

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
1,145 ft. to the E of York Road		
528 ft. N of Stoddard Court & York Road	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(14915 York Road)		
	*	CASE NO. 04-073-A
Regina & Kenneth Cramer		
<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, Regina and Kenneth Cramer. The variance request is for property located at 14915 York Road in the Sparks area of Baltimore County. The variance request is from Sections 1A08.6.C.2.f and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (utility storage shed) to be located in the front yard in lieu of the allowed side or rear yard, and to permit a height of 24 ft. in lieu of the maximum allowed height of 15 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

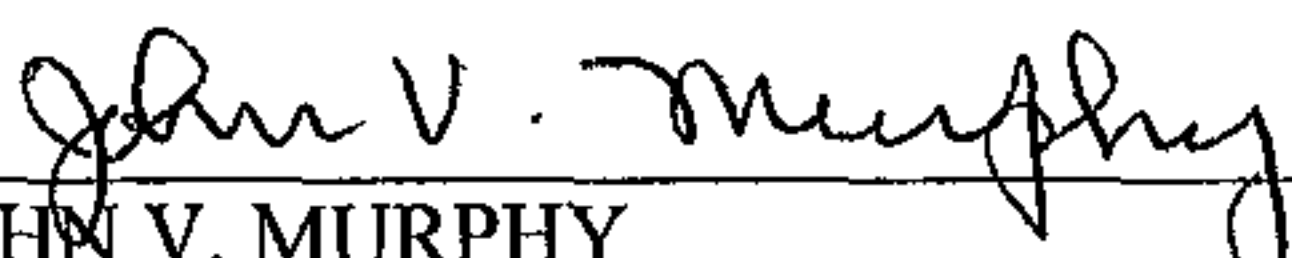
9/16/03
R. Cramer

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 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.

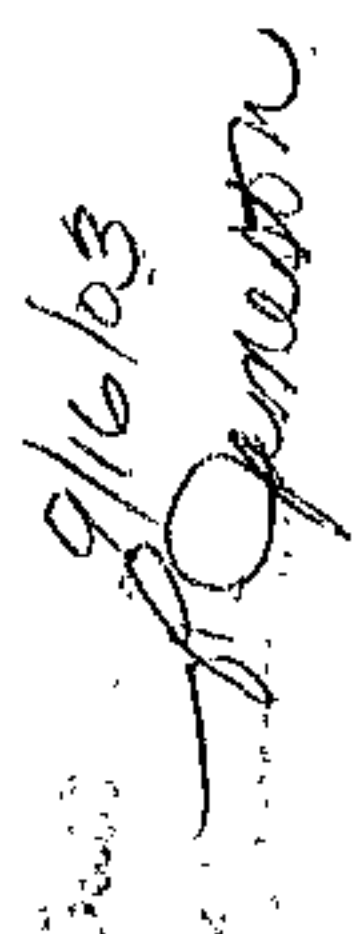
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16 day of September, 2003, that a variance from Sections 1A08.6.C.2.f and 400.3 of the B.C.Z.R., to permit an accessory building (utility storage shed) to be located in the front yard in lieu of the allowed side or rear yard, and to permit a height of 24 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. The Petitioners or subsequent owners shall not allow or cause the utility shed to be converted to a second dwelling unit and/or apartment.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

9/16/03


Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 16, 2003

Mr. & Mrs. Kenneth Cramer
14915 York Road
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 04-073-A
Property: 14915 York Road

Dear Mr. & Mrs. Cramer:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14915 York Road, Sparks, Md. 21152

which is presently zoned R.C. 7

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) 1A08.6.C.2.f and Section 400.3, BC2R

to permit an accessory building (utility storage shed) to be located in the front yard in lieu of the allowed side or rear yard, and to permit a height of 24 feet in lieu of the maximum allowed height of 15 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):

