

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Wine Spring Lane
and Charles Ridge Road
9th Election District
2nd Councilmanic District
(6902 Charles Ridge Road)

Frances B. & Andrew B. Bolton, III
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-112-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, Frances B. and Andrew B. Bolton, III. The variance request is for property located at 6902 Charles Ridge Road in the Towson area of Baltimore County. The variance request is from Sections 205.2 and 205.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of as close as 30 ft. to property line and 55 ft. to street centerline in lieu of 40 ft. and 65 ft. respectively, and to permit a rear yard setback of as close as 20 ft. in lieu of the required 40 ft. 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

ORDER REQUESTED FOR FILING

10/10/02

325

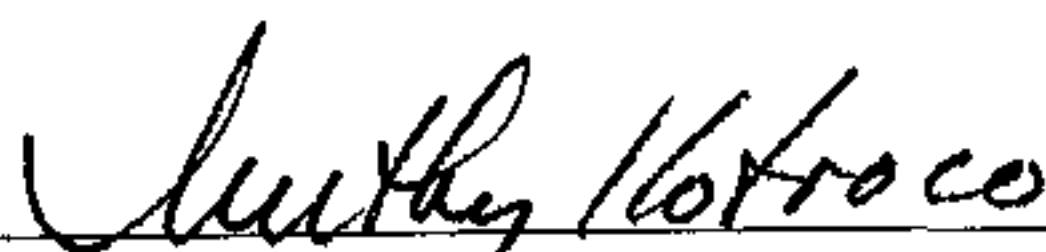
by *R. J. [Signature]*

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.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of October, 2002, that a variance from Sections 205.2 and 205.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of as close as 30 ft. to property line and 55 ft. to street centerline in lieu of 40 ft. and 65 ft. respectively, and to permit a rear yard setback of as close as 20 ft. in lieu of the required 40 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:raj

RECEIVED FOR FILING
10/10/02
R. Johnson



Baltimore County
Zoning Commissioner

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

October 10, 2002

Mr. & Mrs. Andrew B. Bolton, III
6902 Charles Ridge Road
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 03-112-A
Property: 6902 Charles Ridge Road

Dear Mr. & Mrs. Bolton:

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

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6902 CHARLES RIDGE ROAD

which is presently zoned DR-5.5

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) 205.2 AND 205.4 (1955 BCZR)

TO PERMIT A FRONT SETBACK OF AS CLOSE AS 30 FT. TO PROPERTY LINE AND 55 FT. TO STREET CENTER LINE IN LIEU OF 40 FT. AND 65 FT. RESPECTIVELY, AND TO PERMIT A REAR SETBACK OF AS CLOSE AS 20 FT. IN LIEU OF 40 FT.

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):

ANDREW B. BOLTON III

Name - Type or Print

Signature

FRANCES B. BOLTON

Name - Type or Print

Frances B. Bolton

Signature

H: 410-823-1155

6902 CHARLES RIDGE RD

Address

Telephone No

TOWSON

MD

21204

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. 03-112-A

Reviewed By JL

Date 9/16/02

Estimated Posting Date 9/16/02

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 6902 CHARLES RIDGE ROAD
Address
TOWSON MD 21204
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):

see attachment

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.

Andrew B. Bolton III
Signature

ANDREW B BOLTON III
Name - Type or Print

Frances B. Bolton
Signature

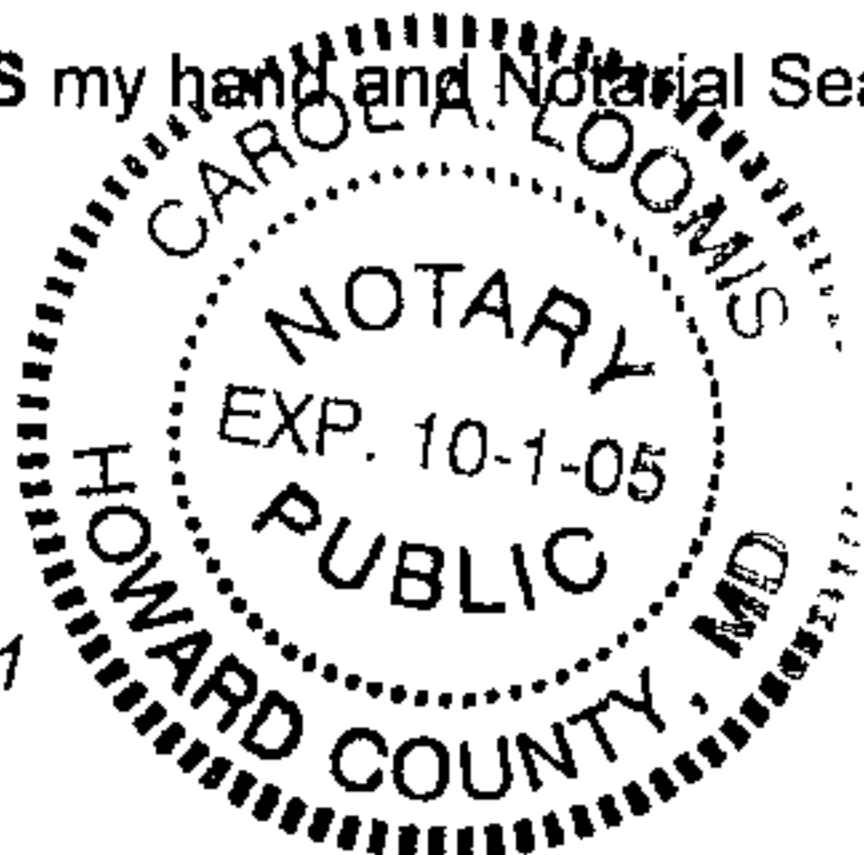
FRANCES B BOLTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ANDREW B. BOLTON III and FRANCES B. Bolton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carol A. Loomis
Notary Public

