

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Sollers Point Road, @ corner
of NW/S of Van Buren Road
12th Election District
7th Councilmanic District
(7029 Sollers Point Road)

Linda D. Sponsler
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-441-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Linda D. Sponsler. The variance request is for property located at 7019 Sollers Point Road in the Dundalk area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.2.c.v of the Comprehensive Manual of Development Policies (C.M.D.P), to permit an existing dwelling and proposed addition with a front street setback of 20 ft. in lieu of the required 25 ft., and a side street setback of 8 ft. in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning

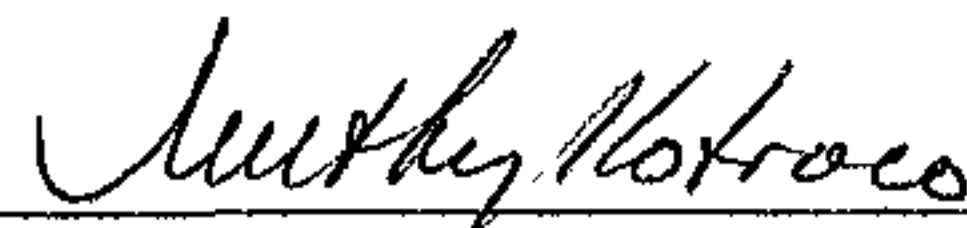
4/23/03
R. Johnson

Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 23rd day of April, 2003, that a variance from Sections 1B02.3.C.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.2.c.v of the Comprehensive Manual of Development Policies (C.M.D.P), to permit an existing dwelling and proposed addition with a front street setback of 20 ft. in lieu of the required 25 ft., and a side street setback of 8 ft. in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

4/23/03




Baltimore County
Zoning Commissioner

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

April 23, 2003

Ms. Linda D. Sponsler
7029 Sollers Point Road
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 03-441-A
Property: 7029 Sollers Point Road

Dear Ms. Sponsler:

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



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on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7029 SOLLERS POINT RD.

which is presently zoned RESIDENTIAL OR S.S.

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) 1802.3.C.1 (BC2R) and Sections 1802.3.C.1 and 1802.3.C.2.c.v (2CPM) to permit an existing dwelling and proposed addition with a front street setback of 20 feet in lieu of the required 25 feet, and a side street setback of 8 feet in lieu of the required 25 feet.

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

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

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

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

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

LINDA D. SPONSLER
Name - Type or Print

Signature

Linda D. Sponsler
Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

7029 SOLLERS POINT RD. 4102841445
Address Telephone No.

Name - Type or Print

BALTIMORE MD. 21222
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address Telephone No.

City State Zip Code

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 4/23/03 day of April, 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. 03-441-A

Reviewed By JNP Date 3/25/03

REV 10/25/01

Estimated Posting Date 4/6/03

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 7029 SOLLERS POINT RD.
Address
BALTIMORE MD. 21222
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):

Family has outgrown existing dwelling and
request addition to increase living space.
DO TO THE INTERIOR LAY, BUT IT WOULD NOT
BE PRACTICAL TO LOCATE THERE ANYWHERE ELSE

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.

Linda D. Sponsler
Signature
LINDA D. SPONSLER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of MARCH, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LINDA D. SPONSLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Richard E. DeCarlo (RICHARD E. DECARLO)
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 7029 SOLLERS POINT RD.
Address
BALTIMORE MD. 21222
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):

Family has outgrown existing dwelling and
request addition to increase living space.
DUE TO THE INTERIOR LAYOUT IT WOULD
NOT BE PRACTICAL TO LOCATE THE ADDITION
ANYWHERE ELSE

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.

Linda D. Sponsler
Signature
LINDA D. SPONSLER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23RD day of MARCH, 2003 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LINDA D. SPONSLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Richard E. DeCarlo (RICHARD E. DECARLO)
Notary Public

My Commission Expires _____



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7029 SOLLERS POINT RD.
which is presently zoned RESIDENTIAL DR S.S

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) 1B02.3.C.1 (BCZR) and Sections 1B02.3.C.1 and 1B02.3.C.2.c.v (ZCPM) to permit an existing dwelling and proposed addition with a front street setback of 20 feet in lieu of the required 25 feet, and a side street setback of 8 feet in lieu of the required 25 feet.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

LINDA D. SPONSLER

Name - Type or Print

Signature

Name - Type or Print

Signature

7029 SOLLERS POINT RD, 410284/445

Address Telephone No

BALTIMORE MD. 21222

City State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 03-441-A day of March, 2003, 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.

03-441-A

Reviewed By

JNP

Date

3/25/03

Estimated Posting Date

4/6/03

REV 10/25/01

ZONING DESCRIPTION FOR 7029 SOLLERS POINT ROAD

Beginning at a point on the South West side of Sollers Point Road which is 50 feet wide at the corner of Van Buren which is the nearest improved centerline/intersecting street which is 36 feet wide. Being Lot #8, Block 7 in the subdivision of Willow Spring Park as recorded in Baltimore County Plat Book #12, Folio #58, containing 4,860 SF. Also known as 7029 Sollers Point Road. Baltimore, Maryland 21222. Located in the 12th Election District, 7 Council manic District.