Regenia Cramer
Name - Type or Print _____

Regenia Cramer
Signature _____

Kenneth L. Cramer
Name - Type or Print _____

Kenneth L. Cramer
Signature _____

14915 York Road 410-472-4338
Address _____ Telephone No. _____

Sparks Maryland 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

Kenneth L. Cramer
Name _____

14915 York Road (Work) 717-656-2131
Address _____ (Home) 410-472-4338
Telephone No. _____

Sparks Maryland 21152
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 9/16/03 day of September, 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. 04-073-A

Reviewed By JNP Date 8/14/03

Estimated Posting Date 8/24/03

REV 10/25/01

By [Signature]

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 14915 York Road
Address
Sparks Maryland 21152
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. The septic system and garden are located in the area behind the house, therefore, there is not enough space for the structure.
2. There is no access to area behind the house. The driveway and area for parking are in the front of the house.
3. Additional storage space, work space ~~and storage of~~ and storage of yard equipment and wood shop for personal use.

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:

Regenia Cramer
Signature
Regenia Cramer
Name - Type or Print

Kenneth L. Cramer
Signature
Kenneth L. Cramer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

REGENIA CRAMER & KENNETH L. CRAMER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert J. Jones
Notary Public
My Commission Expires 05.01.05

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 14915 York Road
Address
Sparks Maryland 21152
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. The septic system and garden are located in the area behind the house, therefore, there is not enough space for the structure.
2. There is no access to area behind the house. The driveway and area for parking are in the front of the house.
3. *Additional storage space, work space and storage of yard equipment and wood shop for personnel use.*

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.

Regenia Cramer
Signature
Regenia Cramer
Name - Type or Print

Kenneth L. Cramer
Signature
Kenneth L. Cramer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of AUGUST, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

REGENIA CRAMER & KENNETH L. CRAMER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert D. Jones
Notary Public
My Commission Expires 05.01.05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14915 York Road, Sparks, Md. 21152

which is presently zoned R.C. 7

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) 1A08.6, C.2.f and Section 400.3, BC2R

to permit an accessory building (utility storage shed) to be located in the front yard in lieu of the allowed side or rear yard, and to permit a height of 24 feet in lieu of the maximum allowed height of 15 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):

Regenia Cramer
Name - Type or Print _____

Signature Regenia Cramer

Kenneth L. Cramer
Name - Type or Print _____

Signature Kenneth L. Cramer

14915 York Road 410-472-4338
Address _____ Telephone No. _____

Sparks Maryland 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

Kenneth L. Cramer
Name _____

14915 York Road (Work) 717-656-2131
Address _____ (Home) 410-472-4338
Telephone No. _____

Sparks Maryland 21152
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. 04-073-A

Reviewed By JNP Date 8/14/02

REV 10/25/01

Estimated Posting Date 8/24/02

**Zoning Description for
14915 York Road, Sparks, Maryland 21152**

Private road entrance is 528' North of center line of Stoddard Court which is 27 feet wide on the East side of York Road^{which is 36 feet wide.} From center line of York Road East 1145 feet, then turn North 258 feet to point of beginning of the lot..

As recorded in ^{Deed Liber 12243, Folio 533} ~~Plat book #34, Folio #10, Lot 233~~ containing 1 acre. Also known as 14915 York Road located in the 8th Election District, Third Councilmanic District. From point of beginning South 88 degrees - 12 minutes - 40 seconds East 193.46 feet; North 1 degree - 47 minutes - 20 seconds East 208.71 feet; North 88 degrees - 12 minutes - 40 seconds West 208.71 feet; South 1 degree - 47 minutes - 20 seconds West 208.71 feet; South 88 degrees - 12 minutes - 40 seconds East 15.25 feet; to point of beginning.

