

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Parktowne Road, 425' SE
centerline of Harford Road
14th Election District
6th Councilmanic District
(3007 Parktowne Road)

Bonnie L. & Stephen N. Dennis
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-057-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, Bonnie L. and Stephen N. Dennis. The variance request is for property located at 3007 Parktowne Road in the Parkville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) to have a rear yard setback of 24 ft. in lieu of the required 30 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 requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER
Date 9/5/03
By R. J. Gorman

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

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

JVM:raj

9/8/03
P. J. J. J.



Baltimore County
Zoning Commissioner

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

September 5, 2003

Mr. & Mrs. Stephen N. Dennis
3007 Parktowne Road
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 04-057-A
Property: 3007 Parktowne Road

Dear Mr. & Mrs. Dennis:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 3007 PARKTOWNE ROAD
BALTIMORE COUNTY, MARYLAND # 21234
City County 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 FROM REAR OF HOUSE TO CHAIN LINK FENCE IS 37'
REQUESTING TO EXTEND OUT 13' (OR) 16' WIDE X 13' (SUN ROOM)
- ② THIS WILL MAKE THE REAR OF ADDITION 24' TO FENCE

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.

Stephen N. Dennis
Signature

Stephen N. Dennis
Name - Type or Print

Bonnie L. Dennis
Signature

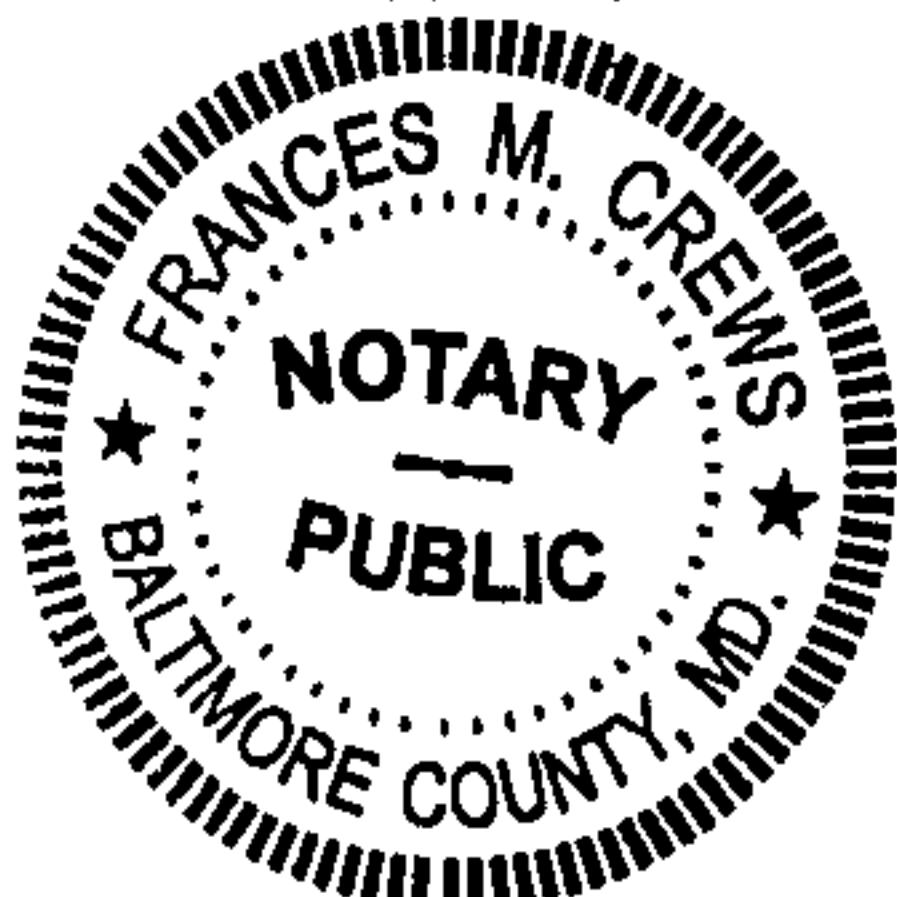
BONNIE L. DENNIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Frances M. Crews
Notary Public