My Commission Expires _____

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 6902 CHARLES RIDGE ROAD
Address
TOWSON MD 21204
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):

Our house does not currently have a garage. Attached garages are common in the neighborhood. The irregular configuration of our lot as well as the location of existing improvements makes it impractical to add an attached garage large enough to accommodate two cars and provide additional storage capacity necessary for an antique vehicle and woodworking shop.
see attachment (hobby)

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.

Andrew B. Bolton III
Signature

ANDREW B BOLTON III
Name - Type or Print

Frances B. Bolton
Signature

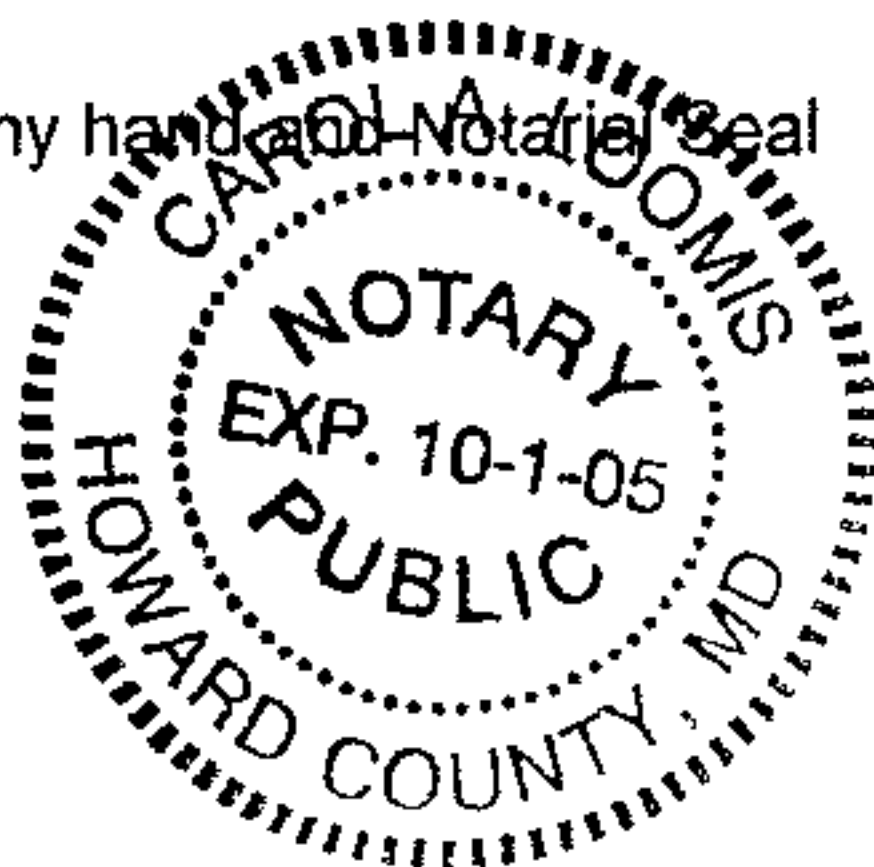
FRANCES B BOLTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ANDREW B. Bolton, III and FRANCES B. Bolton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Carol A. Grooms
Notary Public

My Commission Expires _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6902 CHARLES RIDGE ROAD
which is presently zoned DR-5.5

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) 205.2 and 205.4 (1955 BCZR)

To permit a front setback of as close as 30 ft. to property line and 15 ft. to street center line in lieu of 40 ft. and 65 ft. respectively, and to permit a rear setback of as close as 20 ft. in lieu of 40 ft.,

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 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

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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.

ANDREW B. BOLTON III

Name - Type or Print

Signature

FRANCES B. BOLTON

Name - Type or Print

Frances B. Bolton

Signature

H: 410-823-1155

6902 CHARLES RIDGE RD O: 410-992-6061

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL

Date

9/02/02

Estimated Posting Date

9/16/02

CASE NO. 03-112-A

REV 10/25/01

ORDER RECEIVED FOR FILING

Attachment

Our house does not currently have a garage. Attached garages are common in the neighborhood. The irregular configuration of our lot as well as the location of existing improvements makes it impractical to add an attached garage large enough to accommodate two cars and provide additional storage capacity necessary for an antique vehicle and woodworking (hobby) shop. The additional storage will also allow for the conversion of the existing basement to living area to accommodate parents who frequently visit from out of town and currently have no place to stay. My parents are in their eighties and providing a safe and secure environment for their stays is critical.

