

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Saxon Circle, 105 ft. E		
centerline of /Scone Garth	*	DEPUTY ZONING COMMISSIONER
11th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(8614 Saxon Circle)		
	*	CASE NO. 03-593-A
Traci L. & James F. Ford		
<i>Petitioners</i>	*	

* * * * *

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, Traci L. and James F. Ford. The variance request is for property located at 8614 Saxon Circle in the Perry Hall 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 a building to property line setback of 3.5 ft. in lieu of the required 8 ft. for an addition and to amend the Third Amended Final Development Plan of "Nottingham Woods". 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

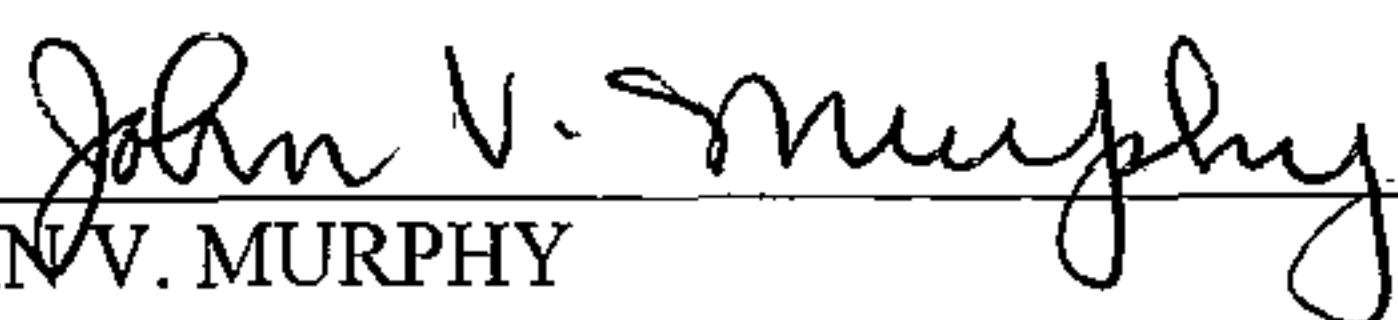
ORDER FOR THE DEPUTY ZONING COMMISSIONER
 7/23/03
 By: [Signature]

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 23rd day of July, 2003, that a variance from Section 1B02.3.B of the B.C.Z.R., to permit a building to property line setback of 3.5 ft. in lieu of the required 8 ft. for an addition and to amend the Third Amended Final Development Plan of "Nottingham Woods" for Lot No. 48 only, 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER
D723 7/23/03
By: 



Baltimore County
Zoning Commissioner

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

July 23, 2003

Mr. & Mrs. James F. Ford
8614 Saxon Circle
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 03-593-A
Property: 8614 Saxon Circle

Dear Mr. & Mrs. Ford:

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 black ink, reading "John V. Murphy". The signature is written in a cursive style with a large, stylized "J" and "M".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8614 Saxon Circle
which is presently zoned DR 16

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.B (1801.2.C.4 Bill 100, 1970)

TO PERMIT A BUILDING TO PROPERTY LINE SETBACK OF
3.5' IN LIEU OF THE REQUIRED 8' AND TO AMEND
THE THIRD AMENDED FINAL DEVELOPMENT PLAN OF
NOTTINGHAM WOODS.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 10 day of June, 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. 03-593-A

Reviewed By LTM Date 6/18/03

REV 10/25/01

Estimated Posting Date 6/29/03

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 8614 Saxon Circle
Address
Balto. MD. 21236
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):

1. To the rear of the house, the original homeowner built an inground swimming pool preventing us from expanding in that direction.
2. We are planning on having more children and need more living space.
3. We can not afford to purchase a comparable home in our children's school district.
4. The side we are proposing to build on currently has 48.5' between our house and adjacent house. Adjacent property owners do not oppose an addition.

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.

