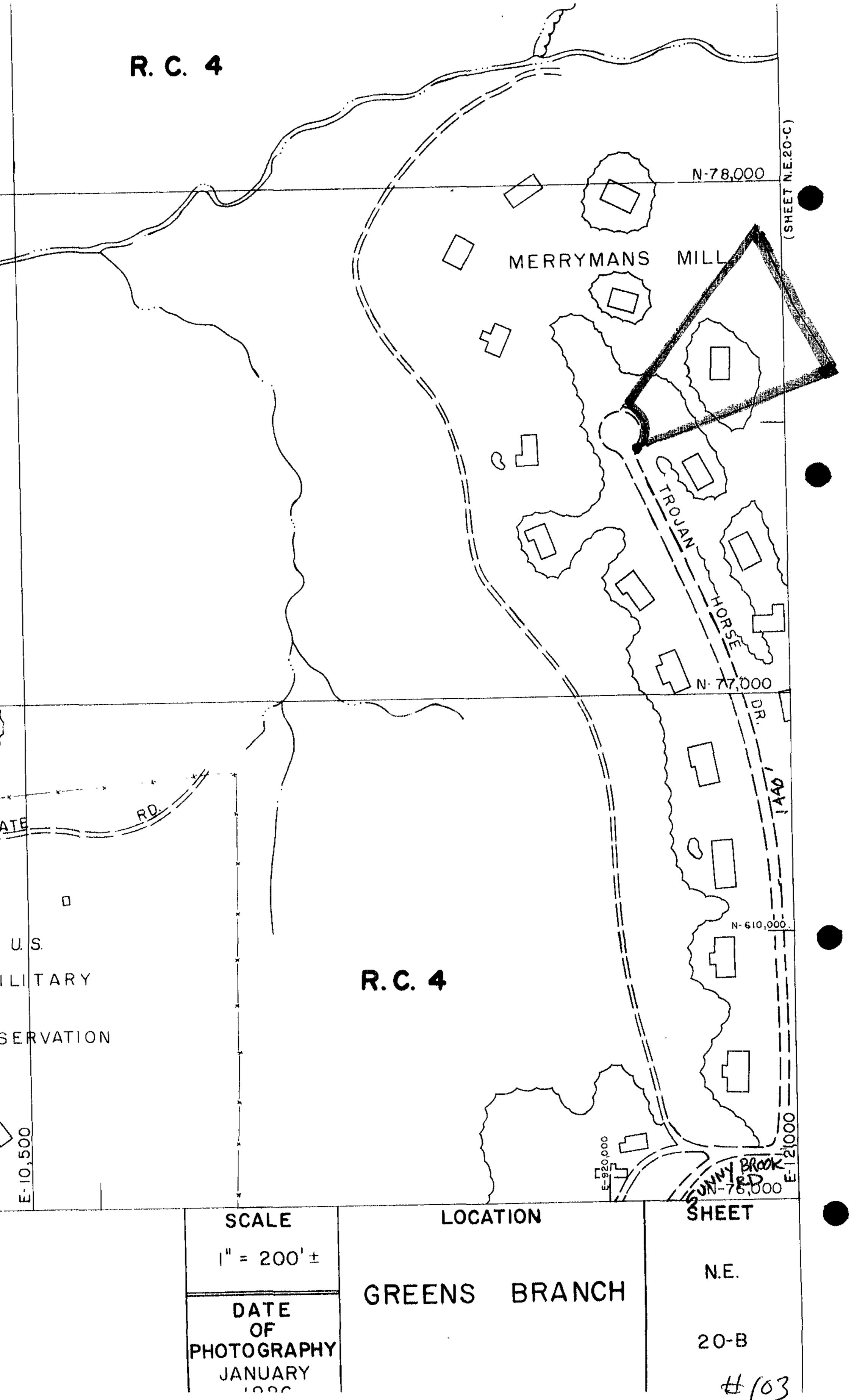
Saturday, September 07, 2002

Dear Neighbors,

My husband and I are looking to add a sunroom onto to the south side of our home and we are required to have a variance in order to do so: We are asking each of you for your signature in support of our home improvement. Thank you, Allison and Stuart Doriss

