

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-603-A

*

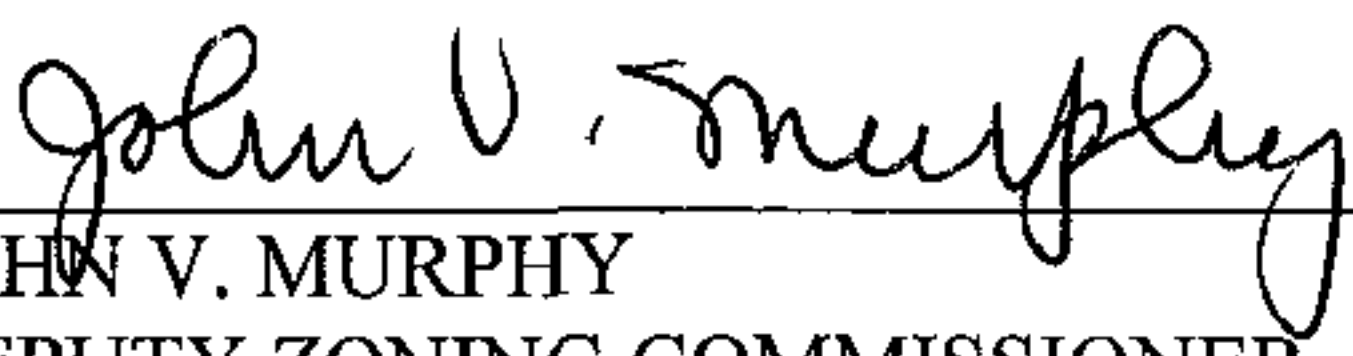
7/29/03
R. J. J. J. J.

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 29 day of July, 2003, that a variance from Section 202.3 (1955 B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have a side yard setback of 15 ft. in lieu of the required 20 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

7/29/03
7/29/03
7/29/03



Baltimore County
Zoning Commissioner

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

July ²⁹23, 2003

Mr. & Mrs. Geoffrey D. Munro
4405 Dulaney Court
Glen Arm, Maryland 21057

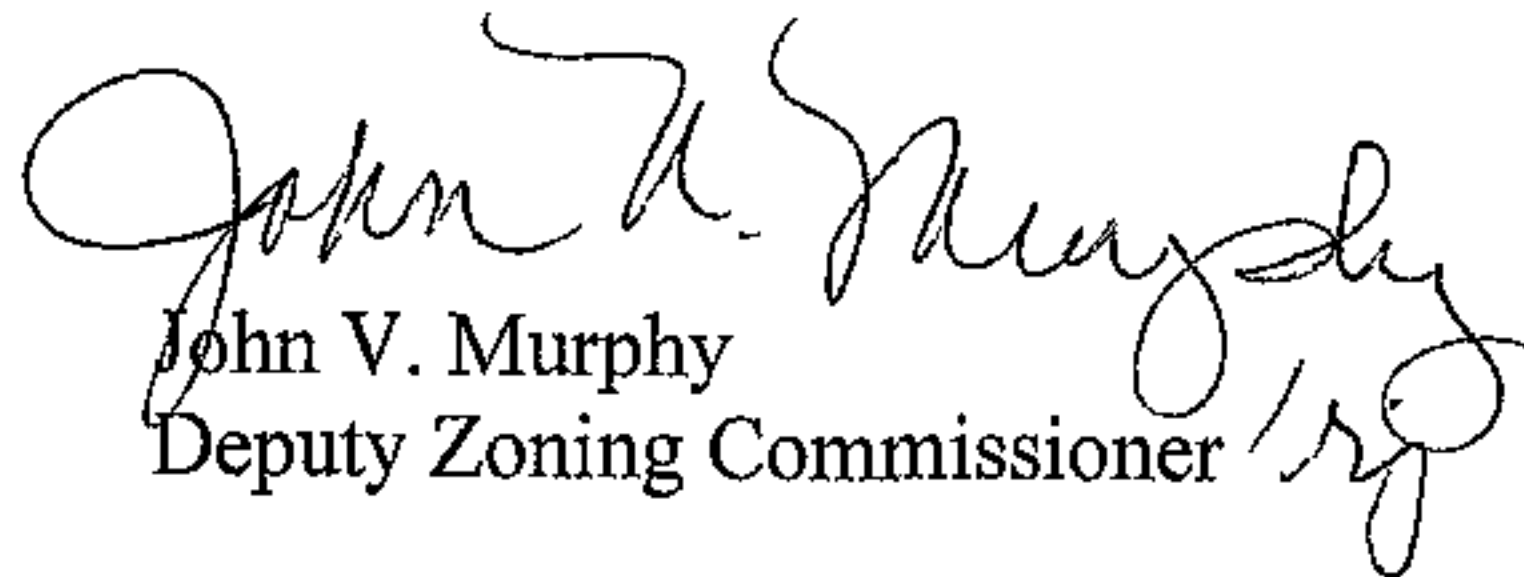
Re: Petition for Administrative Variance
Case No. 03-603-A
Property: 4405 Dulaney Court