James F. Ford, II
Signature
James F. Ford, II
Name - Type or Print

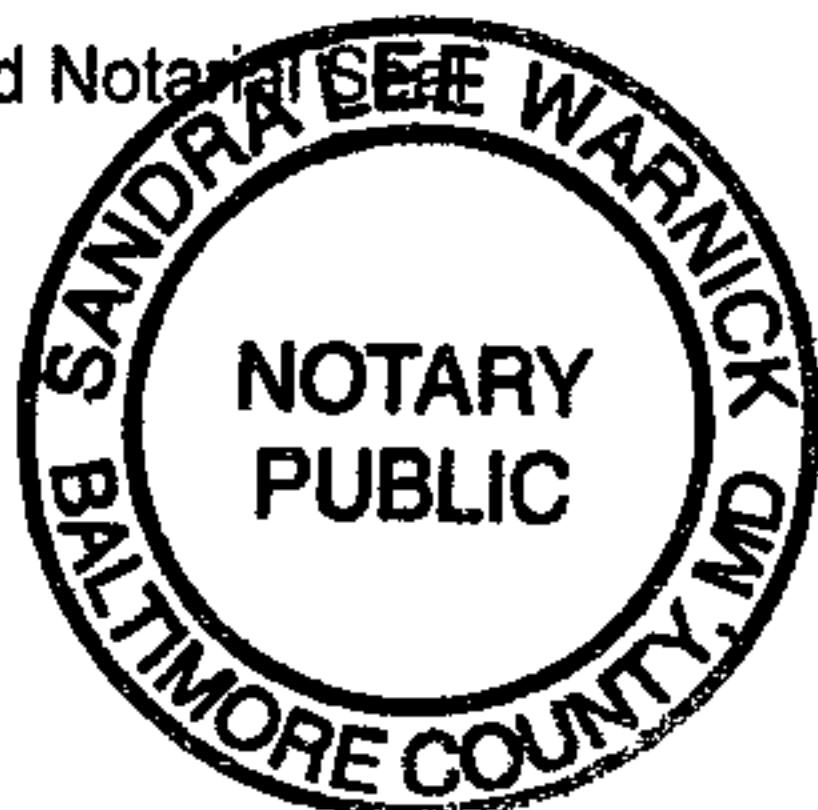
Traci L. Ford
Signature
Traci L. Ford
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of June, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notary Seal



Sandra Lee Warnick
Notary Public
My Commission Expires May 4, 2005

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4. The side we are proposing to build on currently has 48.5' between our house and adjacent house. Adjacent property owners do not oppose an addition.

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James F. Ford, II
Signature
James F. Ford, II
Name - Type or Print

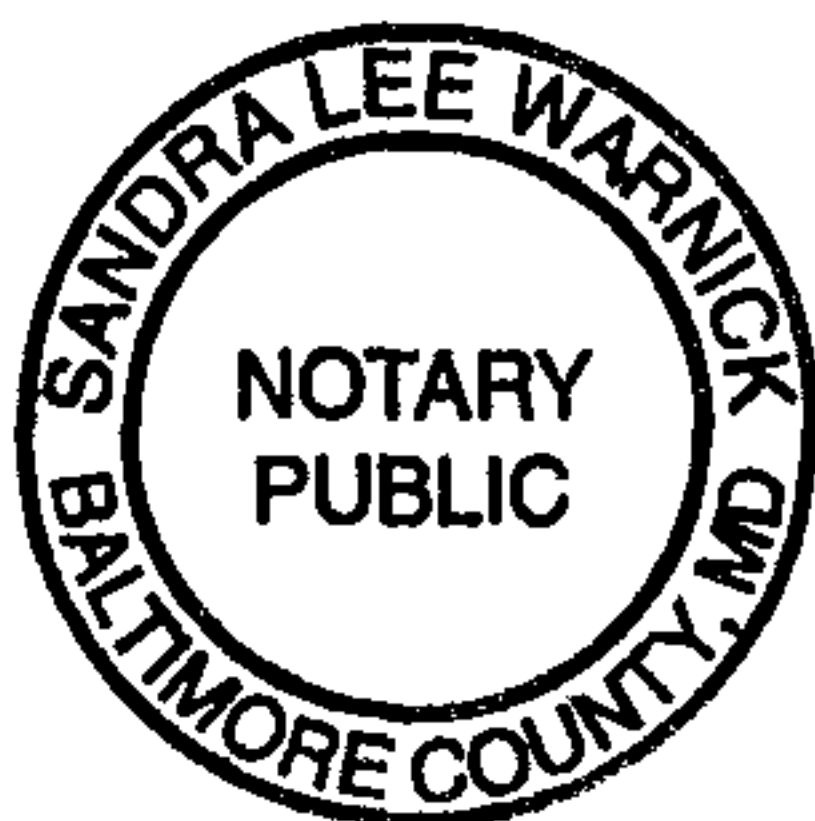
Traci L. Ford
Signature
Traci L. Ford
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

AS WITNESS my hand and Notarial Seal



Sandra Lee Warnick
Notary Public
My Commission Expires May 4, 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8614 Saxon Circle
which is presently zoned DR 16

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1970

TO PERMIT A BUILDING TO PROPERTY SETBACK OF
3.5' IN LIEU OF THE REQUIRED 8' AND TO AMEND
THE THIRD AMENDED FINAL DEVELOPMENT PLAN OF
NOTTINGHAM WOODS.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City State Zip Code

Representative to be Contacted:

Name

Address

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 03 day of May , 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. 03-593-A

Reviewed By LTM Date 6/18/03

REV 10/25/01

Estimated Posting Date 6/29/03

ZONING DESCRIPTION FOR 8614 SAXON CIRCLE

Beginning at a point on the north side of Saxon Circle which is 50 feet wide at the distance of 105 feet east of the centerline of the nearest improved intersecting street, Scone Garth, which is 50 feet wide. *Being Lot #48, Block A, Section #1 in the subdivision of Nottingham Woods as recorded in Baltimore County Plat Book #39, Folio #34, containing 0.22 acres. Also known as 8614 Saxon Circle and located in the 11th Election District, 5th Councilmanic District.