04-073-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27432

DATE 8/14/03 ACCOUNT R-001-006-6150
AMOUNT \$ 65.00

RECEIVED
FROM:

Cramer

FOR:

Administrative Variance (04-073-A)
14915 York Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS AUTO TIME DRW
8/15/2003 8/14/2003 12:04:18 1
REG 4501 WALKIN JRIC JWR
> RECEIPT # 152512 8/14/2003 OFLN
Dest 5 528 ZONING VERIFICATION
CR NO. 027432

Recpt Tot \$65.00
(5.00) CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

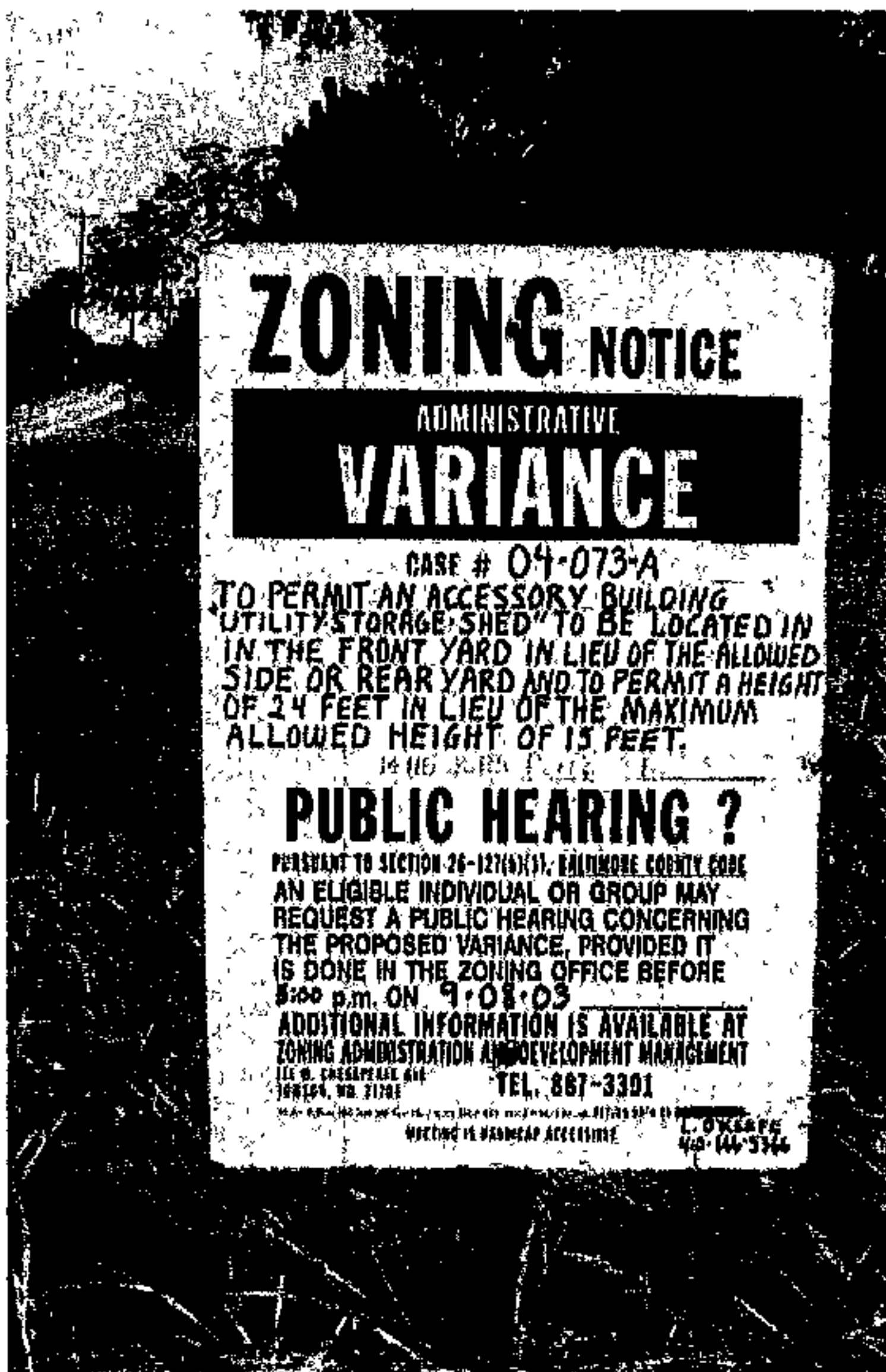
CERTIFICATE OF POSTING

Date: August 25, 2003

RE: Case Number 04-073-A
Petitioner/Developer: KEN KRAMER
Date of Hearing/Closing: SEPTEMBER 8, 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 14915 YORK ROAD

The sign(s) were posted on August 21, 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)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-073-A -A Address 14915 York Road
Contact Person: Jeffrey Perlow Phone Number 410-887-3391
Planner Please Print Your Name
Filing Date: 8/14/03 Posting Date: 8/24/03 Closing Date: 9/8/03

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.