Dear Mr. & Mrs. Munro:

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,


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 4405 Dulaney Court

which is presently zoned RC4

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) 202.3 (1955 BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A SIDE YARD SETBACK OF 15' IN LIEU OF THE REQUIRED 20'

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 29/6/03 day of June 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.

Legal Owner(s):

Geoffrey D. Munro

Name - Type or Print

Signature

Cynthia A. Munro

Name - Type or Print

Signature

4405 Dulaney Ct.

(410) 614-7785 (W)

(410) 817-6578 (H)

Address

Glen Arm, MD 21057

Telephone No

City

State

Zip Code

Representative to be Contacted:

Same as above

Name

Address

Telephone No

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By LTN

Date

6/26/03

Estimated Posting Date

7/6/03

CASE NO. 03-603-A

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 4405 Dulaney Ct.

Address

Glen Arm, MD 21057

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 attached.

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.

Geoffrey D. Munro

Signature

Dr. Geoffrey D. Munro

Name - Type or Print

Cynthia A. Munro

Signature

Dr. Cynthia A. Munro

Name - Type or Print

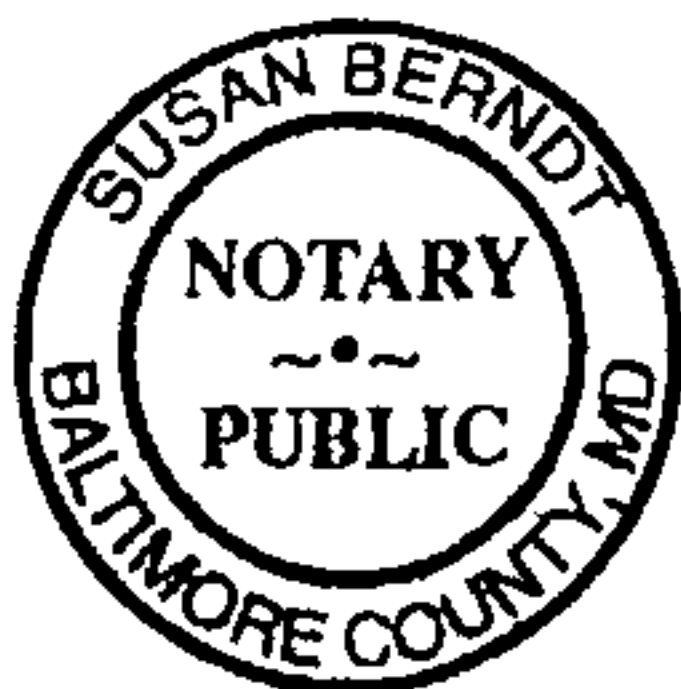
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Geoffrey D. Munro & Cynthia A. Munro