#593

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 232

DATE 6/15/03 ACCOUNT 12-01000-000

AMOUNT \$ 115.00

RECEIVED FROM: J. FORD II

FOR: 03-503-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-593-A

Petitioner/Developer: _____

JAMES F. FORD II

Date of Hearing/Closing: 7/14/03

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

Attention: Ms. BECKY HART

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 _____

8614 SAXON CIRCLE

The sign(s) were posted on _____

7/14/03

(Month, Day, Year)

CASE # 03-593-A

Sincerely,

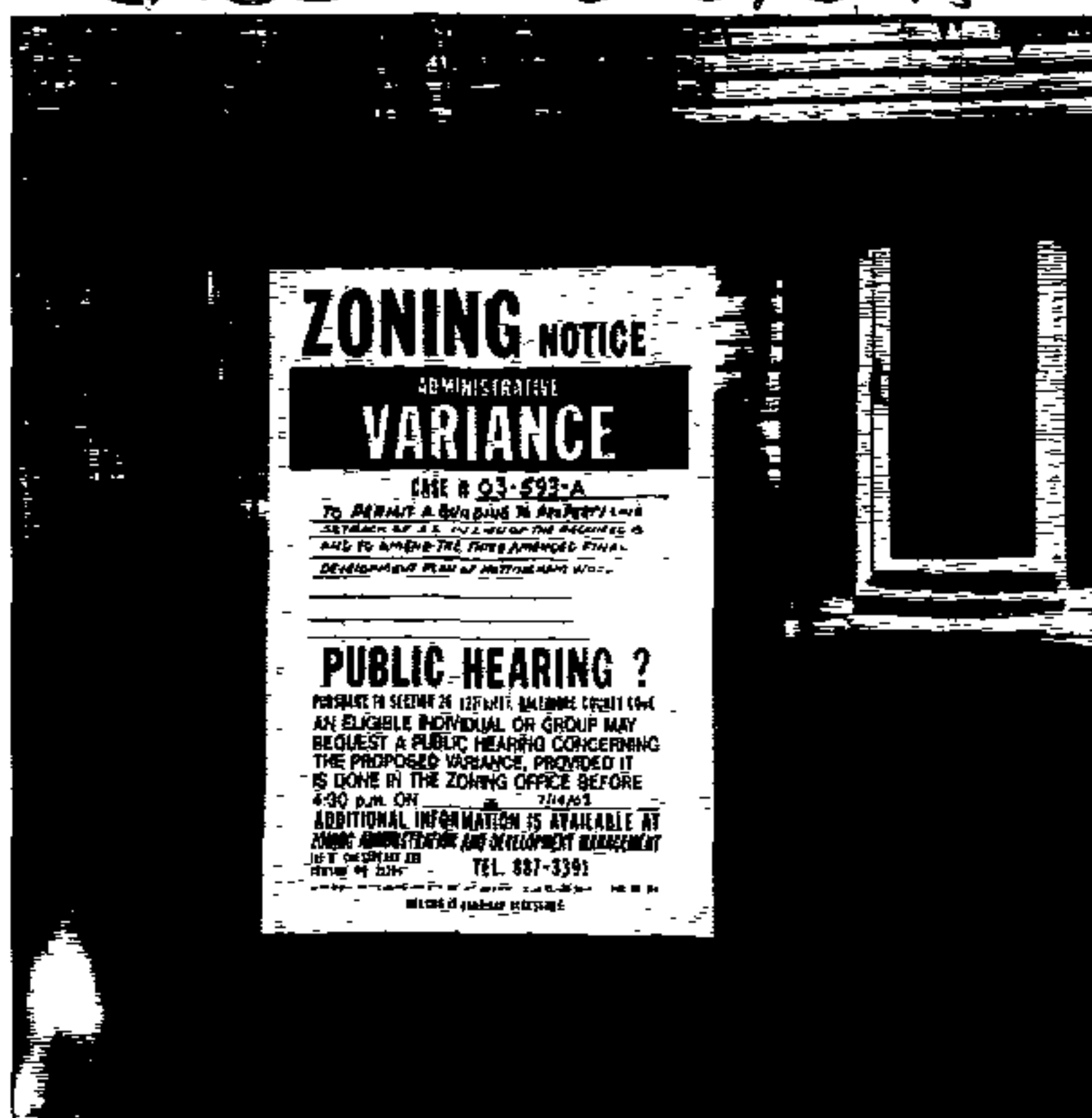
Richard E. Hoffman 6/29/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



8614 SAXON CIRCLE

POSTED 6/29/03

Richard E. Hoffman 6/29/03

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 593 -A Address 8614 SAXON CIRCLE