03-441-A

No. 2230

059-006-6150

\$ 65.00

1110 Seiler

7029 Solfers Point Road (Adm. Bldg.)

03-441-A

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-441-A

Petitioner/Developer: SPONSER

Date of Hearing/Closing: 4/21/03

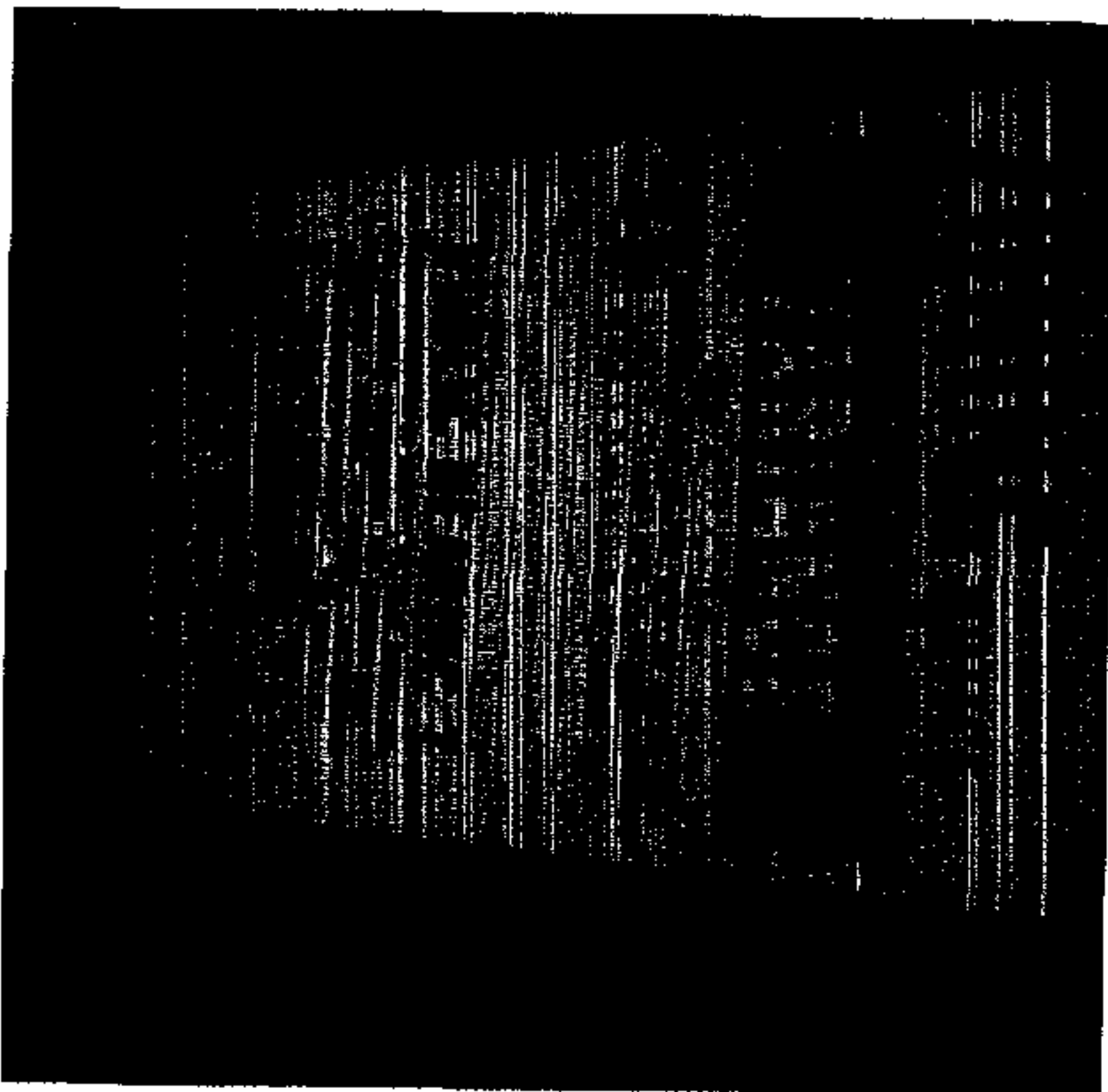
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 7029 SOLLERS
POINT RD

The sign(s) were posted on 4/5/03
(Month, Day, Year)



Sincerely,

[Signature] 4/5/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Lealie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 441 -A Address 7029 SOLLERS POINT ROAD
Contact Person Jeffrey Perlow Phone Number: 410-887-3391
Planner: Please Print Your Name
Filing Date: 3/25/03 Posting Date: 4/6/03 Closing Date: 4/21/03

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.

DO NOT WRITE IN THESE SPACES

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 441 -A Address 7029 SOLLERS POINT ROAD
Petitioner's Name SPONSLER Telephone 410-284-1445
Posting Date: 4/6/03 Closing Date: 4/21/03
Wording for Sign To Permit an existing dwelling and proposed addition with a front street setback of 20 feet in lieu of the required 25 feet, and a side street setback of 8 feet in lieu of the required 25 feet.



