

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S of Oak Leaf Way, 120 ft. SE
centerline of Green Fern Way
13th Election District
1st Councilmanic District
(204 Oak Leaf Way)

Rhonda A. & Daniel P. Clark
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-190-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, Rhonda A. and Daniel P. Clark. The variance request is for property located at 204 Oak Leaf Way in the western area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 1B01.2.C.b and 504, 1970 Zoning Regs. and Sections V.B.6.a, V.B.6.b, V.B.7, 1970 C.M.D.P.), to permit a proposed addition with a window to side yard property line setback of 6 ft. in lieu of the minimum required 15 ft., a window to street right-of-way setback of 15 ft. in lieu of the minimum required 25 ft., and a private open space area of 300 sq. ft. in lieu of the minimum required 500 ft., and to amend the Final Development Plan for "Woodshire Village". 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 on October 23, 2004, 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

CASE FILED

Date 12/1/04

By [Signature]

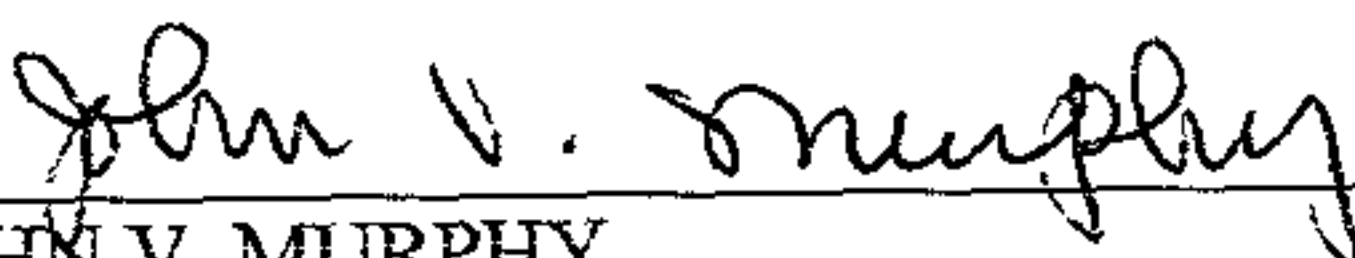
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 1 day of December, 2004, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 1B01.2.C.b and 504, 1970 Zoning Regs. and Sections V.B.6.a, V.B.6.b, V.B.7, 1970 C.M.D.P.), to permit a proposed addition with a window to side yard property line setback of 6 ft. in lieu of the minimum required 15 ft., a window to street right-of-way setback of 15 ft. in lieu of the minimum required 25 ft., and a private open space area of 300 sq. ft. in lieu of the minimum required 500 ft., and to amend the Final Development Plan for "Woodshire Village", 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR PLANNING
Date 12/1/04
By [Signature]

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
William J. Wiseman III, Zoning Commissioner

December 1, 2004

Mr. & Mrs. Daniel P. Clark
204 Oak Leaf Way
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 05-190-A
Property: 204 Oak Leaf Way

Dear Mr. & Mrs. Clark:

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

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 204 OAK LEAF WAY
which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section(s) 1B02.3.B, BC2A (Sections 1B01.2.Cb and 504, 1970 Zoning Regulations and Sections V.B.6.a, V.B.6.b, V.B.7, 1970 C.M.D.P.) to permit a proposed addition with a window to side yard property line setback of 6 feet in lieu of the minimum required 15 feet, a window to street right-of-way setback of 15 feet in lieu of the minimum required 25 feet, and a private open space area of 300 square feet in lieu of the minimum required 500 feet, and to amend the FDP for Woodshire Village 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

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12/1/04 day of May 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):

Daniel P. Clark

Name - Type or Print

Signature

Rhonda A. Clark

Name - Type or Print

Signature

204 Oak Leaf Way

410-247-2713

Address

Telephone No

Baltimore, Maryland

21227

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP

Date 10/13/04

Estimated Posting Date 10/24/04

CASE NO. 05-190-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 204 Oak Leaf Way
Address
Baltimore Maryland 21227
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):

I have 18' from property line - I was told it needs to be 25' in order to put 2 windows in front of addition. We are asking for 7' variance. If we come in 7' we will be defeating our purpose of having an additional room.

Also, (1) one window on side 6' from side house. Natural light & ventilation in the purpose of addition as opposed to artificial light.

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.

Daniel P. Clark
Signature

Rhonda A. Clark
Signature

Daniel P. Clark
Name - Type or Print

Rhonda A. Clark
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of October 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Rita Welch
Notary Public

My Commission Expires Oct 1, 2007

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 204 Oak Leaf Way
Address
Baltimore Maryland 21227
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):

I have 18' from property line - I was told it needs to be 25' in order to put 2 windows in front of addition. We are asking for 7' variance. If we come in 7' we will be defeating our purpose of having an additional room.