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 6/18/03 Posting Date: 6/29/03 Closing Date: 7/14/03

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.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 593 -A Address 8614 SAXON CIRCLE
Petitioner's Name JAMES F. FORD II ETUX Telephone 410 931 7475
Posting Date: 6/29/03 Closing Date: 7/14/03

Wording for Sign To Permit A BUILDING TO PROPERTY LINE
SETBACK OF 3.5' IN LIEU OF THE REQUIRED 8' AND TO AMEND
THE THIRD AMENDED FINAL DEVELOPMENT PLAN OF
NOTTINGHAM WOODS,

I HAVE RECEIVED POSTING INFO JFF 6/18/03

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 03-593-A
Petitioner. James F. Ford, II & Traci L. Ford
Address or Location: 8614 Saxon Circle Baltimore, MD. 21236

PLEASE FORWARD ADVERTISING BILL TO

Name. James F. Ford, II
Address 8614 Saxon Circle
Baltimore, MD. 21236
Telephone Number: 410-931-7495



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

July 14, 2003

James Ford, II
Traci Ford
8614 Saxon Circle
Baltimore, MD 21236

Dear Mr. and Mrs. Ford:

RE: Case Number: 03-593-A, 8614 Saxon Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 18, 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, reading "W. Carl Richards, Jr." in a cursive style.

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





**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

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601⁵⁹³

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.1.03

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

RE: Baltimore County
Item No. 593 LTM

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 7, 2003

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

SUBJECT: 8614 Saxon Circle

INFORMATION:

Item Number: 03-593

Petitioner: James F. Ford, II

Zoning: DR 16

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

1. The Office of Planning supports the petitioner's request to permit a building to property line setback of 3.5 feet in lieu of the minimum required 8-foot setback.

Prepared by:

Mark A. Cump

Section Chief:
AFK/LL:MAC:

Katry Schenck

RECEIVED

JUL - 9 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item Nos. 577, 578, 580, 581, 587,
589, 590, 593, 594, 595, 596, 597,
598, 599, and 600

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

RWB:CEN:jrb

cc: File

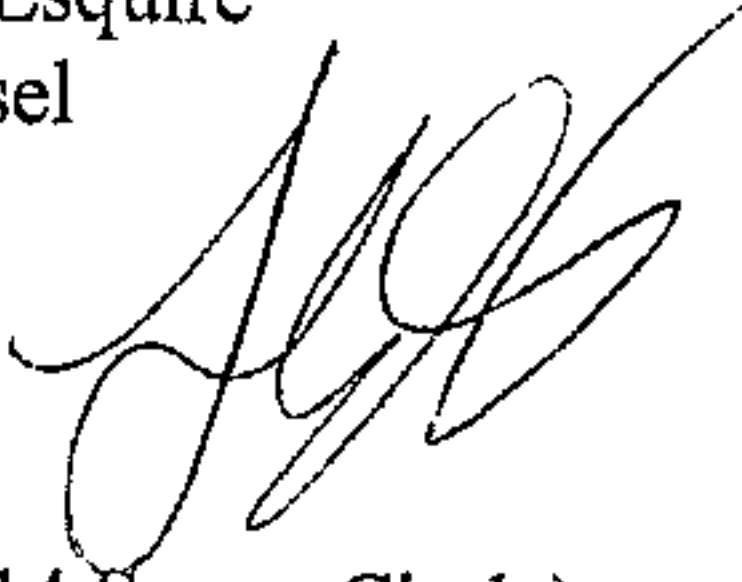
BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Carole S. Demilio, Esquire
Peter Max Zimmerman, Esquire
Office of People's Counsel

DATE: July 23, 2003

FROM: Lawrence E. Schmidt
Zoning Commissioner



SUBJECT: Case No. 03-593-A (8614 Saxon Circle)
Petitioners: Traci L. & James F. Ford
Petition for Administrative Variance
to amend Final Development Plan

I recently received a telephone message from your office regarding the processing of administrative variance relief for petitions which also request the amendment of a final development plan. The substance of the message was that your office believes that administrative relief cannot be granted in that instance.

These cases arise when a property owner living within a recorded subdivision seeks zoning variance relief. By way of example, administrative variance relief is requested in Case No. 03-593-A for the property located at 8614 Saxon Circle, in the "Nottingham Woods" subdivision of Baltimore County. In that case, the petitioners seek relief for a proposed addition that will extend into the side yard greater than permitted. As worded, the petition in that case seeks variance relief not only for a reduced side yard setback, but also "to amend the Third Amended Final Development Plan of 'Nottingham Woods'."

Typically, the final development plan is not included in the case file. However, that plan would show a proposed building envelope for all of the lots within that subdivision. The property at 8614 Saxon Circle is shown as Lot No. 48. So, it is clear that this is a rather large subdivision with many homes. In any event, a technical amendment of the final development plan is required in that the proposed addition will be located outside of the building envelope for Lot No. 48.