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

AS WITNESS my hand and Notarial Seal



Susan Berndt

Notary Public

My Commission Expires 1.10.06

Affidavit in Support of Administrative Variance

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Geoffrey D. Munro
Signature

Dr. Geoffrey D. Munro
Name - Type or Print

Cynthia A. Munro
Signature

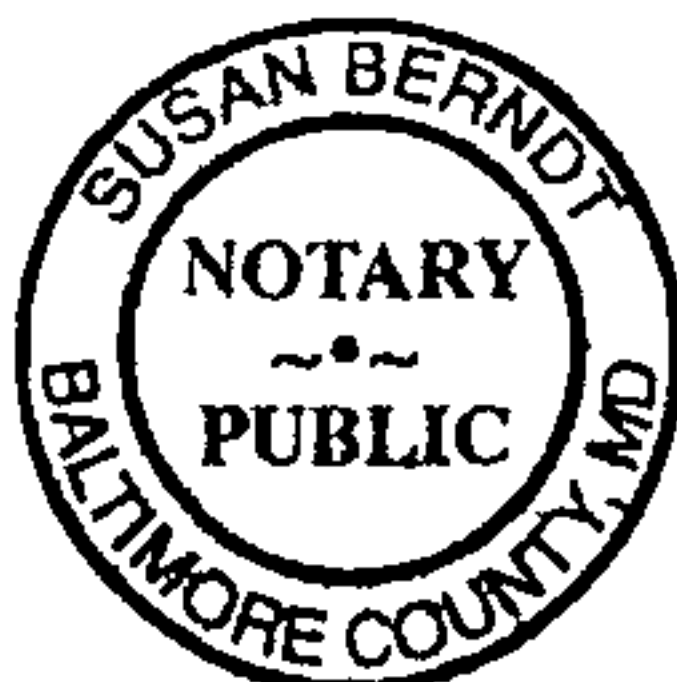
Dr. Cynthia A. Munro
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Geoffrey D. Munro & Cynthia A. Munro
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Susan Berndt
Notary Public

My Commission Expires 1.10.06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4405 Dulaney Court

which is presently zoned RC4

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) 202.3 (1955 BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A SIDE
YARD SETBACK OF 15' IN LIEU OF THE
REQUIRED 20'

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.

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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):

Geoffrey D. Munro

Name - Type or Print

Signature

Cynthia A. Munro

Name - Type or Print

Signature

4405 Dulaney Ct. (410) 614-7785 (W)
(410) 817-6578 (H)

Address

Telephone No

Glen Arm, MD 21057

City

State

Zip Code

Representative to be Contacted:

Same as above

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. 03-603-A

REV 10/25/01

Reviewed By CTM Date 6/26/03

Estimated Posting Date 7/6/03

Attachment to "Affidavit in Support of Administrative Variance"

There is currently a 25-foot setback for our property at 4405 Dulaney Court. We are requesting to build an addition that would end 15 feet away from the property line. We are requesting this on the grounds that it would present a practical difficulty for us to comply with the setback requirement. Our property is unique from the other properties in our subdivision (Delaney Hills) in that we are the only house in our subdivision without an attached garage, and the topography of our property unique in that it includes a steep slope on the side of our house opposite to where we are proposing to build the addition. This slope and the location of the septic prevent us from building an addition onto our house in a way that would allow us to comply with the setback requirement, because the only place where we can build a garage is on the side closest to the property line. Strict compliance with the 25-foot setback requirement would therefore prevent us from using our property to build an attached garage. If relief is granted, our addition would affect only approximately 20 feet of the 400-foot property line. The adjacent dwellings are far enough away that, despite our building within the current setback requirements, the safety and welfare of the neighborhood would remain secured.

CAM/GDM

#603

Zoning Description

ZONING DESCRIPTION FOR 4405 DULANEY COURT, GLEN ARM, MARYLAND 21057

Beginning at point on the west side of Dulaney Court which is 50 feet wide at the distance of 400 feet of the centerline of Manor Road which is 62.5 feet wide. Being Lot # 15 , Section C, in the subdivision of Dulaney Hills as recorded in Baltimore County Plat Book # 22, Folio # 11, containing 2.55 acres. Also known as 4405 Dulaney Court and located in the 11th Election District, 3rd Councilmanic District.