112

ZONING DESCRIPTION FOR 6902 CHARLES RIDGE ROAD

Beginning at a point on the south side of Wine Spring Lane which is 50 feet wide and the west side of Charles Ridge Road which is 50 feet wide. Being Lot 15, Block D, in the subdivision of Ruxton Ridge as recorded in Baltimore County Plat Book WJR # 26, Folio # 85, containing 18,000 square feet. Also known as 6902 Charles Ridge Road and located in the 9th Election District, 2nd Councilmanic District.

112

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

112 JV No. 100008

DATE 9/06/02 ACCOUNT ~~001 0066150~~

AMOUNT \$ 50.00

RECEIVED FROM: BOLTON

FOR: Res Variance

6902 Chas. Rudge Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
9/06/2002 9/06/2002 09:49:09

REG 4502 WALKIN JEVA JEE DRAHER 2

RECEIPT # 223122 9/06/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 016368

Receipt Tot \$50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 03-112-A

Petitioner/Developer: BOLTON

Date of Hearing/Closing: 10/1/02

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 # 6902-CHARLES
RIDGE RD.

The sign(s) were posted on 9/15/02
(Month/Day, Year)

Sincerely,

Patrick M O'Keefe 9/16/02
(Signature of Sign Poster and Date)

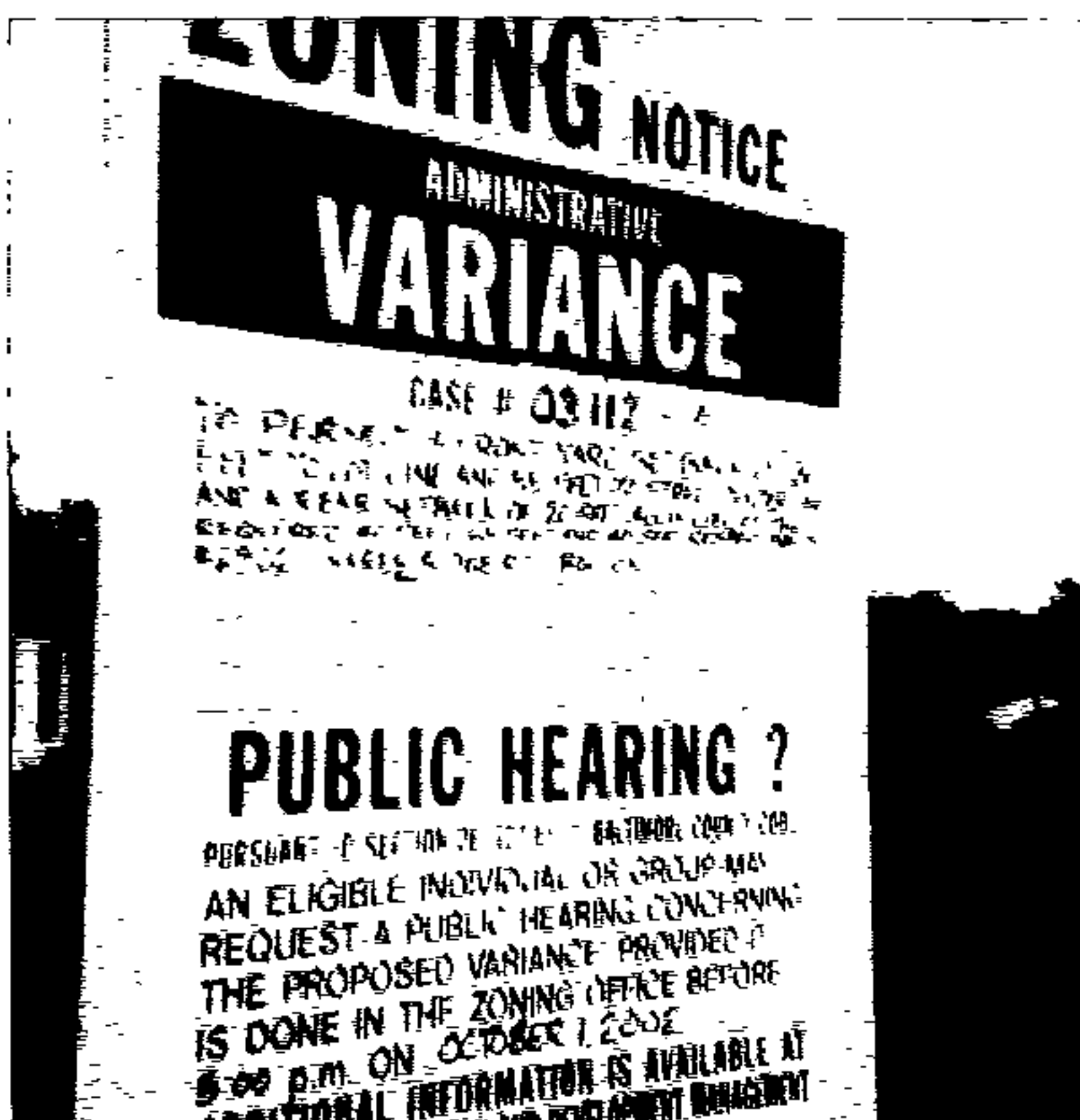
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

Post-it® Fax Note	7671	Date	From	Co.	Phone #	Fax #	# of pages
							1



03-112
6902-CHARLES RIDGE RD
BOLTON

10/1/02

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 112 -A

Address 6902 CHARLES RIDGE ROAD

Contact Person: JOHN LEWIS
Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/06/02

Posting Date: 9/16/02

Closing Date: 10/01/02

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.