03-2659

JUL 24 2003

Re: Case 03-593-A (Amend Final Development Plan)

Office of People's Counsel

July 23, 2003

Page -Two-

Section 26-127 of the Baltimore County Code authorizes the Office of the Zoning Commissioner to grant administrative variance relief for owner occupied lots zoned residential. The petition filed in Case No. 93-593-A meets that criteria. I do not believe that the County Council in enacting Section 26-127 would distinguish between owner occupied lots zoned residential, that are part of a subdivision with a final development plan, and owner occupied lots zoned residential that are not within an established subdivision as recorded on a final development plan. The amendment to the final development plan in this case is limited in scope and is purely a technical matter.

Quite candidly, it appears the practice of the technicians in the Office of Permits & Development Management, that amendments to final development plans are not always requested when an administrative variance petition is filed. That is, there are some cases where language is added requesting an amendment to the final development plan and others where no such language appears, notwithstanding that the property is located within an established subdivision which, no doubt, has a final development plan.

An appropriate resolution of this matter would appear to require that the petition clearly indicate that the nature of the amendment to the final development plan is to a single lot only and only in conjunction with the administrative variance. Specifically, I will hereinafter indicate in any order approving administrative relief that the amendment to the final development plan is "for Lot No. 48 only". Obviously, any significant amendment to a final development plan would require a petition for special hearing. Typically, such petitions are filed when a final development plan is amended by the addition of more lots, the subdivision of an existing lot, the relocation of lot lines, public improvements, etc. I would agree that special hearing relief is requested in those instances and that relief cannot be granted administratively.

Please advise if this resolves your concerns. Also please note that I have discussed this matter with Deputy Commissioner Murphy and he concurs with the above.

LES:raj

AV



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

July 8, 2003

Lawrence E. Schmidt, Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

Dear Mr. Schmidt:

Attached please find a copy of Resolution 70-03 concerning the public disclosure of James F. Ford, II, an employee of the Baltimore County Department of Public Works, Storm Drain Design

This Resolution was approved by the County Council at its July 7, 2003 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: James F. Ford, II

RECEIVED

JUL - 9 2003

ZONING COMMISSIONER

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2003, Legislative Day No. 14

Resolution No. 70-03

Mr. Vincent J. Gardina, Councilman

By the County Council, July 7, 2003

A RESOLUTION concerning the public disclosure of James F. Ford, II, an employee of the Baltimore County Department of Public Works, Storm Drain Design.

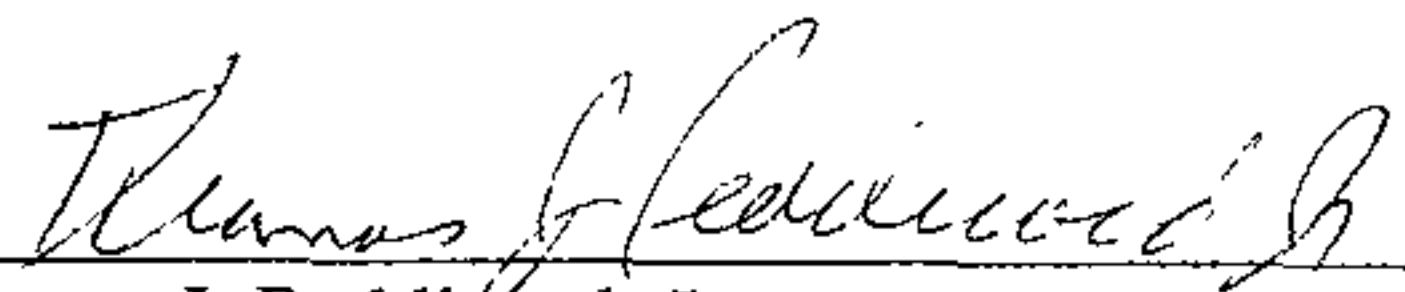
WHEREAS, James F. Ford, II, an employee of Baltimore County, has applied for an administrative variance to build an addition onto his residence at 8614 Saxon Circle, Baltimore, Maryland 21236; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application filed by James F. Ford, II, does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 7th day of July, 2003.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 70-03

Administrative Variances Check List

Case Number

03-593A

Location

8614 Saxon Circle

Zoning

DR16

Request

Prop line Setback 3.5 feet instead of 8'
note Council Resolution

Zoning Regs

* 1 BOZ. 3. B - old subdivision → 1 BOZ. 2. C4
1970 - can't find

Verify sign posting

* Problem - Cert says signs posted on 7/14/03 (OK)
Photo " " " " 6/29/03

ZAC comments

Planning supports

pictures
show
posting date

Reason for request

need more room - existing pool in back

Site Plan

48 feet to next house 5 ft variance

Pictures

insignificant

Opinion

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 1, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