My Commission Expires 5-1-2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3007 PARKTOWNE ROAD
which is presently zoned NE 8D

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) 1 B & Z 3. C. 1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (SUNROOM) TO HAVE A REAR YARD
SETBACK OF 24' IN LIEU OF THE REQUIRED
30'

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):

Stephen N Dennis
Name - Type or Print

Stephen N Dennis
Signature

Bonnie L. Dennis
Name - Type or Print

Bonnie L. Dennis
Signature

3007 Parktowne Rd (410) 862-9457
Address Telephone No

BALTIMORE COUNTY MD #21234
City State Zip Code

work phone # (410) 440-0609
Zip Code

Representative to be Contacted:

SAME
Name

AS ABOVE
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. 04-057-A

Reviewed By CTM Date 8/5/03

REV 10/25/01

Estimated Posting Date 8/17/03

ZONING DESCRIPTION FOR
3007 PARKTOWNE ROAD. BEGINING
AT A POINT ON THE SOUTH SIDE OF
PARKTOWNE RD WHICH IS 50' WIDE AT
A DISTANCE OF 425' SOUTHEAST OF
THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET
HARFORD ROAD. WHICH IS 50' WIDE.
BEING LOT NO. 3007 IN THE SUBDIVISION
OF PARKTOWNE AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK 12 AT
FOLIO 77. CONTAINING 4,725 $\square$.
ALSO KNOWN AS 3007 PARKTOWNE
ROAD AND LOCATED IN THE 14TH
ELECTION DISTRICT, 6TH COUNCILMANIC
DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27417

DATE 8/5/03 ACCOUNT R001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: STEPHEN DENNIS

FOR: C4-057-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/06/2003	8/05/2003	09:51:33	3