DATE: 9/16/02

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 112 -A

Address 6902 CHARLES RIDGE RD.

Petitioner's Name ANDREW AND FRANCES BOLTON Telephone 410 823 1155

Posting Date: 9/16/02 Closing Date: 10/01/02

Wording for Sign To Permit A FRONT SETBACK OF 30 FT TO LOTLINE AND 65 FT TO
STREET CENTER LINE AND A REAR SETBACK OF 20 FT. ALL IN LIEU OF
THE REQUIRED 40 FT, 65 FT, AND 40 FT. RESPECTIVELY



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 30, 2002

Mr. & Mrs. Andrew. Bolton, III
6902 Charles Ridge Road
Towson, MD 21204

Dear Mr.& Mrs. Bolton:

RE: Case Number: 03-112-A, 6902 Charles Ridge Road.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 02, 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

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





Baltimore County
Fire Department

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

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

September 16, 2002

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: 112
103-115

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

10/6/02 AN

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TGT*

DATE: October 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of September 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(112)

105, 108, 109, 110-115

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

FROM: *RWB* 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

AN
10/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 7, 2002

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

- 8

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-112, & 03-136, & 03-137

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:

Arnold F. Keller

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

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. 112 JL

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- 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

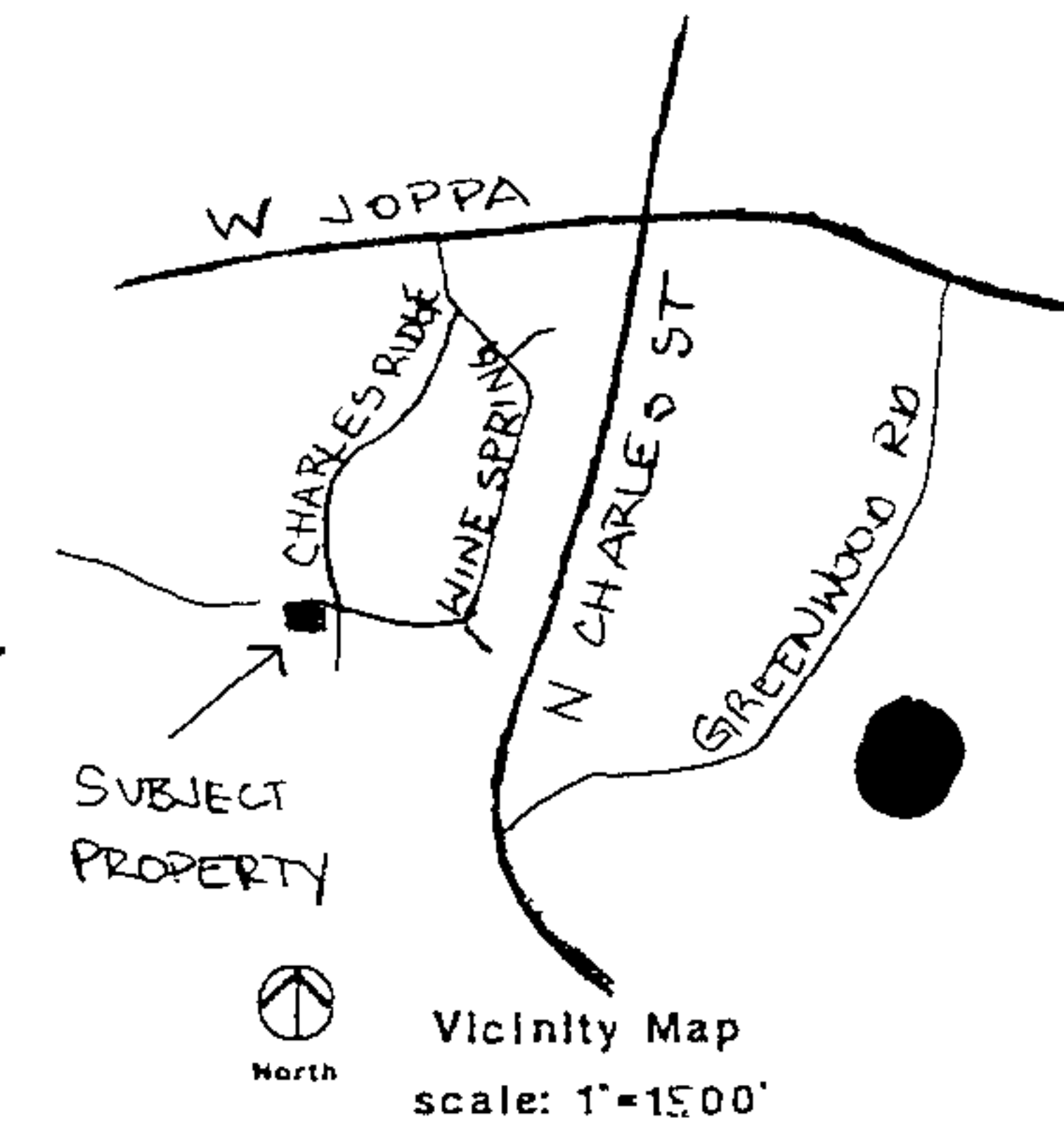
PROPERTY ADDRESS: 6902 CHARLES RIDGE ROAD