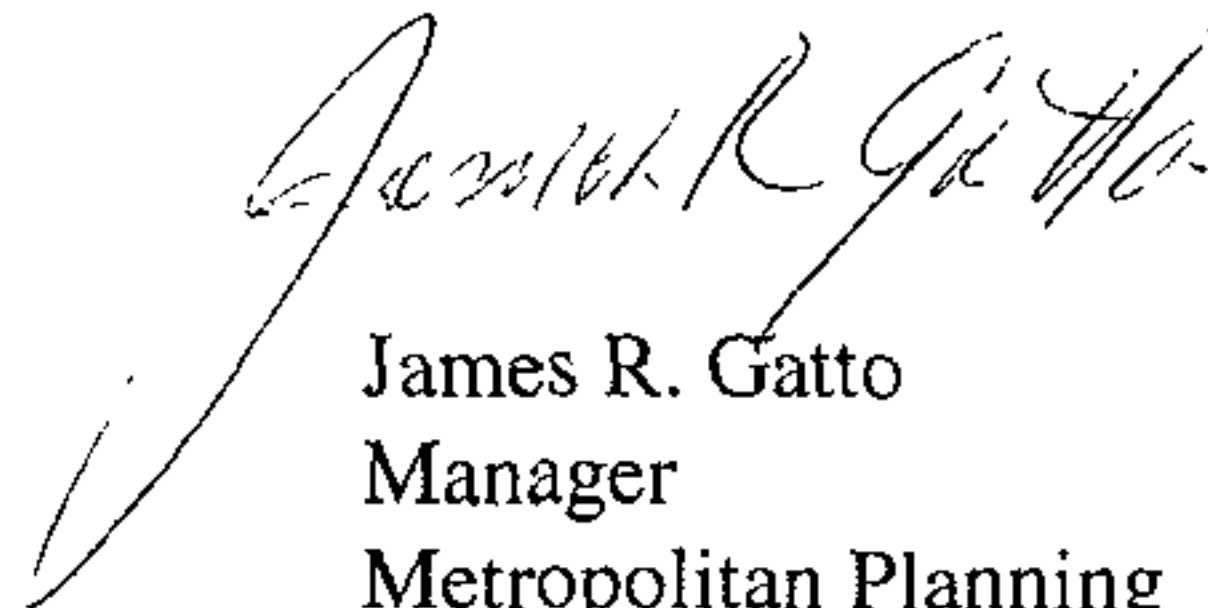
Re: **Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