REG WSO3 WALKIN LFET LWP
RECEIPT # 264855 8/05/2003 UFLH

Dept 5 528 ZONING VERIFICATION
CR NO. 027417

Receipt Tot \$65.00

65.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 8/17/03

RE: Case Number: QA-057-A

Petitioner/Developer: STEPHEN DENNIS

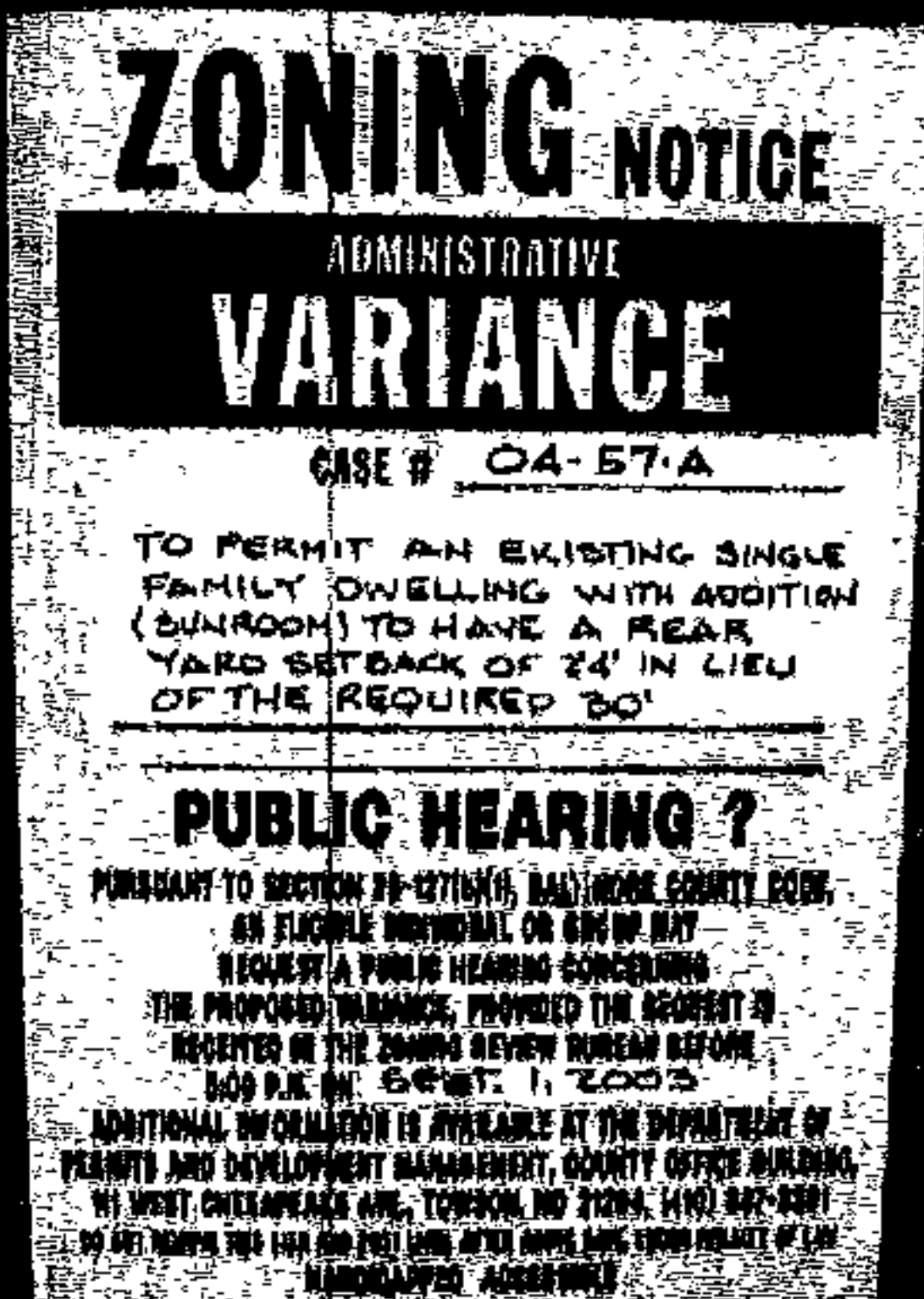
Date of Hearing/Closing: 9/1/03

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 3007 PARKTOWNE ROAD

The sign(s) were posted on 8/16/03
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562



**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: 04-057-A
Petitioner: STEPHEN N. DENNIS
Address or Location: 3007 PARKTOWNE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN N. DENNIS
Address: 3007 PARKTOWNE ROAD
BAUT, MD # 21234

Telephone Number: (410) 882-9457
① (410) 440-0609

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴ ~~03~~ 057 -A Address 3007 PARKTOWNE RD
Contact Person: LYOYD T. MOXLEY Phone Number 410-887-3391
Planner: Please Print Your Name
Filing Date: 8/5/03 Posting Date: 8/17/03 Closing Date: 9/1/03

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

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

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

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

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

I HAVE RECEIVED POSTING INFO

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁴ ~~03~~ 57 -A Address 3007 PARKTOWNE RD
Petitioner's Name STEPHEN M. DEHHIS Telephone (410) 882-9457
BONNIE M. DEHHIS
Posting Date: 8/17/03 Closing Date: 9/1/03
Ordering for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (SUNROOM) TO HAVE A REAR YARD
SETBACK OF 24' IN LIEU OF THE REQUIRED 30'.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 2003

Stephen N. Dennis
Bonnie L. Dennis
3007 Parktowne Road
Baltimore, MD 21234

Dear Mr. and Mrs. Dennis:

RE: Case Number:04-057-A, 3007 Parktowne Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 5, 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:rlh

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
on Recycled Paper

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA
4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a
04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. 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*