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

Subdivision name: RUXTON RIDGE

WJR
plat book # 26, folio # 85, lot # 15, section # D

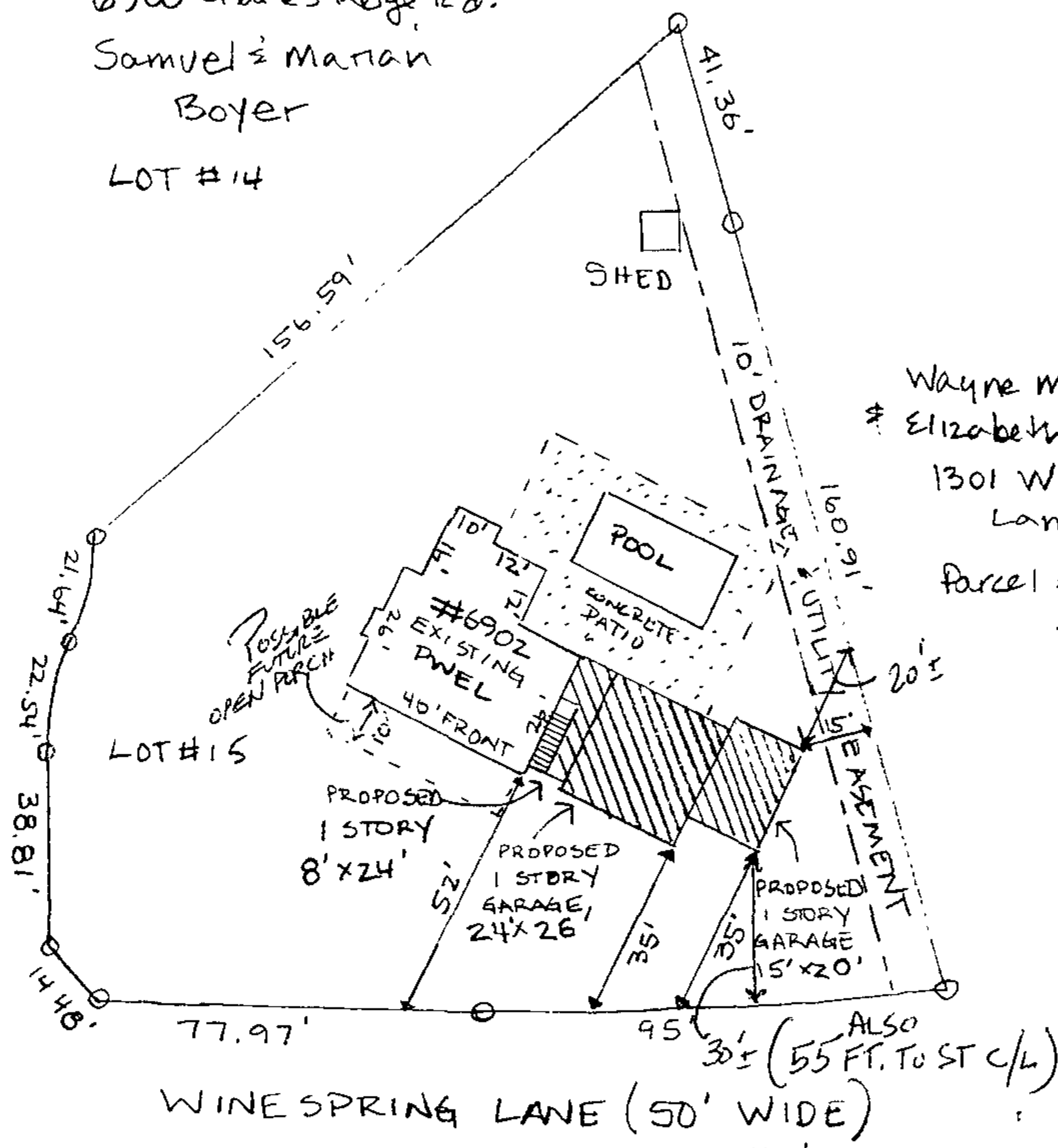
OWNER: ANDREW & FRANCES BOLTON



6900 Charles Ridge Rd.
Samuel & Marian
Boyer
LOT #14

Abbott #1

CHARLES RIDGE ROAD
(50' WIDE)



Wayne Mitzner
Elizabeth Wagner
1301 Wine Spring Lane
Parcel #304

LOCATION INFORMATION

Election District: 9
Councilmanic District: 2
1"=200' scale map#: NW-10A
Zoning: DR - ~~10~~ 2
Lot size: 41 acreage 18,000 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐
Chesapeake Bay Critical Area:	☐ yes	☒ no