#603

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25050

DATE 6/26/05 ACCOUNT R001-000 6-150
AMOUNT \$ 65.00

RECEIVED FROM: MURRO

FOR: 03-603-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
6/27/2005	6/26/2005	11:38:02	
RECEIPT # 77378	6/26/2005		011N
CR NO. 025055			

RECEIPT TOTAL \$65.00

\$6.00 OF .00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: July 3, 2003

RE: Case Number #03-603-A
Petitioner/Developer: CYNTHIA MONRO
Date of Hearing/Closing: July 21, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4405 DULANEY COURT
GLENARM MARYLAND 21057

The sign(s) were posted on July 3, 2003
(Month, Day, Year)

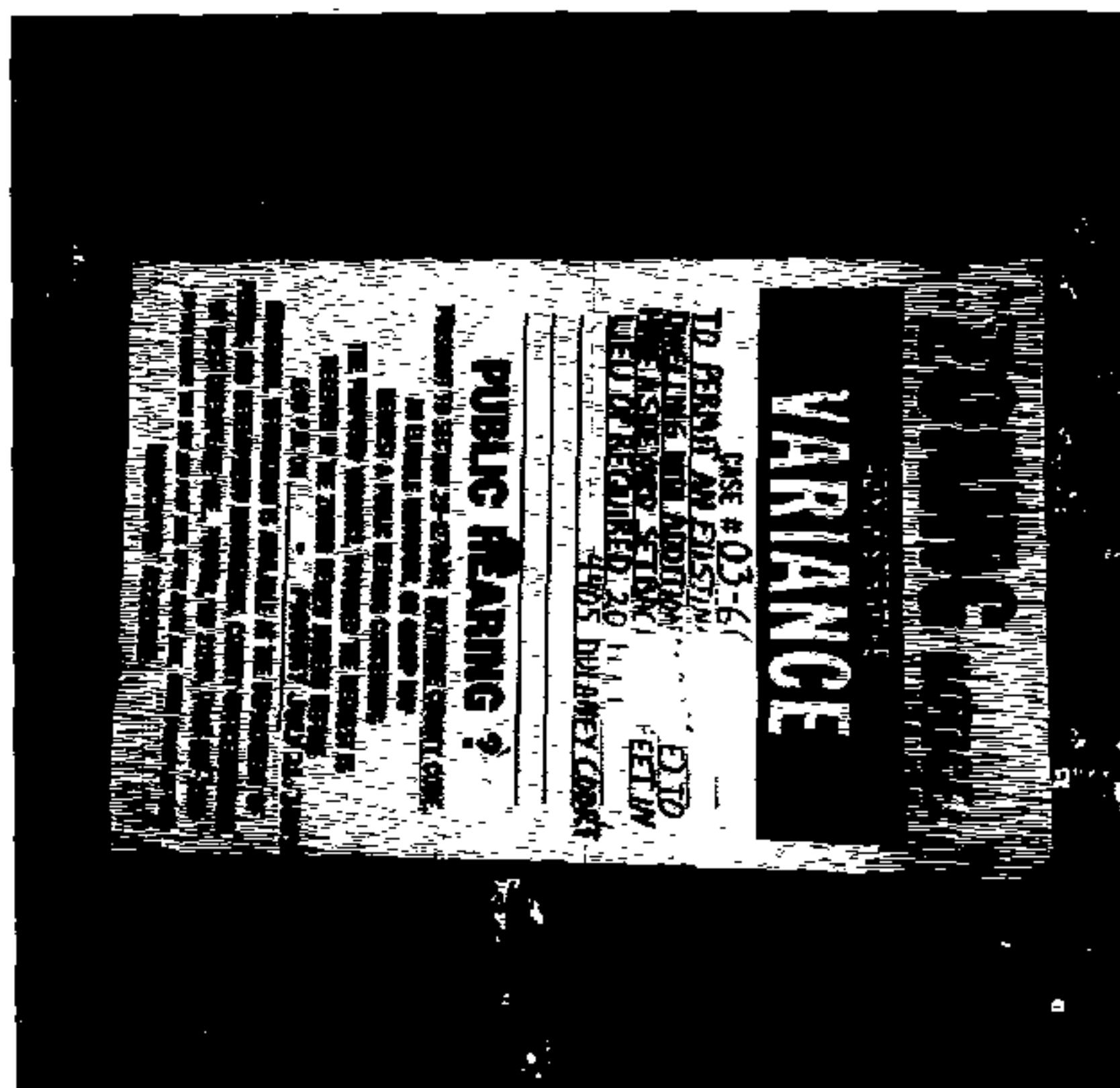
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