SHA
State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.13.03

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

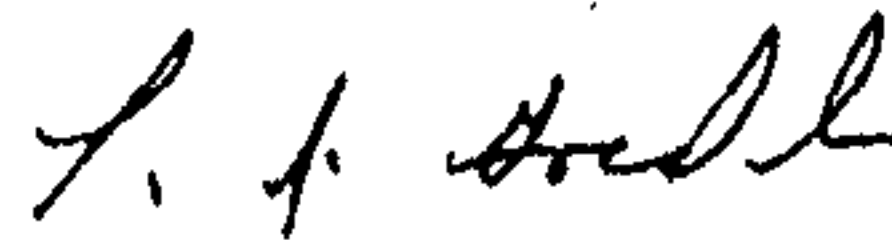
RE: Baltimore County
Item No. 057 LTM

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED

DATE: August 14, 2003

AUG 15 2003

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-057 – 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: [Signature]

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2003
Item Nos. 048, 049, 050, 051, 053,
054, 055, 056, ~~057~~, 058, 059, 060,
061, and 062

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

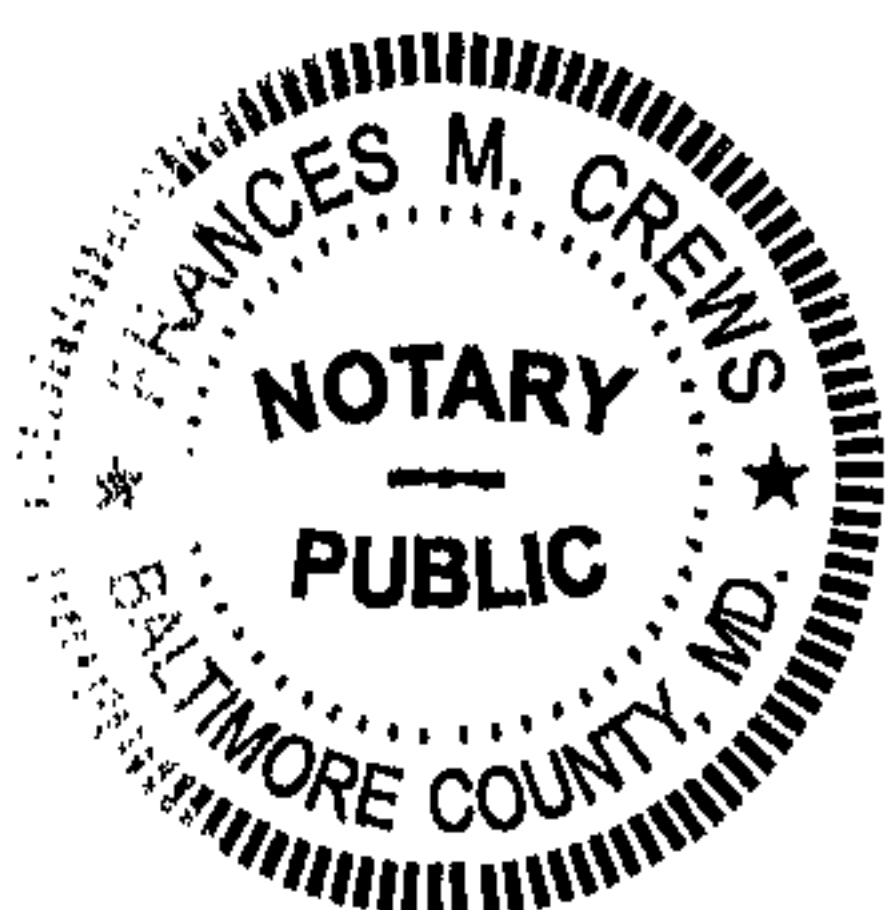
RWB:CEN:jrb

cc: File

August 9, 2003

To Whom It May Concern:

This is to inform you that we do not have a problem with nor do we object to the building of a sunroom on the property located at 3007 Parktowne Road, Baltimore, Maryland 21234.