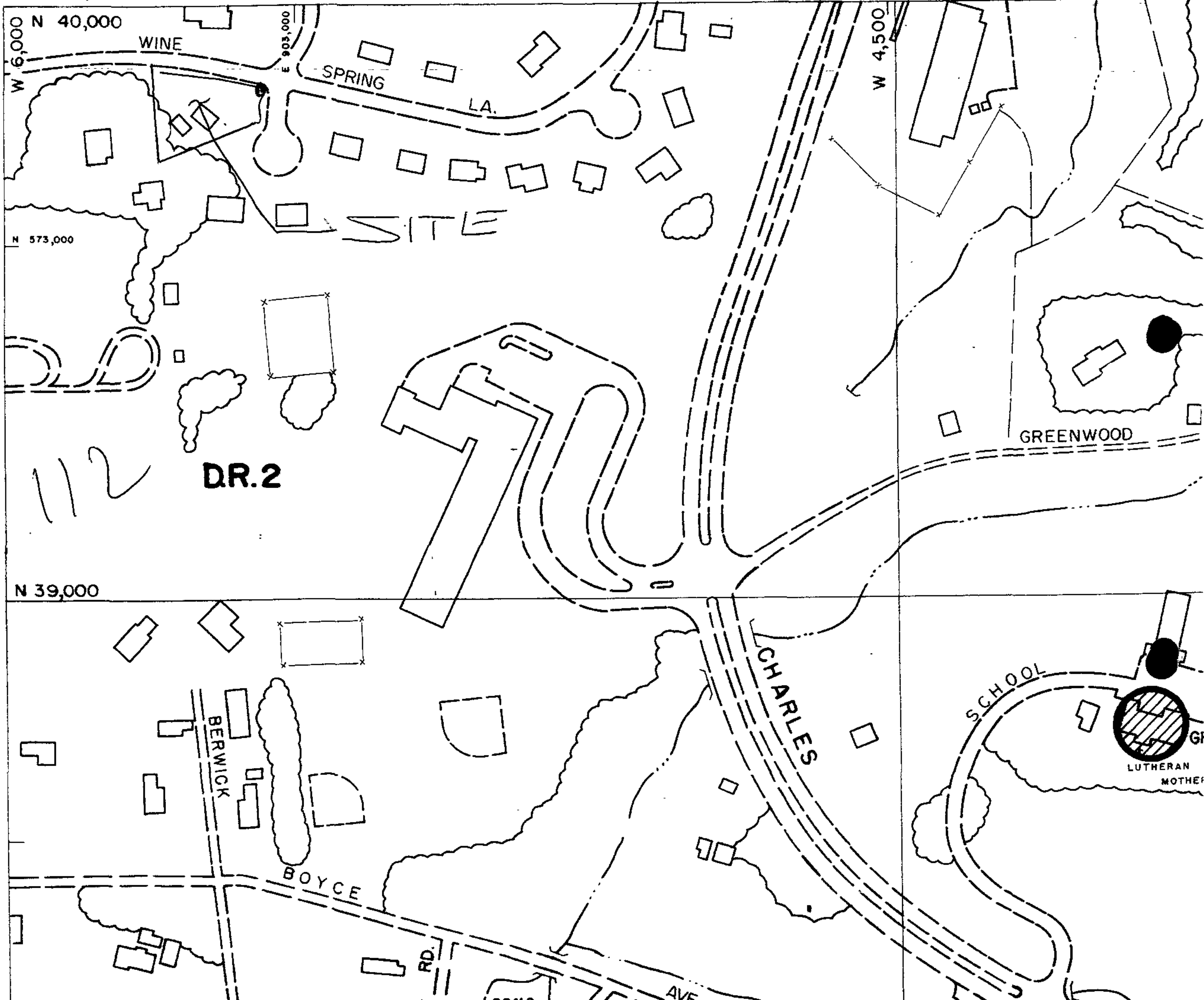
Prior Zoning Hearings:
NONE

Zoning Office USE ONLY!

reviewed by: JL ITEM #: 112 CASE#:

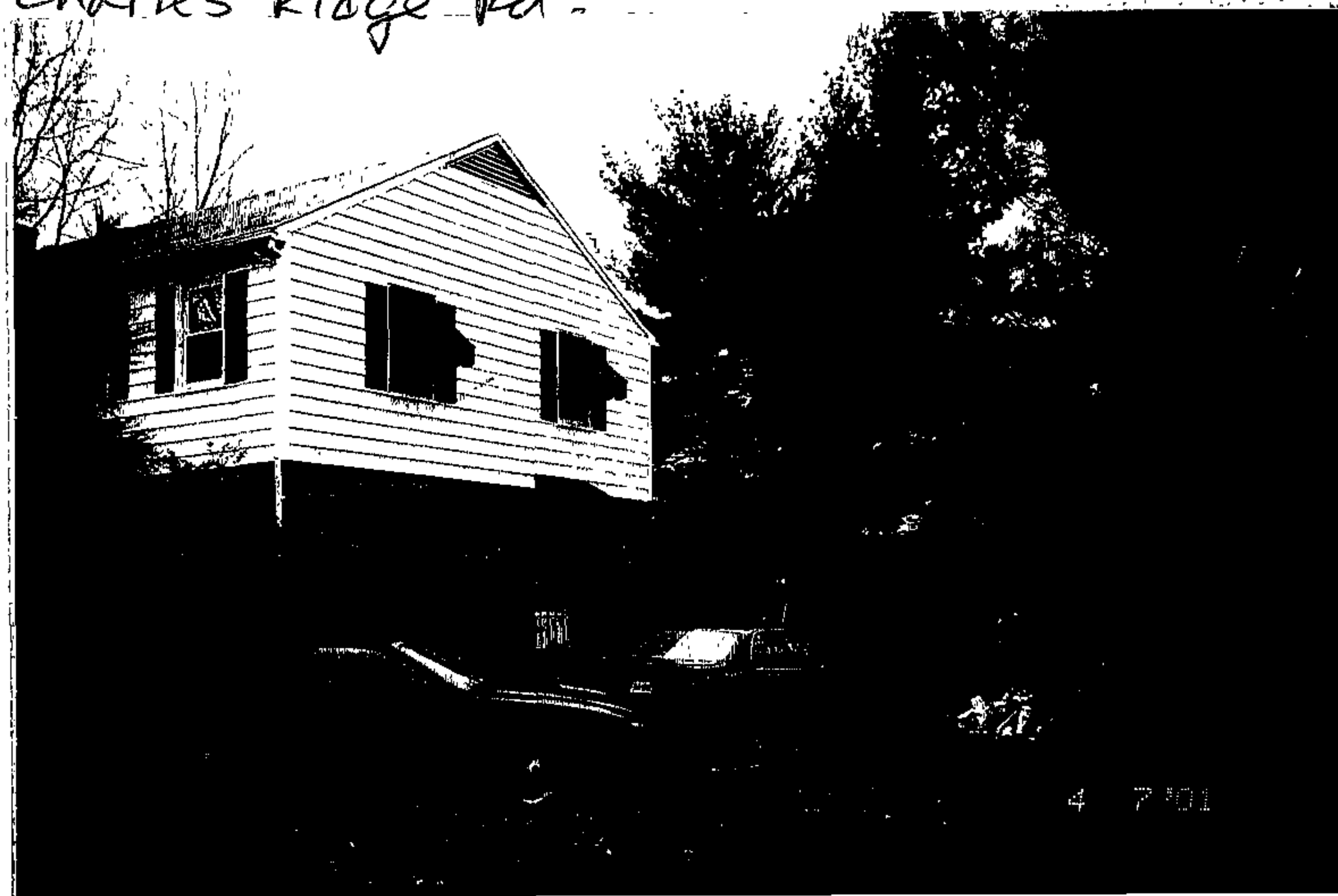
North
date: 9-3-02
prepared by: ABB III

NW 10-A
1" = 200'





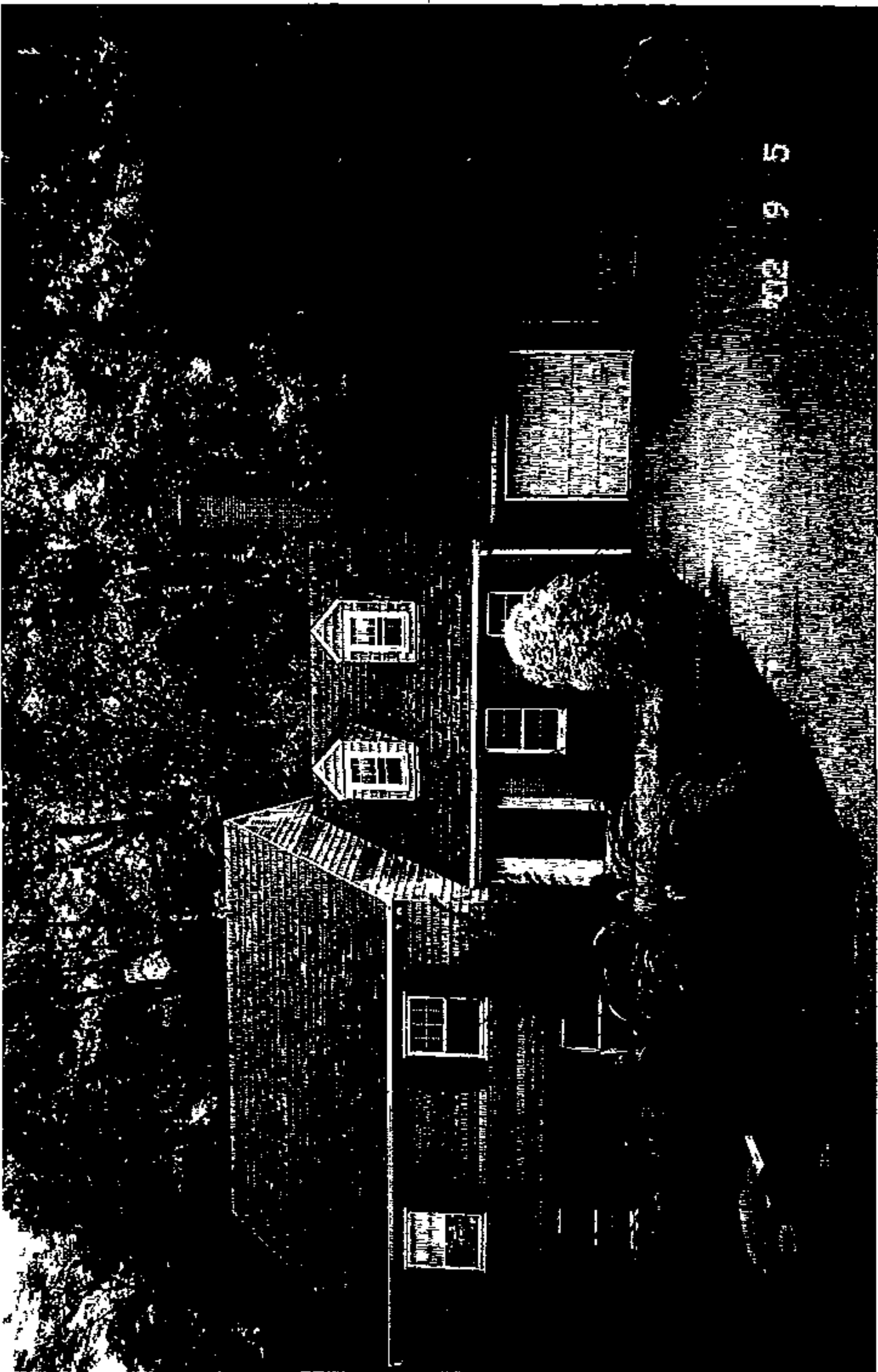
SUBJECT PROPERTY
6902 Charles Ridge Rd.