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

April 21, 2003

Linda D. Sponsler
7029 Sollers Point Road
Baltimore, MD 21222

Dear Ms. Sponsler:

RE: Case Number: 03-441-A, 7029 Sollers Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 25, 2003.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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



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on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pederson, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.1.03

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

RE: Baltimore County
Item No. 441

JNP

Dear Ms. Hart:

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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



**Baltimore County
Fire Department**

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

~~County Office Building, Room 111~~
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2003

Item No.: 431 - 438, (441) - 444

Dear Ms. Hart:

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.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

Granted
4/23/03
PDM
128

INTER-OFFICE CORRESPONDENCE

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

DATE: April 2, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-441 – Administrative Variance

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:

Lynne Jackson

AFK/LL:MAC

RECEIVED
APR 3 2003
ZONING COMMISSIONER

AY
4/21

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2003

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

RECEIVED

APR 25 2003

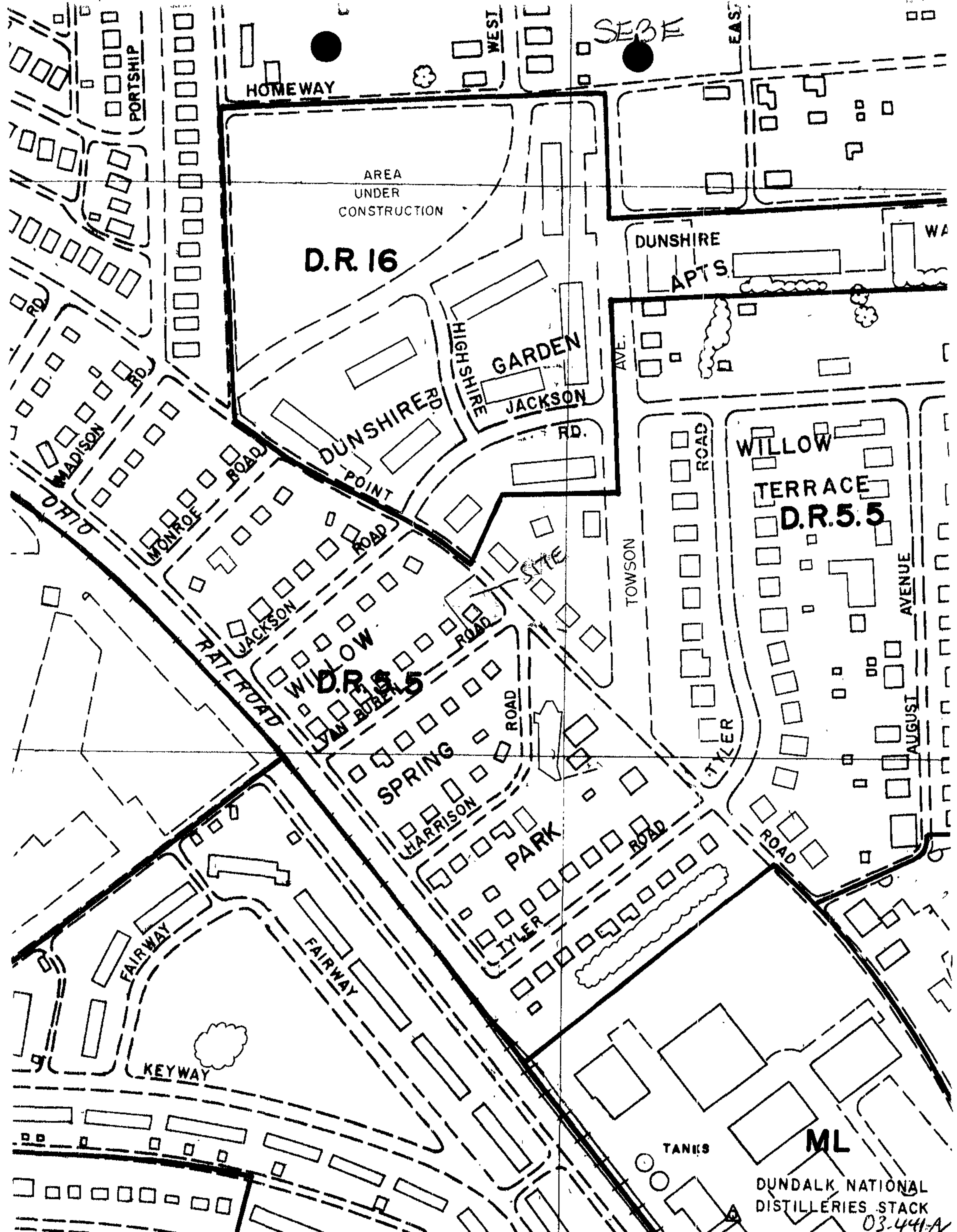
SUBJECT: Zoning Advisory Committee Meeting
For April 7, 2003
Item Nos. 431, 432, 433, 435, 436,
437, 438, 439, 440, 441, 442, 443,
and 444

ZONING COMMISSIONER

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

RWB:CEN:jrb

cc: File



HOMEWAY

AREA
UNDER
CONSTRUCTION

D.R. 16

DUNSHIRE

APTS

GARDEN

JACKSON

RD.