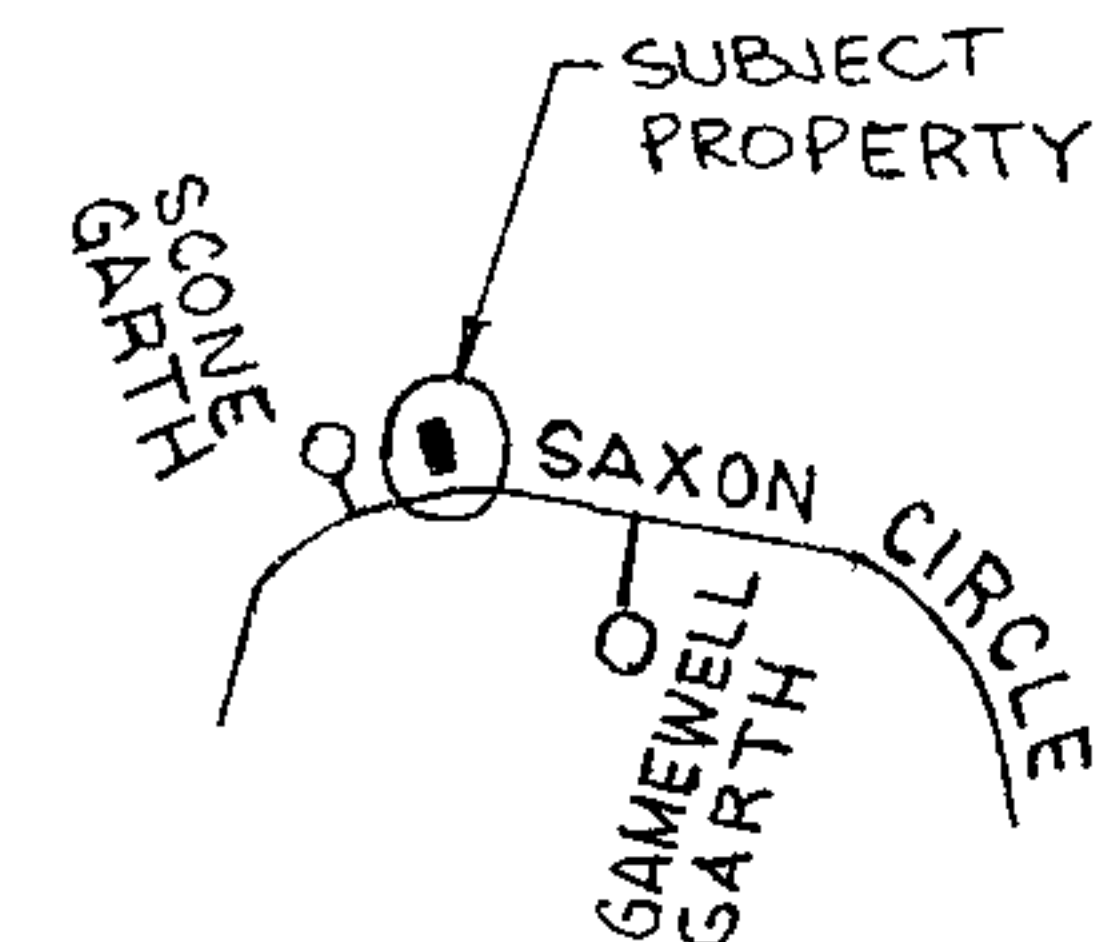
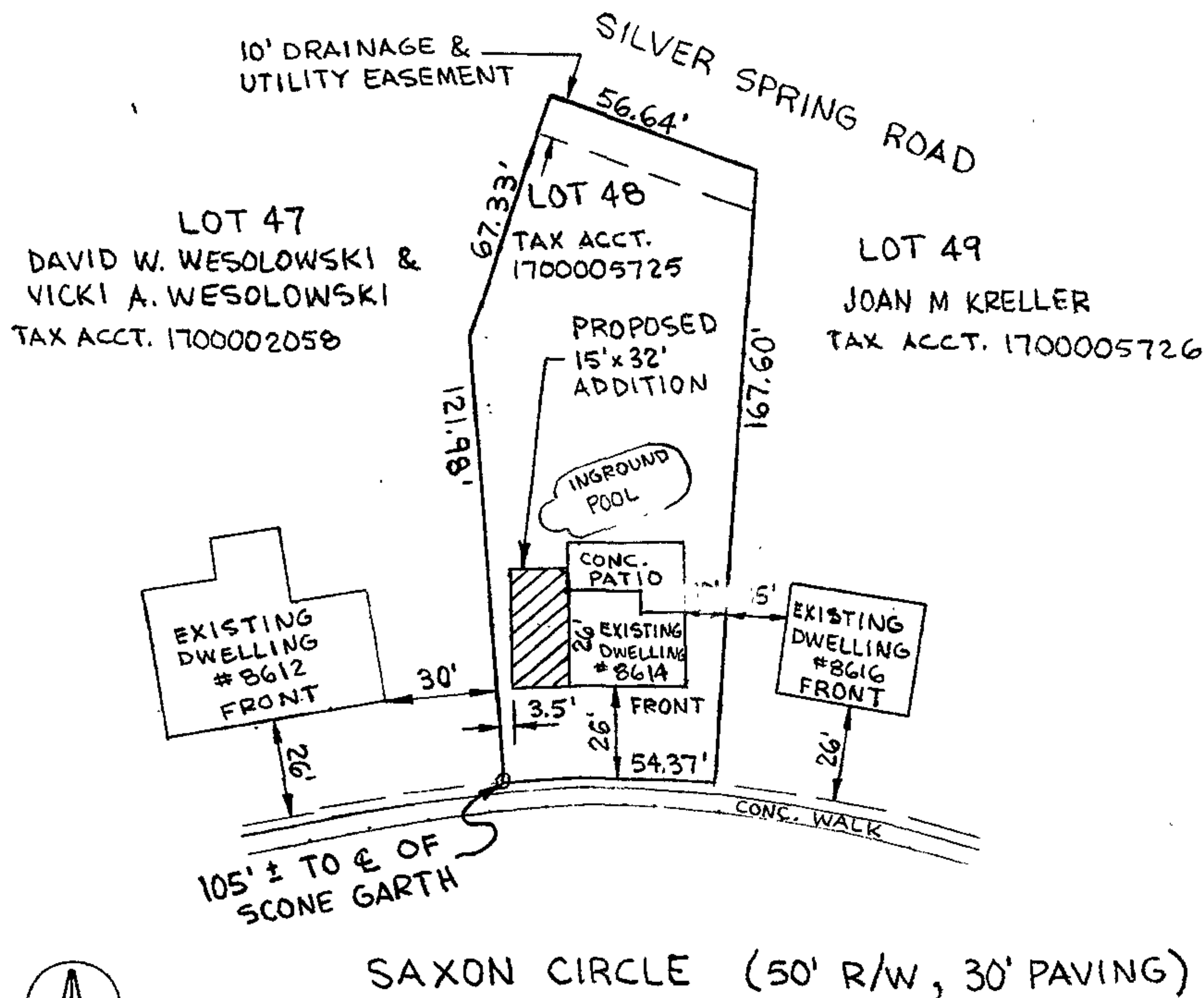
James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8614 Saxon Circle
 SUBDIVISION NAME Nottingham Woods
 PLAT BOOK # 39 FOLIO # 34 LOT # 48 SECTION # 1
 OWNER James F. Ford, II & Traci L. Ford

THIS PROPERTY DOES NOT
 LIE WITHIN THE BOUNDARIES
 OF ANY FLOOD ZONE.