Frances M. Crews
Baltimore County, Md.
Exp. 5-7-2007

Sincerely,

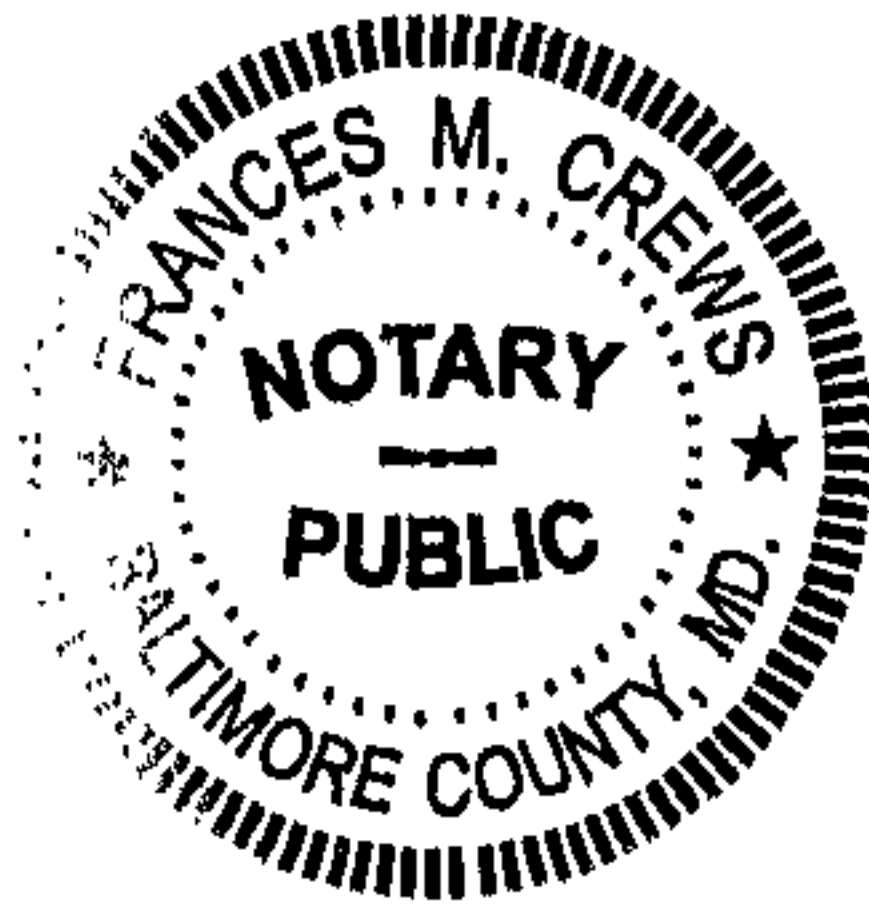
RICHARD S. FULLMER II
[Signature]

3005 Parktowne Road
Baltimore, Maryland 21234

August 9, 2003

To Whom It May Concern:

This is to inform you that we do not have a problem with nor do we object to the building of a sunroom on the property located at 3007 Parktowne Road, Baltimore, Maryland 21234.