DUNSHIRE

POINT

SITE

WILLOW

TERRACE

D.R. 5.5

D.R. 5

SPRING

HARRISON

PARK

ROAD

FAIRWAY

FAIRWAY

KEYWAY

TANKS

ML

DUNDALK NATIONAL
DISTILLERIES STACK

03-441-A

☒ VARIANCE ☐ SPECIAL HEARING

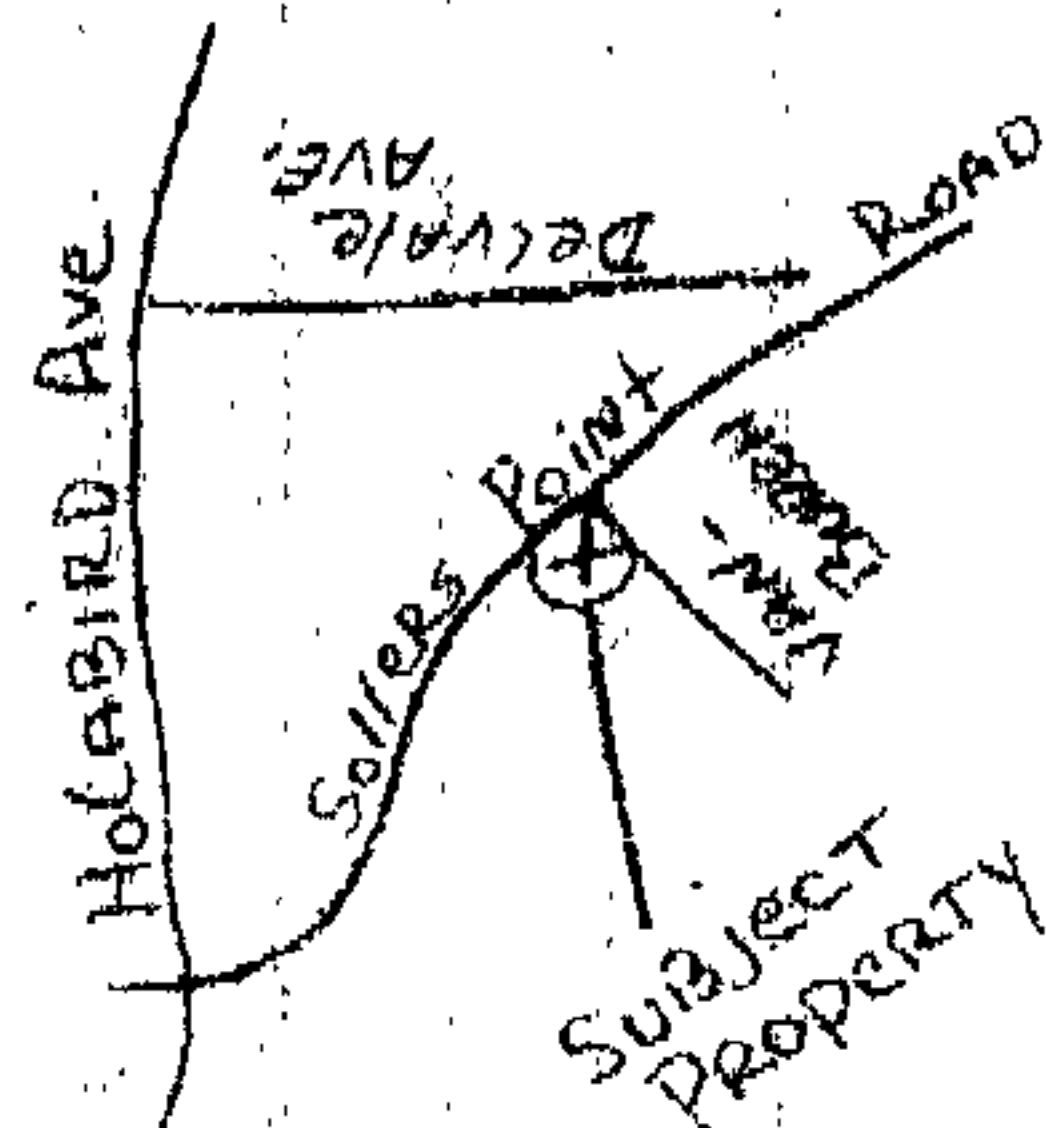
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 7029 Solters Pt. Road