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 Add, Delete

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-073 -A Address 14915 York Road
Petitioner's Name Cramer Telephone 410-472-7338 (Home)
Posting Date: 8/24/03 Closing Date: 9/8/03 410-656-2131 (Work)
Ordering for Sign. To Permit an accessory building (utility storage shed) to be located in the front yard in lieu of the allowed side or rear yard, and to permit a height of 24 feet in lieu of the maximum allowed height of 15 feet.



Baltimore County
Department of Permits and
Development Management

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

September 8, 2003

Regenia Cramer
Kenneth Cramer
14915 York Road
Sparks, MD 21152

Dear Mr. and Mrs. Cramer:

RE: Case Number: 04-073-A, 14915 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 14, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
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

August 26, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.: ⁷³ 069-087

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
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 September 2, 2003
Item Nos. 069, 070, 071, 072, 073, 074,
075, 077, 080, 081, 082, 085, and 086

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS / TGT*

DATE: October 1, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of August 25, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

04-069-072, 073, 074, 082

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2003
RECEIVED

SEP 11 2003

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-073 – 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:

Greg J. L. [Signature]

AFK/LL:MAC

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.26.03

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

RE: Baltimore County
Item No. 073 JHP

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 45, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

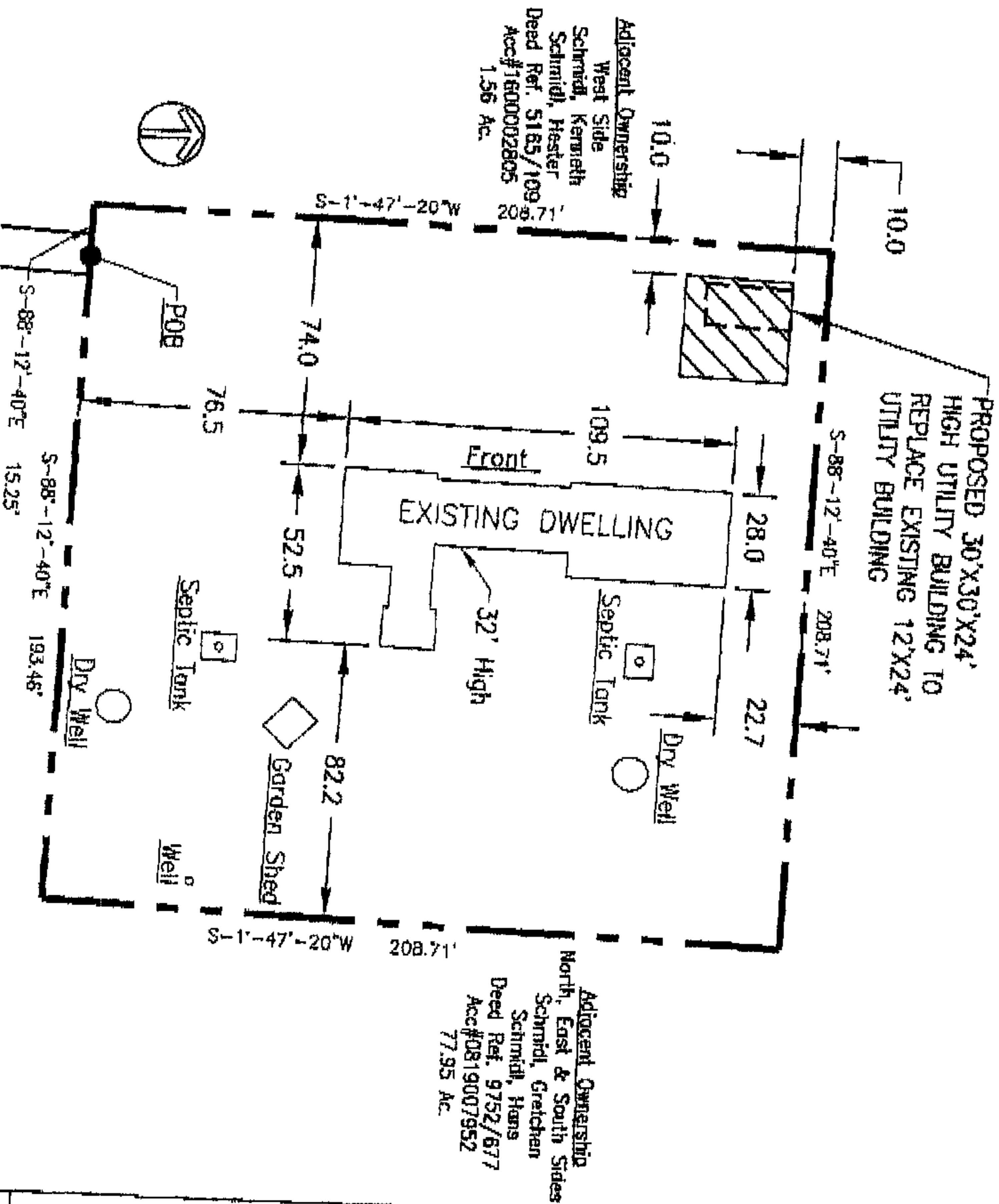
1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