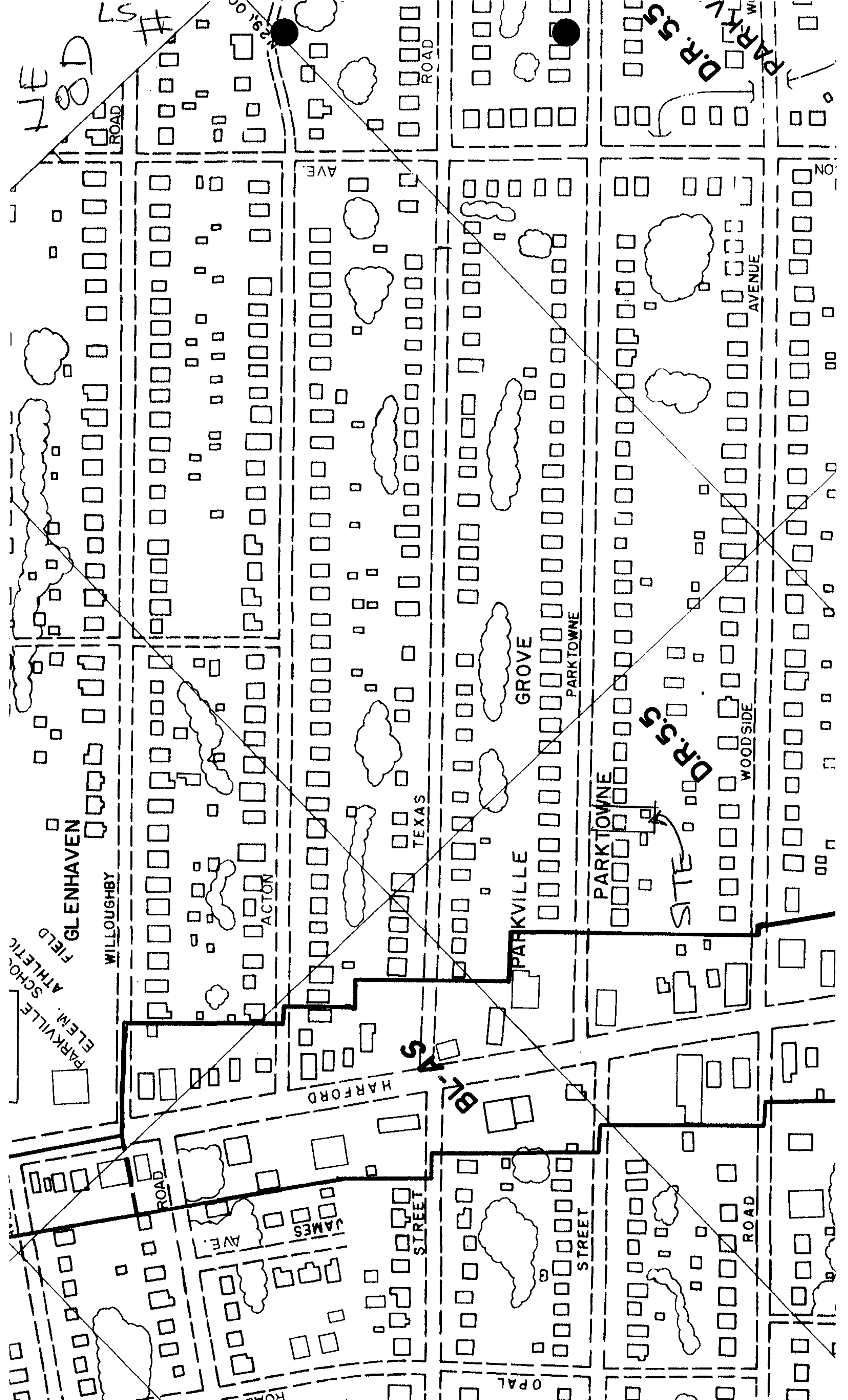


Frances M. Crews
Baltimore County, Md.
Exp. 5-7-2007

Sincerely,

John Krystkiewicz
John Krystkiewicz
Cathy Krystkiewicz
CATHY KRYSKIEWICZ

3009 Parktowne Road
Baltimore, Maryland 21234



PARKVILLE SCHOOL ATHLETIC FIELD

GLENHAVEN

WILLOUGHBY

ACTON

TEXAS

PARKVILLE

GROVE

PARKTOWNE

PARKTOWNE

SITE

WOODSIDE AVENUE

HARFORD

B.K. AS

JAMES AVE.