SUBDIVISION NAME Willow Spring Park

PLAT BOOK # 12 FOLIO # 58 LOT # 8 SECTION # 8 BLOCK # 7

OWNER
Linda Sponsler



LOCATION INFORMATION

ELECTION DISTRICT 12TH

COUNCILMANIC DISTRICT 7TH

11-2201 STAFF MAP # 26-35

7061010
D.R.5.5

LOT SIZE

ACREAGE

087

SQUARE FEET

PUBLIC

31

07435

☒

Water

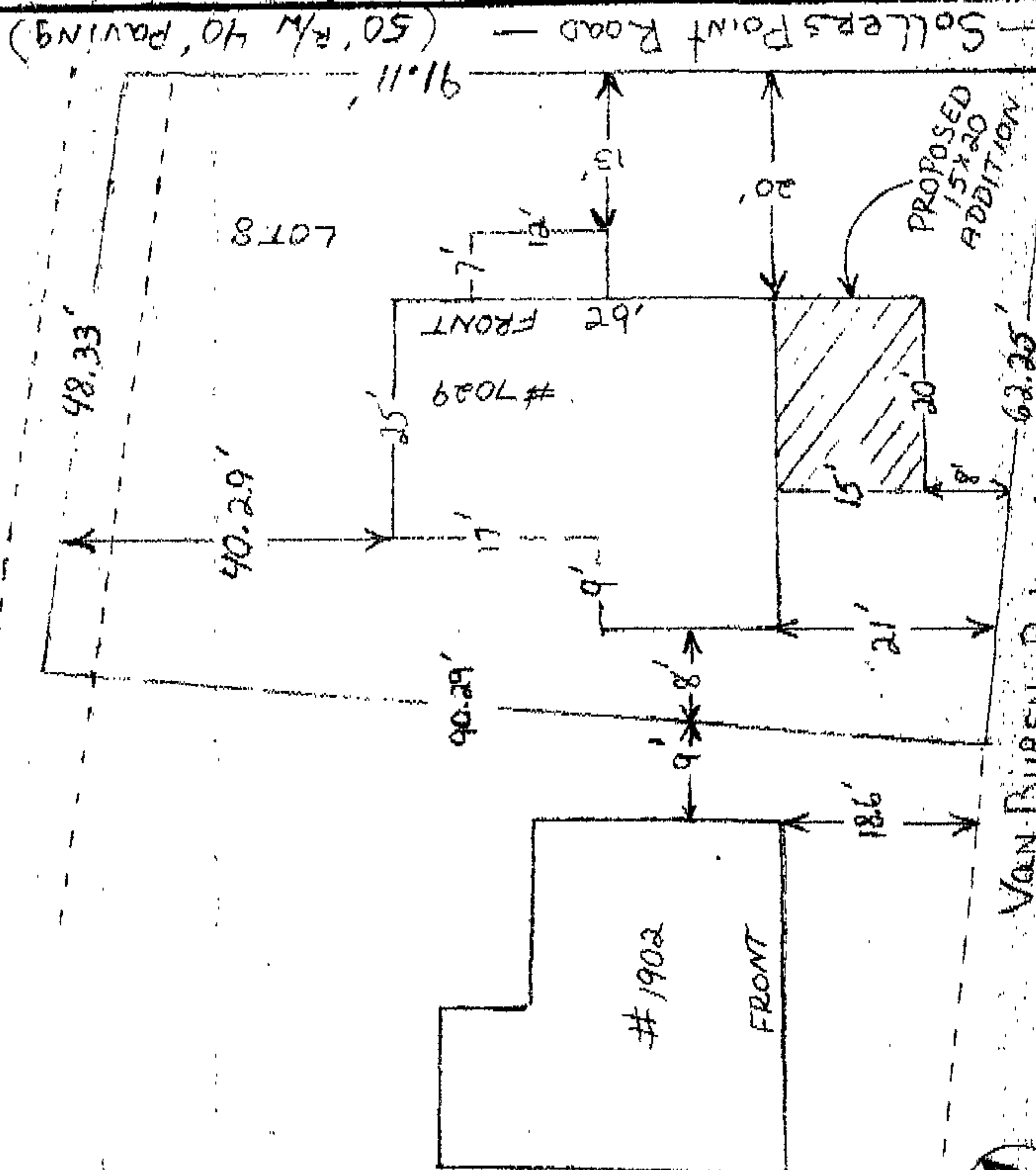
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14-00000

March 2007

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



PREPARED BY D.R.D.

Ret. Ex. #1

Sellers Point Rd.
Van Buren

Taken Sellers Point Rd.