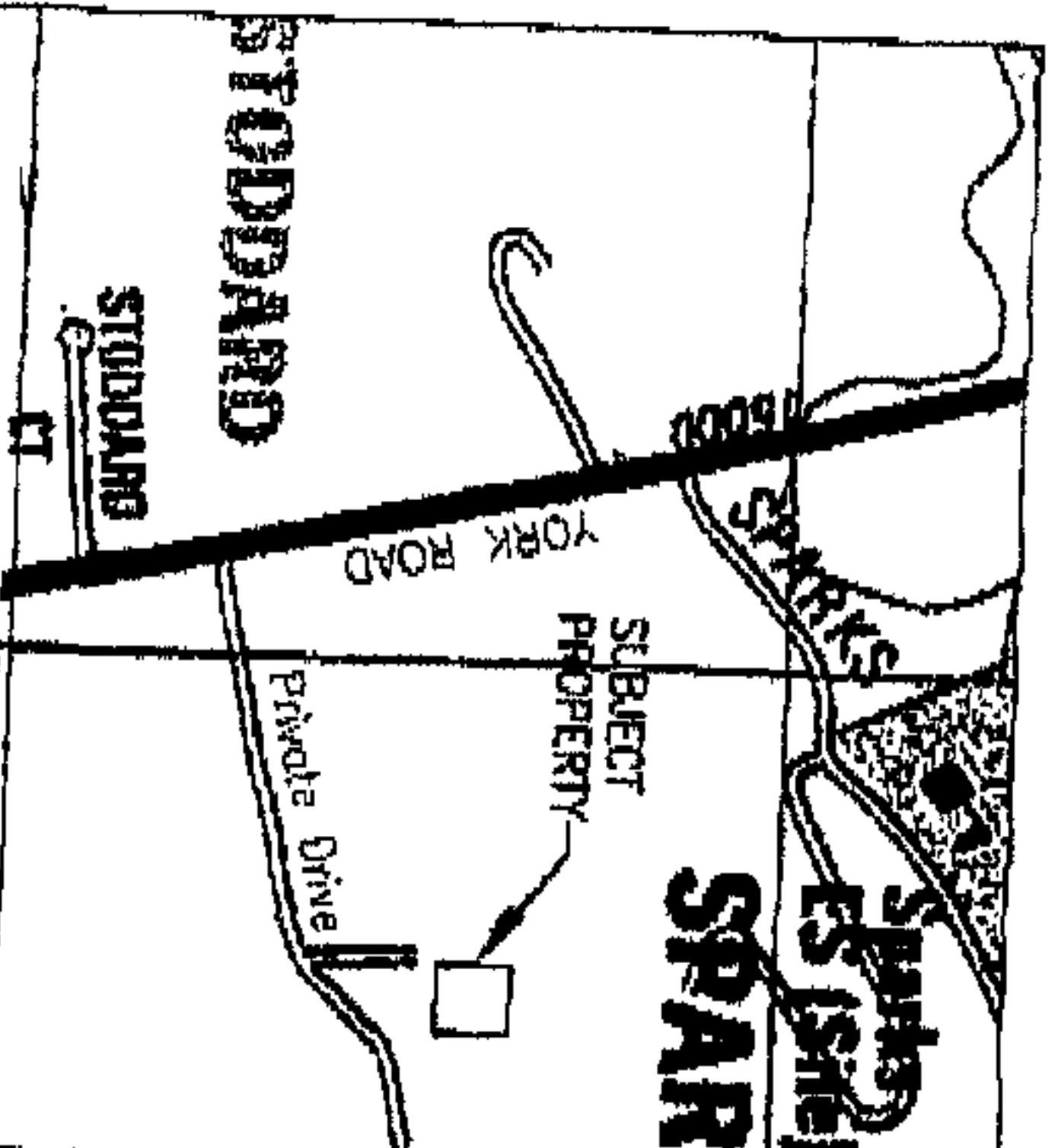
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