COCKEYSVILLE MD 21036
(City, State, Zip Code of Sign Poster)

410 666 5356
(Telephone Number of Sign Poster)



4405 DULANEY COURT
GLENARM 21057

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: 03-603-A
Petitioner: Cynthia and Geoffrey Munro
Address or Location: 4405 Dulaney Ct.

PLEASE FORWARD ADVERTISING BILL TO

Name: Cynthia Munro
Address: 4405 Dulaney Ct.
Glen Arm, Md 21057

Telephone Number: (410) 817-6578

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 603 -A Address 4405 DULANEY CT

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

Filing Date: 6/26/03 Posting Date: 7/6/03 Closing Date: 7/21/03

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.

On the Following Date:

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 603 -A Address 4405 DULANEY CT

Petitioner's Name GEOFFREY & CYNTHIA MUNRO Telephone 410 614 7785

Posting Date: 7/6/03 Closing Date: 7/21/03

Wording for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A SIDEYARD SETBACK
OF 15' IN LIEU OF THE REQUIRED 20'

I HAVE RECEIVED POSTING INFO CAM/GDM



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 21, 2003

Geoffrey Munro
Cynthia Munro
4405 Dulaney Court
Glen Arm, MD 21057

Dear Mr. and Mrs. Munro:

-RE: Case Number: 03-603-A, 4405 Dulaney Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 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



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on Recycled Paper



**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 2, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 7, 2003

Item No.: ⁶⁰³ 602-610

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 7.7.03

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

RE: Baltimore County
Item No. 603 LTX1

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBs HBT*

DATE: August 28, 2003

SUBJECT: Zoning Item 603
Address 4405 Dulaney Court

Zoning Advisory Committee Meeting of July 7, 2003

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

If this proposal exceeds the 10% limitation in the RC-4 zone, it should be rejected. The impervious requirements are necessary to protect the people who use the water supply.

Reviewer: Wally Lippincott

Date: August 8, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-602 and 03-603**
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: Kathy Schlabach

AFK/LL:MAC

RECEIVED
JUL - 9 2003
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 8, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2003.
Item Nos. 602, 603, 604, 605, 606,
607, 608, 609, and 610

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

RWB:CEN:jrb

cc: File

Administrative Variances Check List

Case Number

03-603A

Location

4400 Dulaney Court

Zoning

RC4 (A03.4.B.2)
202.3 (1955 Code)