STREET

STREET

ROAD

OPAL

7E 8D

D.R. 5

D.R. 5

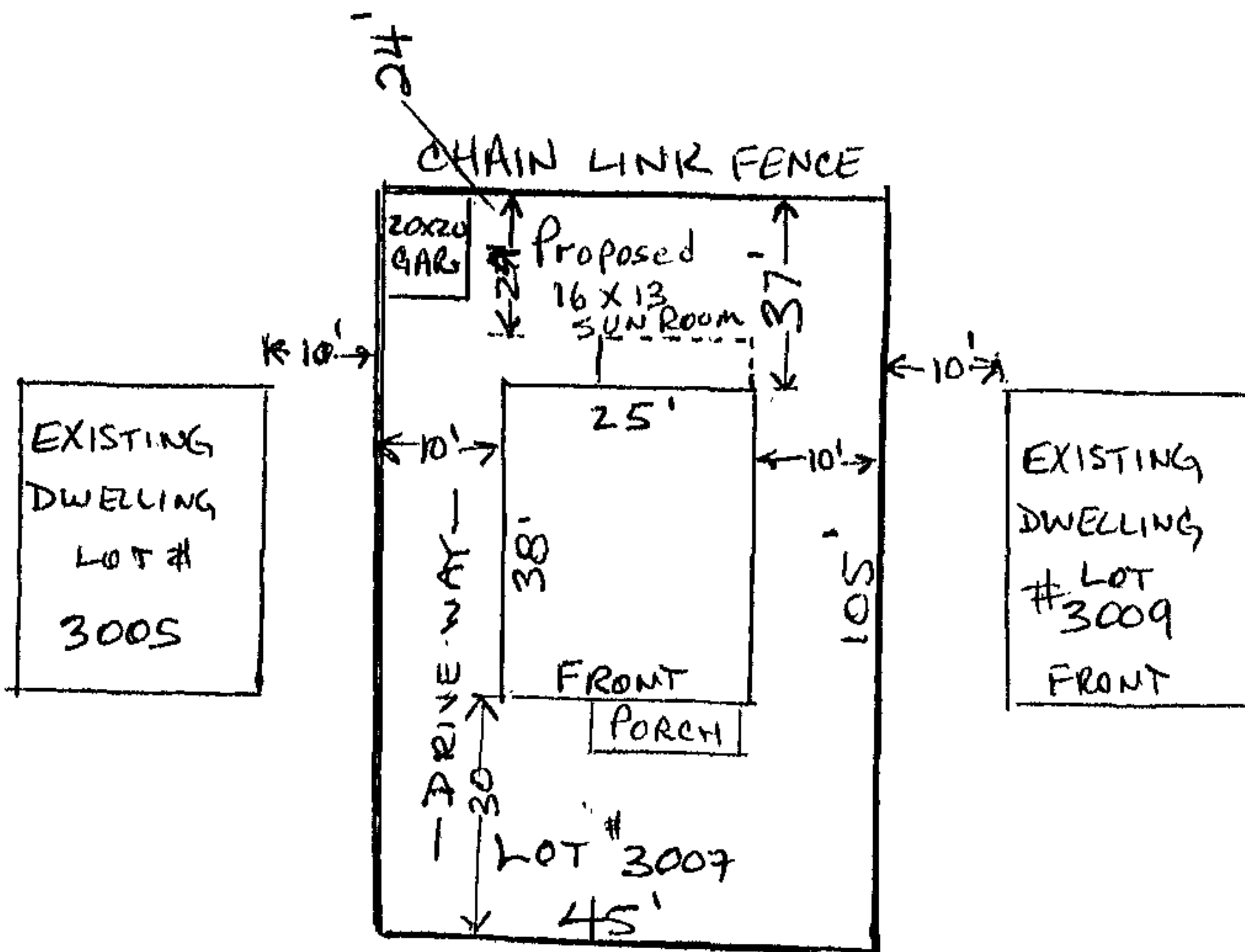
PLAT FOR ZONING ☒ VARIANCE

3007 PARKTOWNE RD #21234

PARKVILLE

PLAT BOOK #0012 FOLIO-0077 LOT #3007 SECTION #A

OWNER: DENNIS, STEPHEN N. & BONNIE



← PARKTOWNE ROAD →

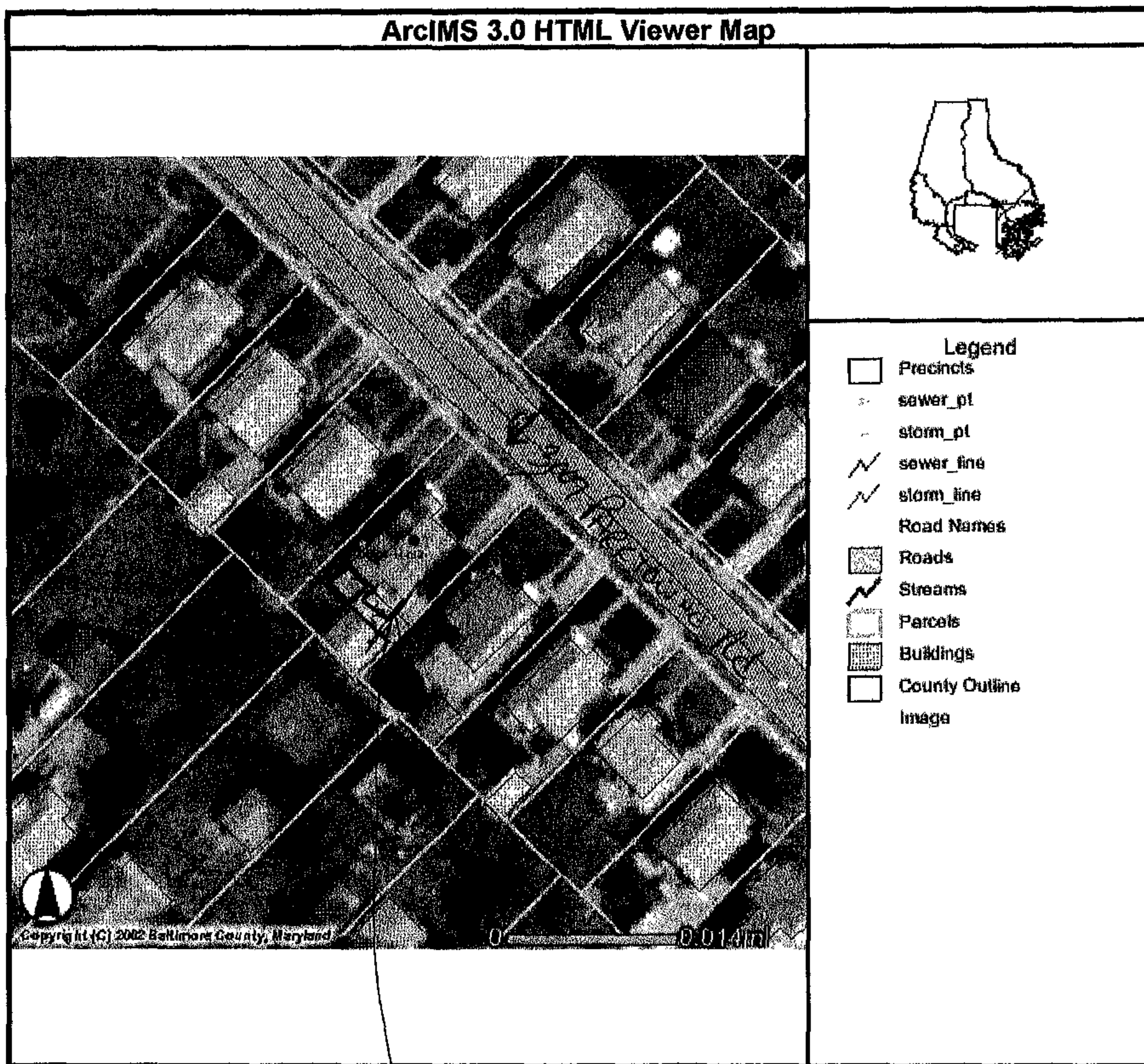
ELECTION DIST #14
COUNCILMANIC DIST 6
NE 8D
ZONING DR 5.5
SEWER - PUBLIC
WATER - PUBLIC
CHESAPEAKE BAY
CRITICAL AREA - NO
100 YR Flood plan - NO
HIST. PROP. - NO

~~Asp~~
NORTH

Ref. 24. #1

LTM

#57



SITE 3007

#57

(16X13)

1 WHERE DECK IS AT; TO BUILD A
16' WIDE X 13' SUNROOM



157

#2

LS #



03

#3

WHERE DECK IS AT;
TO BUILD A
16' WIDE X 13' SUNROOM

LSH

08/04/2003