7029

1902



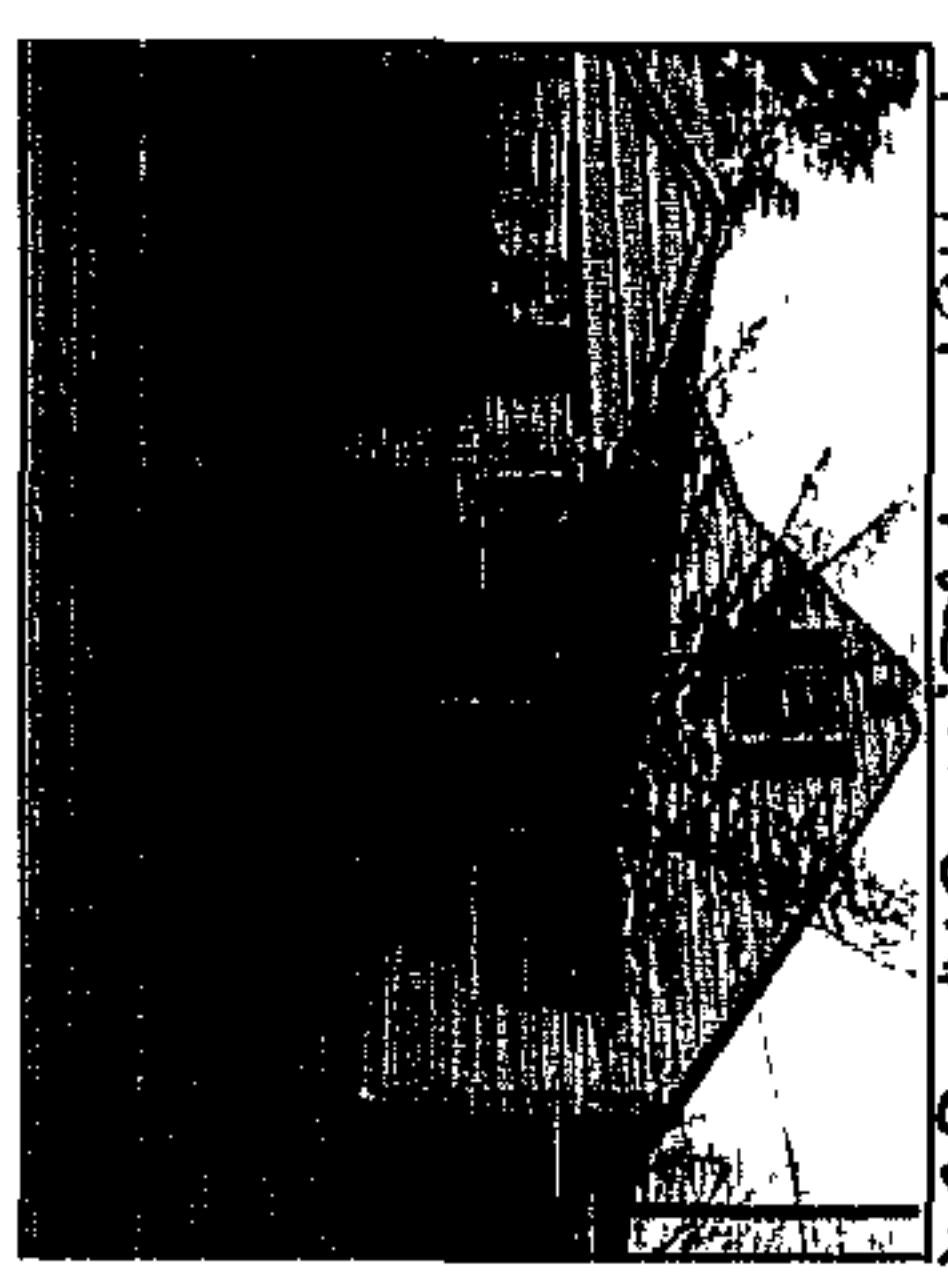
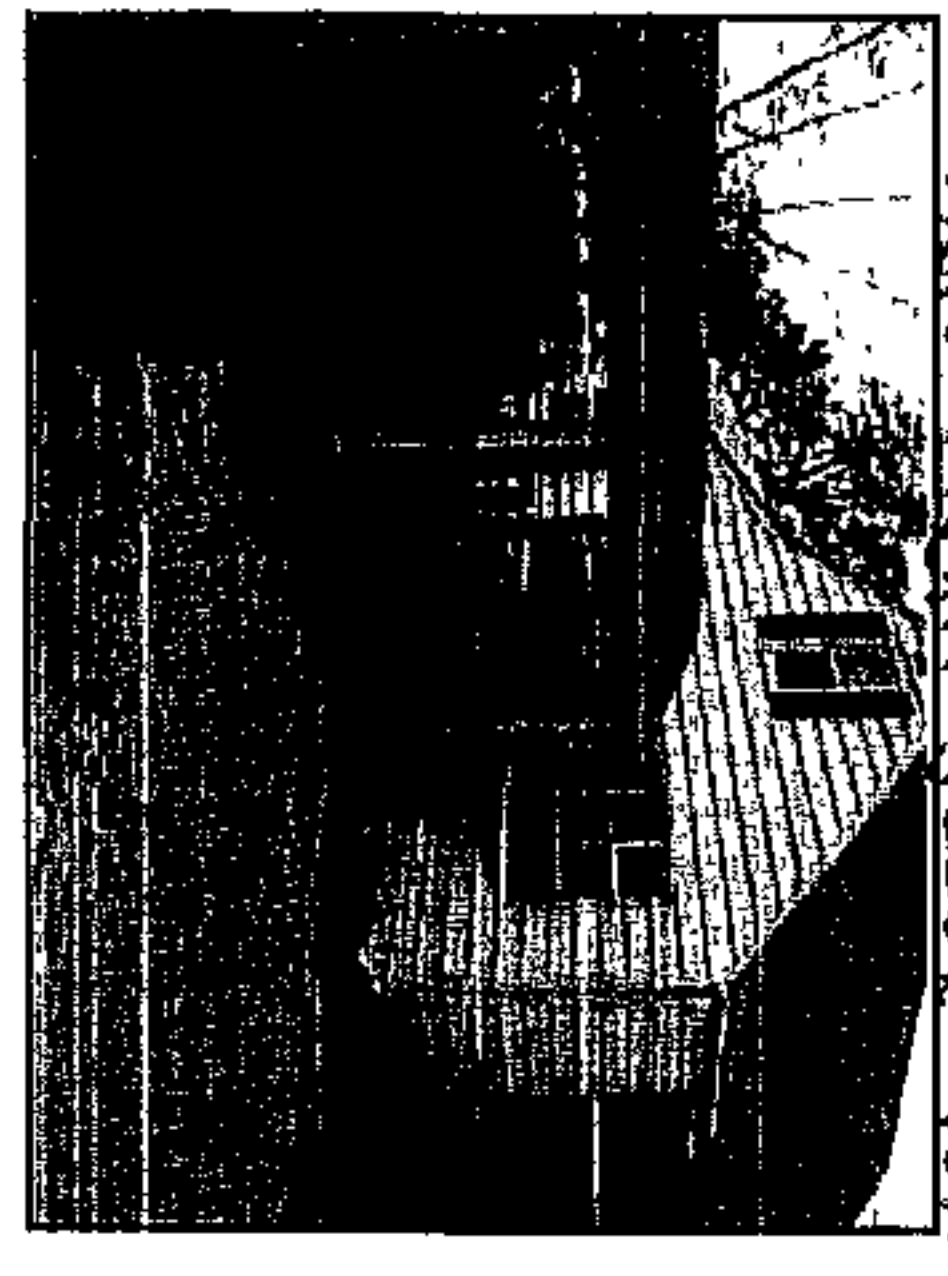