Request

add garage to side yard set 15 instead 20
24x24

Zoning Regs

Old Regs 202.3

Verify sign posting

7/3/03 closing 7/21

ZAC comments

none

Reason for request

can't build garage - steep slope

Site Plan

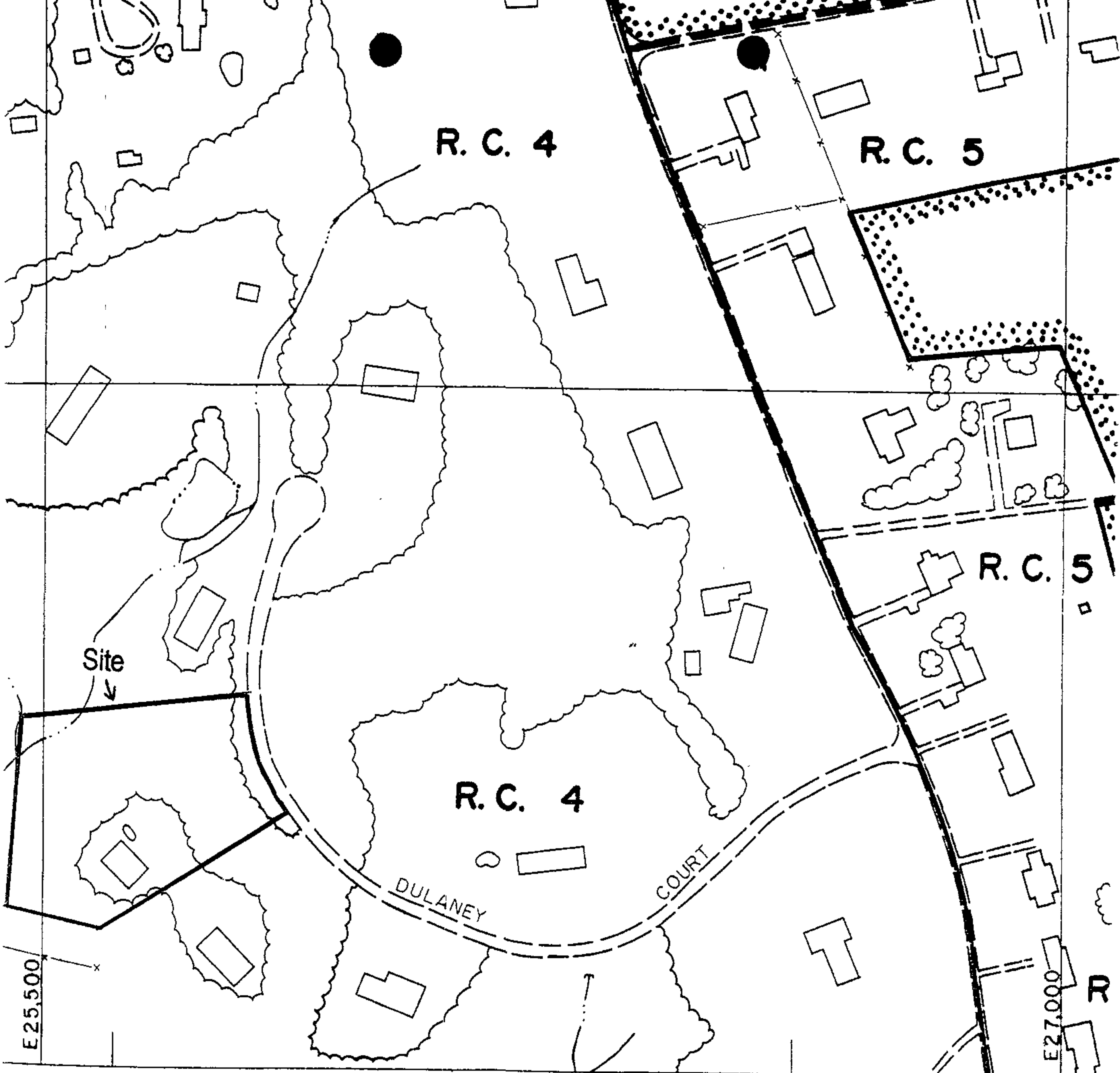
ok

Pictures

ok

Opinion

ok



INSIDE ZONING MAP
 PREPARED BY
 COUNTY COUNCIL
 MAY 18, 1900
 90, 90-00 91-00 92-00, 93-00.

(SHEET N.E. 17)

BALTIMORE OFFICE OF PLANNING OFFICIAL ZONING MAP

NE 18E 1' = 200'

#603

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4405 Dulaney Ct.