SUBDIVISION NAME N/A
PLAT BOOK# FOLIO#
OWNER Regenia & Kenneth Cromer LOT# SECTION# N/A

PROPOSED 30'X30'X24'
HIGH UTILITY BUILDING TO
REPLACE EXISTING 12'X24'
UTILITY BUILDING



SCALE OF DRAWING: 1"=50'



VICINITY MAP
SCALE-1"=1000'

ELECTION DISTRICT: 8

COUGHLIN DISTRICT: 3

1"=200' SCALE MAP # NYW-22B

ZONING: R-C3

LOT SIZE: 1.00

ACREAGE	SQUARE FEET
1.0000	108900

PUBLIC **PRIVATE**

SEWER: ☐ ☒☐ WATER

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAN ☐ ☒

**HISTORIC PROPERTY/
BUILDING** ☐ ☒

PRIOR ZONING HEARING

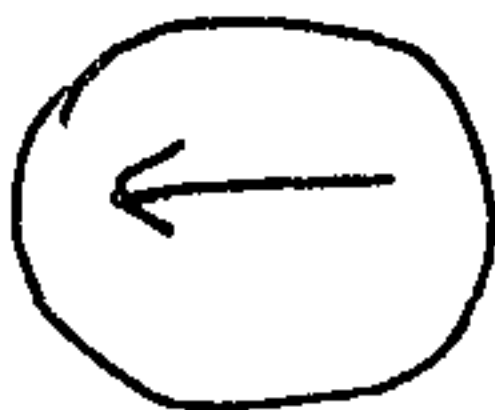
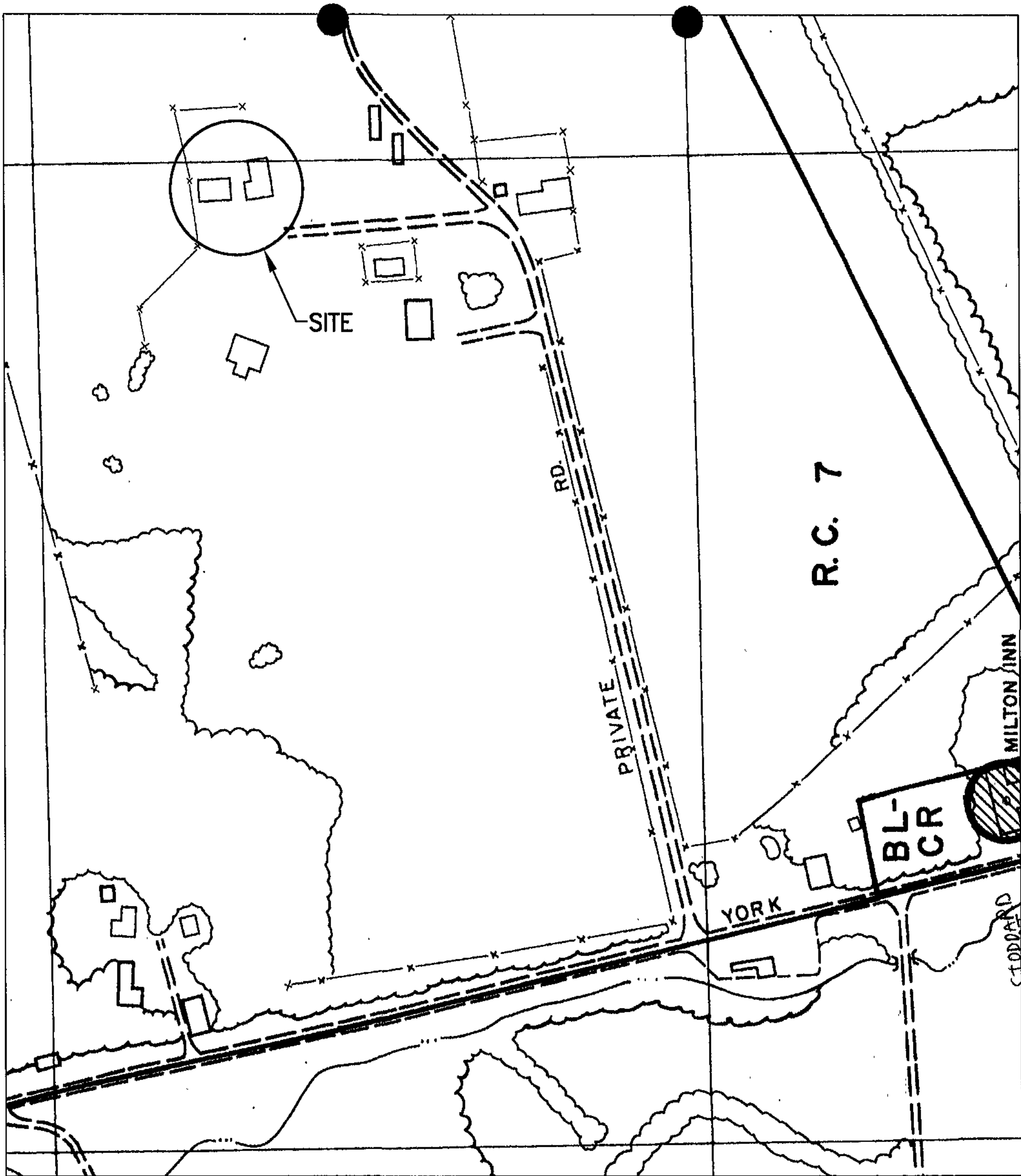
ZONING OFFICE USE ONLY

REVIEWED BY ITEM#

CASE

JAN 1 1973
104-473-A

Ret Ex #1



SCALE

1"=200'±

DATE OF
PHOTOGRAPHY

LOCATION

SPARKS

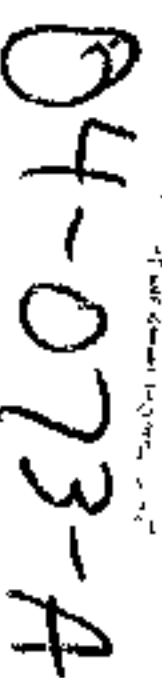
SHEET

NW 22B

04-073-A

25

518





South property line looking
North is front of house





South property line looking
North at existing Utility building
which I want to replace.

This is entrance lane in front
of house.



Back yard looking South
from North property line.





Back yard looking North
from South property line.



515



South property line looking
south at right-of-way entrance

lane.