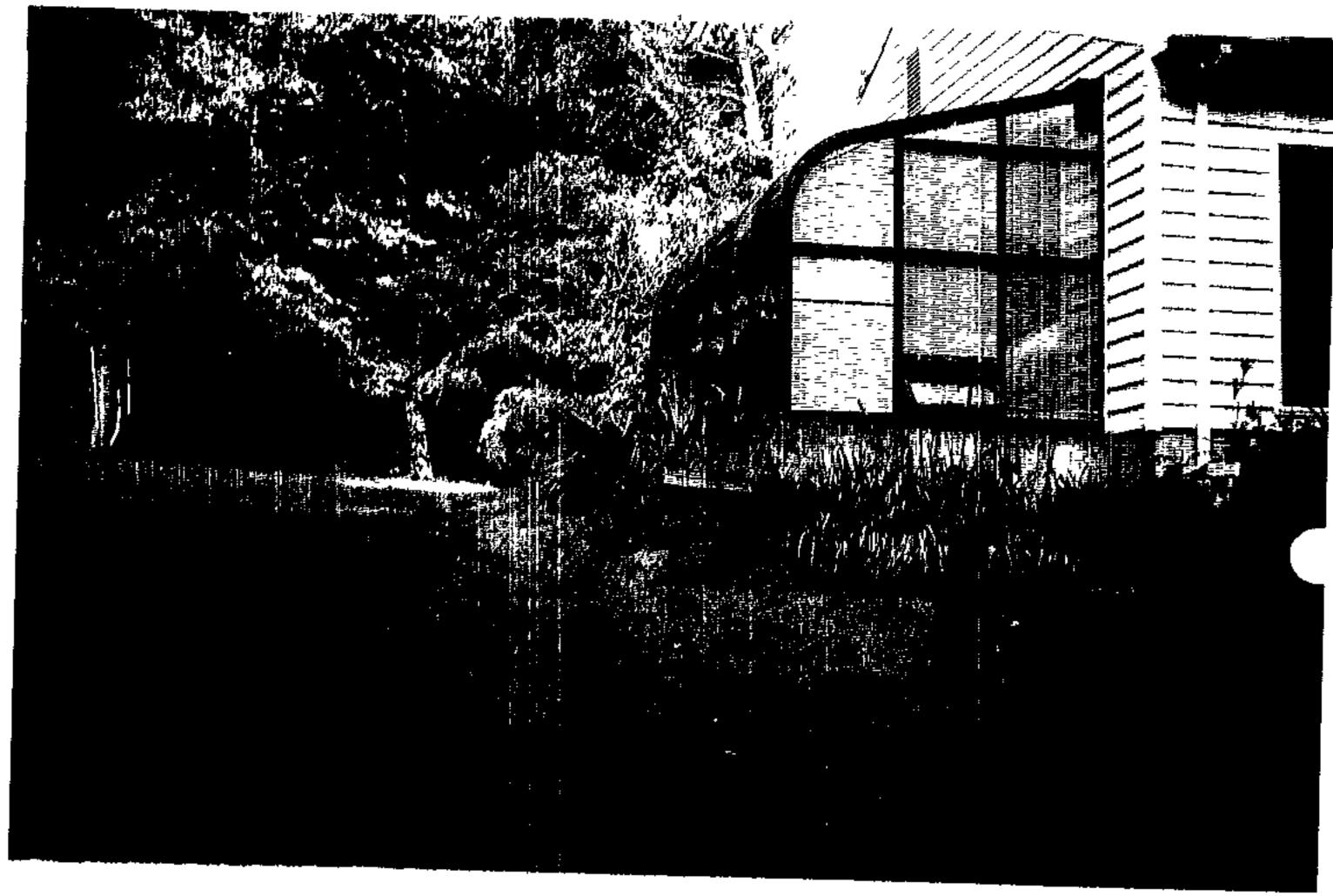
NAME	ADDRESS
1. WALTER SCHW. DETZAL	15 Truster House Dr
2. Arestie Meekan	13 TRO, AN HORSE DR
3) Me And	3 Trojan Honse pr
4. Cillephy Mi	19 Trojan House Dr
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7. Juni Jane L	16 TROJAN Donse Da
8. Henry Janealas	16 Troppen Horse D.
9. Put Sulles	10 Wojan Horse Dr.
10.	
11.	
12.	
13.	
14.	

From Allison Doriss - CASe# 03-103-A



DORISS 17 TROJAN HORSE DRIVE Phoenix, MD. 21131 Petition FOR A VARIANCE











PROPOSED EXAMPLE
OF
ADDITION.