SUBDIVISION NAME Dulaney Hills

PLAT BOOK # 22 FOLIO # 11 LOT # 15 SECTION # C

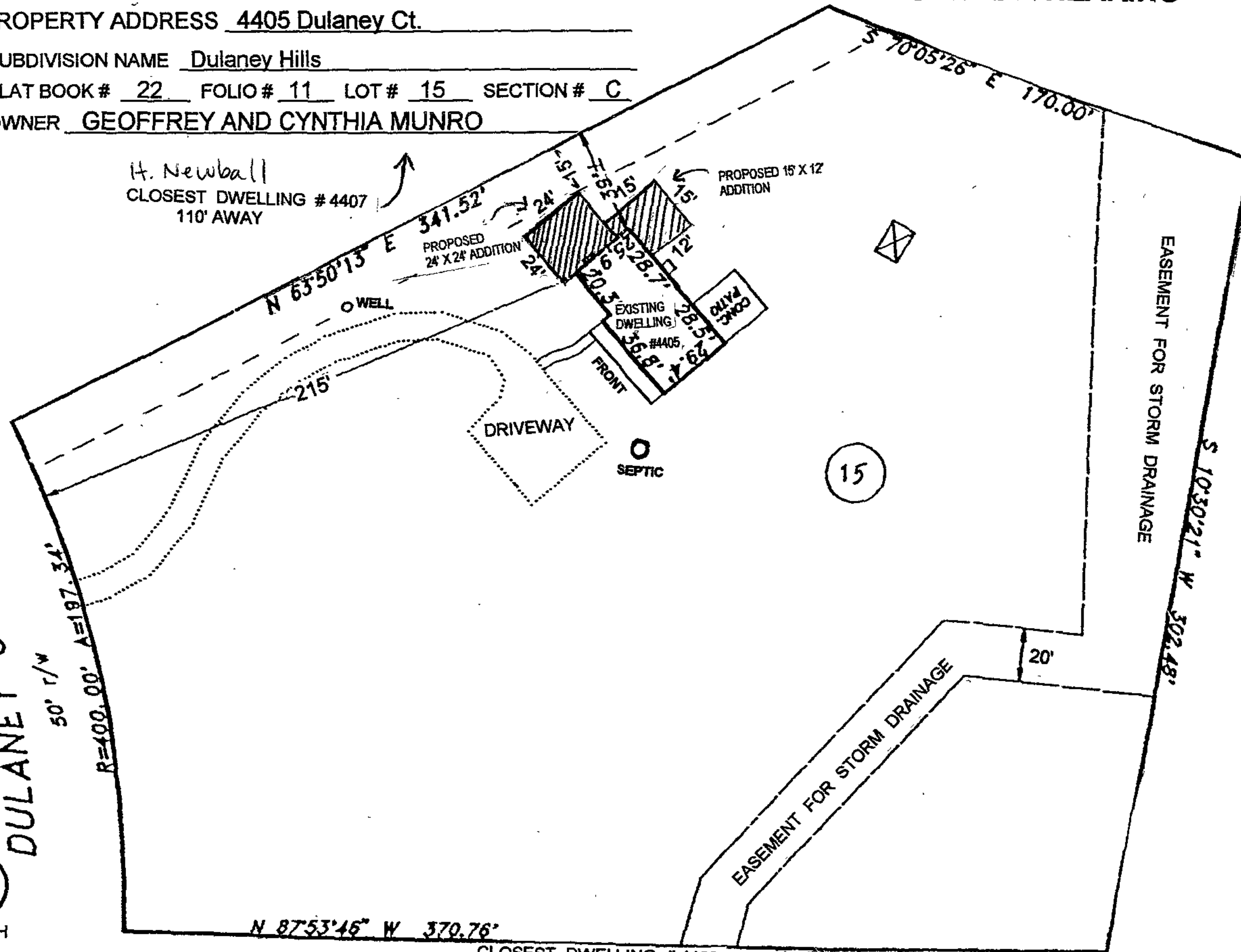
OWNER GEOFFREY AND CYNTHIA MUNRO

DULANEY COURT



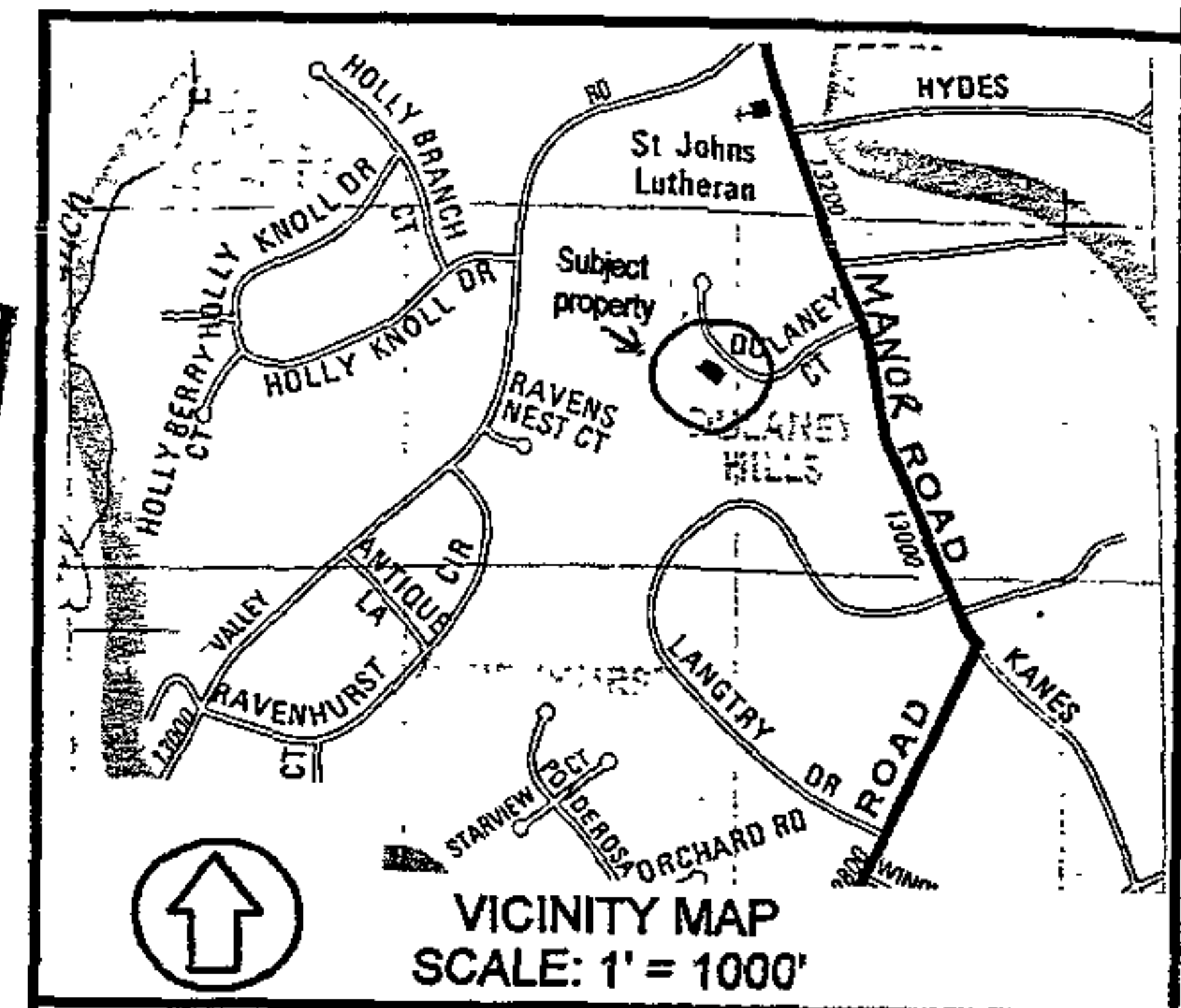
NORTH

PREPARED BY CAM



CLOSEST DWELLING # 4403
≥ 300' AWAY ↓

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NE 18E

ZONING RC - 4

LOT SIZE	2.55 ACREAGE	2,434 SQUARE FEET
----------	-----------------	----------------------

	PUBLIC	PRIVATE
SEWER	—	X
WATER	—	X
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	—	X
100 YEAR FLOOD PLAIN	—	X
HISTORIC PROPERTY/ BUILDING	—	X

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
CAM	603	

Rel. Ex. #1