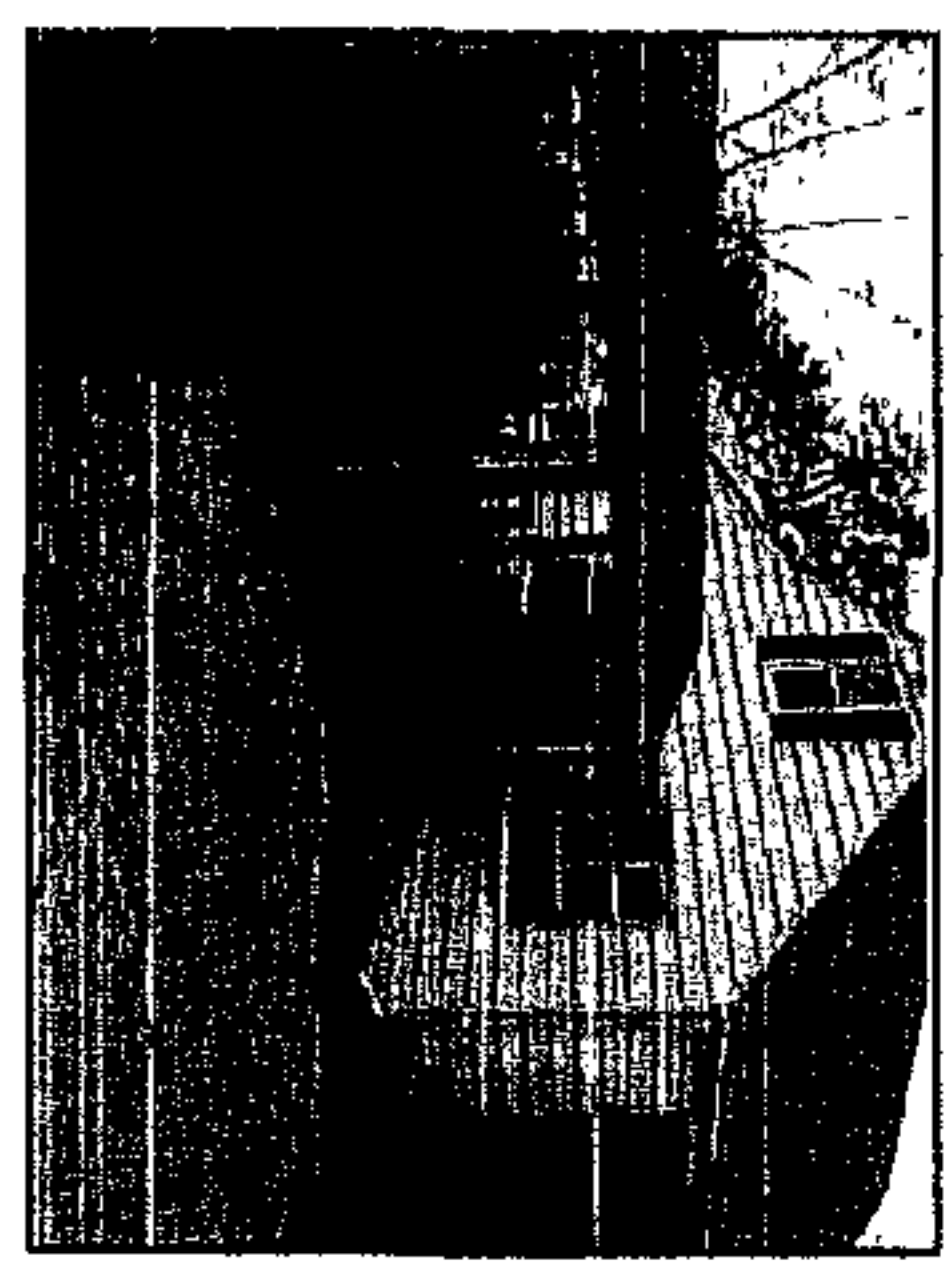
Taken From Van Buren