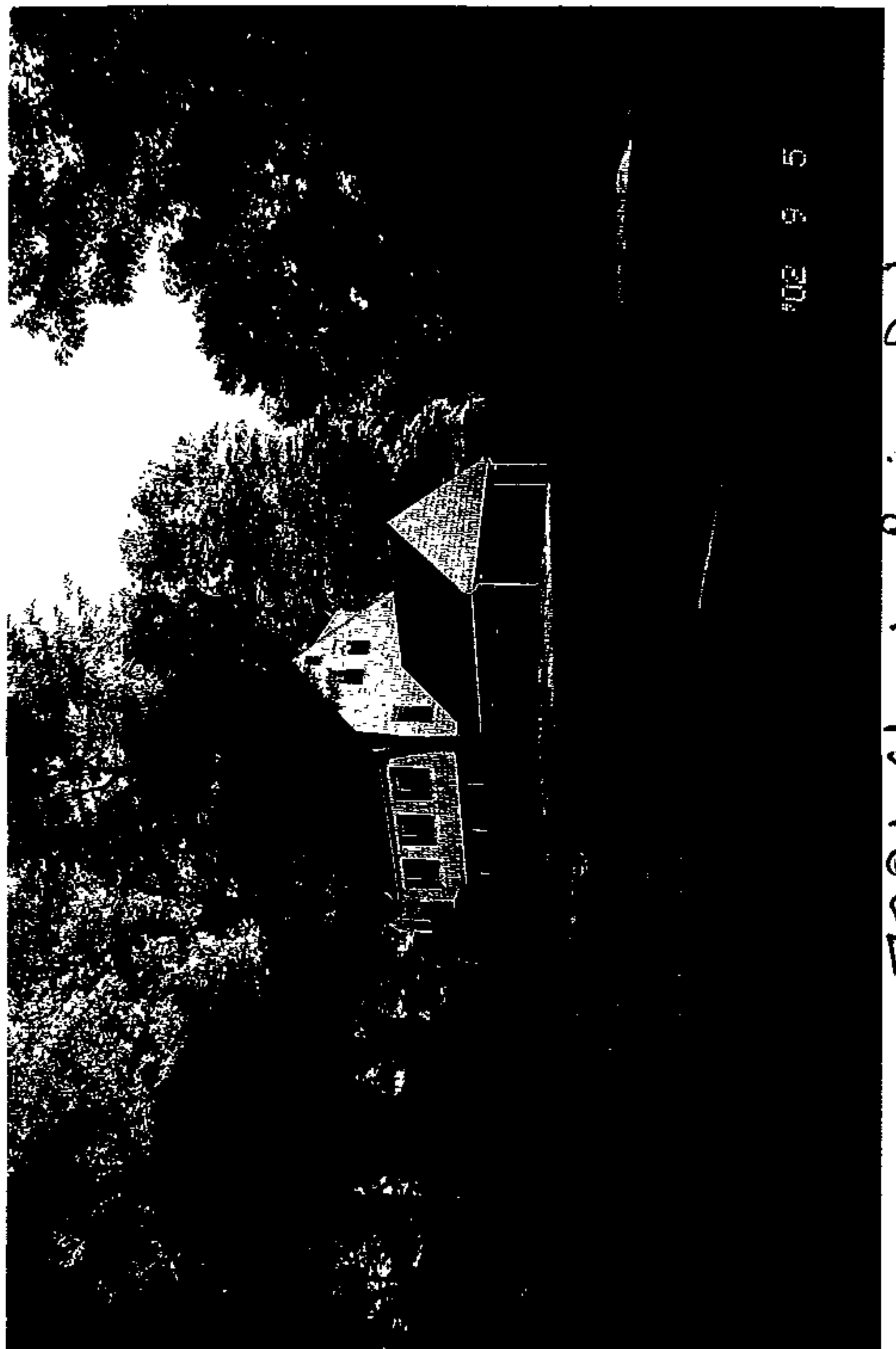


6901

Charles Ridge Rd. 6900



7000 Charles Ridge Rd.



7001 Charles Ridge Rd.