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11
 COUNCILMANIC DISTRICT 5
 1" = 200' SCALE MAP # NE-9H
 ZONING DR 16
 LOT SIZE 0.22 9,790
 ACREAGE SQUARE FEET
 PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING NONE



NORTH

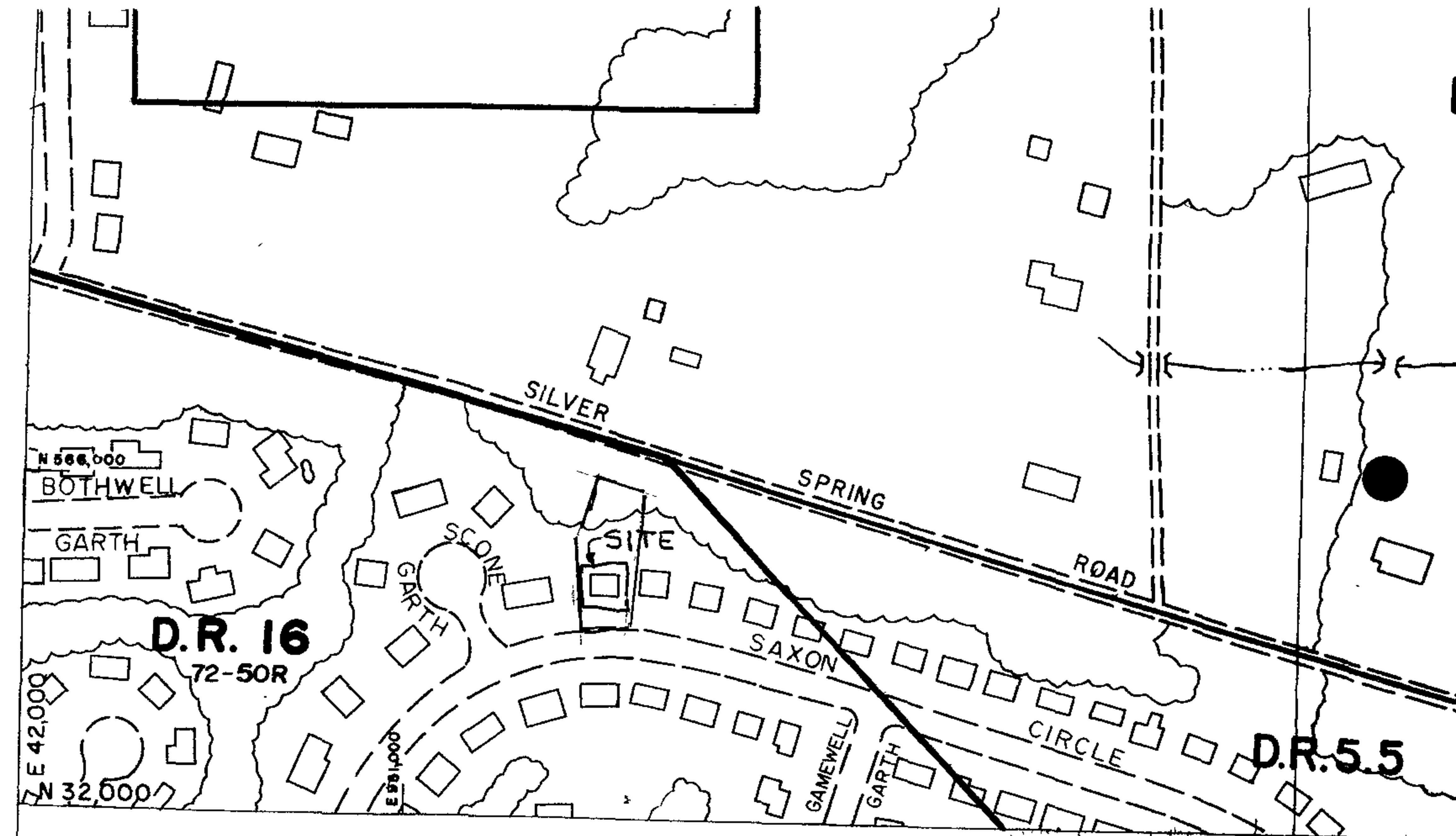
PREPARED BY James F. Ford 6/7/03 SCALE OF DRAWING: 1" = 50'

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

LTM 593

NE
9H

1" = 200'



M - NW M - NE

2000 COMPREHENSIVE ZONING

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 88-00, 89-00, 90-00, 91-00

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Joseph B. Basting
Chairman, County Council

#593



view of my house and side yard
where addition is proposed.

#593



view of proposed addition
also showing adjacent property on left.

#593