Taken From Van Buren

Taken From Seller Point Rd

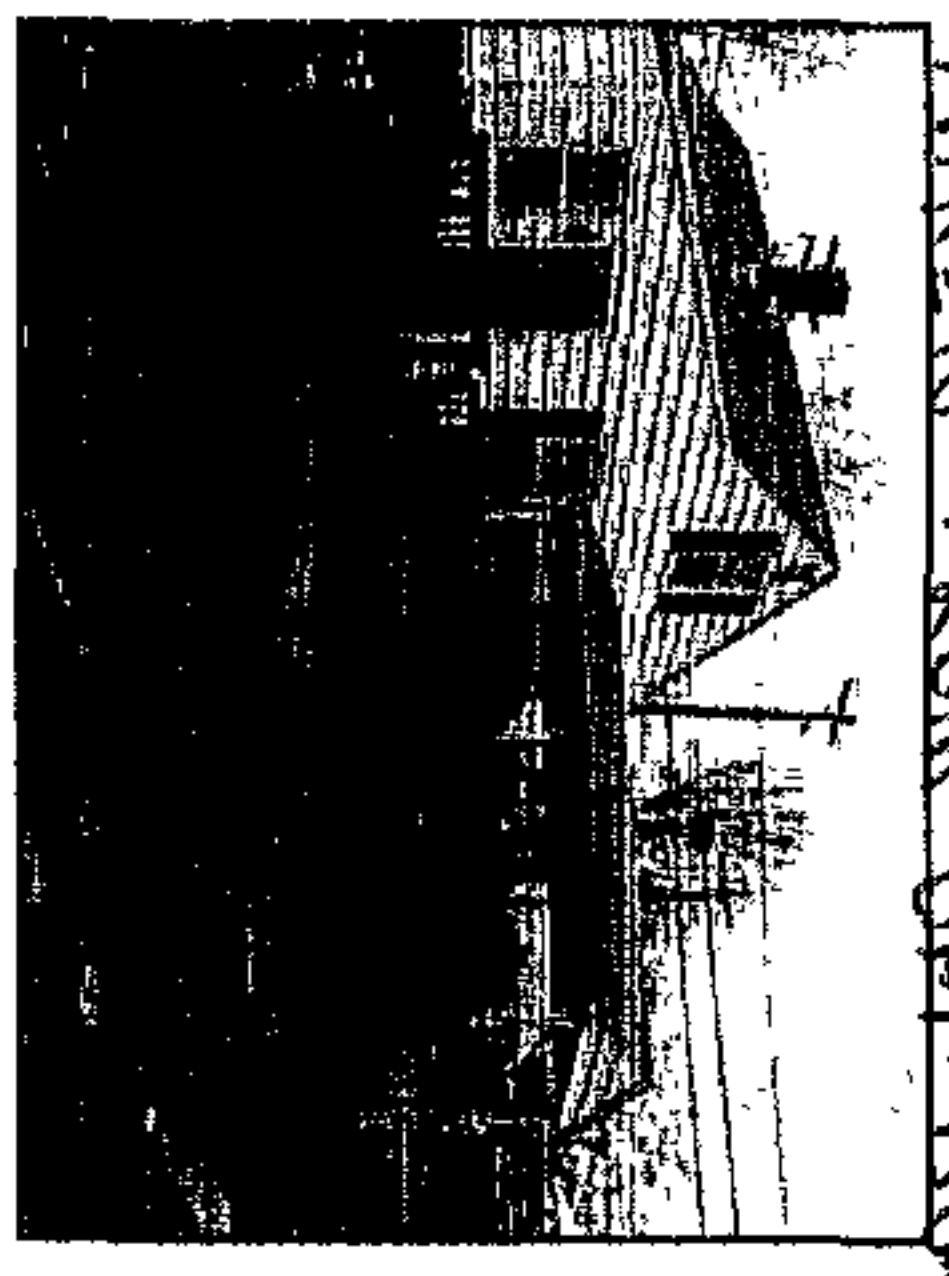
Taken From Van Buren



Taken From Van Buren

Taken From Sellers Point Rd

Taken From Sellers Point Rd.



03-441-A