Also, (1) one window on side 6' from S. side house. Natural Light & Ventilation in the purpose addition as opposed to Artificial Light.

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.

Daniel P. Clark
Signature

Daniel P. Clark
Name - Type or Print

Rhonda A. Clark
Signature

Rhonda A. Clark
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of October, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires October 1, 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 204 OAK LEAF WAY
which is presently zoned DR 5,5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B, BC2R (Sections 1B01.2.Cb and 504, 1970 Zoning Regulations and Sections V.B.6.a, V.B.6.b, V.B.7, 1970 CMAP) to permit a proposed addition with a window to side yard property line set back of 6 feet in lieu of the minimum required 15 feet, a window to street right-of-way set back of 15 feet in lieu of the minimum required 25 feet, and a private open space area of 300 square feet in lieu of the minimum required 500 square feet, and to amend the FDP for Woodshire Village. 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):

Daniel P. Clark

Name - Type or Print

Daniel P. Clark

Signature

Rhonda A. Clark

Name - Type or Print

Rhonda A. Clark

Signature

204 Oak Leaf Way 410-247-2713

Address Telephone No

Baltimore, Maryland 21227

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 ___ 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. 05-190-A

REV 10/25/01

Reviewed By JNP Date 10/13/04

Estimated Posting Date 10/24/04

ZONING DESCRIPTION FOR 204 OAK LEAF WAY

BEGINNING AT A POINT ON THE NORTH EAST SIDE OF OAK LEAF WAY
WHICH IS 80' WIDE AT THE DISTANCE OF 120' SOUTH EAST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
GREEN FERN WAY WHICH IS 80' WIDE. "BEING LOT # 19 , BLOCK
N/A, SECTION # 1 IN THE SUBDIVISION OF WOODSHIRE VILLAGE AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK # 64, FOLIO # 72,
CONTAINING ^{SQ. FT.} 1,793↑ ALSO KNOW AS 204 OAK LEAF WAY AND
LOACTED IN THE 13 ELECTION DISTRICT 1 COUNCILIMANIC
DISTRICT.

05-190-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 42142

DATE 10/13/04

ACCOUNT R-001-006-6150

AMOUNT \$ 115.00

RECEIVED FROM:

Daniel P. Clark

FOR:

Alum. Val. - 204 Dock Leaf City

05-190-A (Clark)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 10/13/2004 TIME 14:00:00
AMOUNT \$115.00
CHECK NO. 101327
CHECK DATE 10/13/2004
CHECK TYPE 100
CHECK AMOUNT \$115.00
CHECK TOTAL \$115.00
CHECK BALANCE \$0.00
CHECK STATUS OK
CHECK VERIFICATION
CHECK NO. 101327
CHECK DATE 10/13/2004
CHECK TYPE 100
CHECK AMOUNT \$115.00
CHECK TOTAL \$115.00
CHECK BALANCE \$0.00
CHECK STATUS OK
CHECK VERIFICATION

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-190-A

Petitioner/Developer: _____

DANIEL CLARK

Date of Hearing/Closing: 11/8/04

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

Attention:

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
at 204 OAK LEAF WAY

This sign(s) were posted on October 23, 2004
(Month, Day, Year)

Sincerely,

 10/23/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 05-190-A

TO PERMIT A PROPOSED ADDITION WITH A WINDOW TO THE EXISTING PROPERTY LINE SETBACK OF 10 FEET TO MEET THE MINIMUM REQUIRED 15 FEET. A WINDOW TO STREET RIGHT-OF-WAY SETBACK OF 15 FEET IN LIGHT OF THE MINIMUM REQUIRED 25 FEET. ADDITIONAL OPEN SPACE AREA OF 300 SQUARE FEET IN WITH OF THE MINIMUM REQUIRED 500 SQUARE FEET AND TO ACHIEVE THE FINAL DEVELOPMENT PLAN FOR WOODSHIRE VILLAGE

PUBLIC HEARING ?
PURSUANT TO SECTION 26-27(D)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, NOVEMBER 8, 2004. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 123 W. CHESAPEAKE AVE. TEL. 387-3391
TOWSON, MD 21204

APPROVED BY THE BOARD OF ZONING ADJUDICATORS

Master Of 10/23/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 190 -A

Address 204 Oak Leaf Way

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/13/04

Posting Date: 10/24/04

Closing Date: 11/8/04

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.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 190 -A

Address 204 Oak Leaf Way

Petitioner's Name Clark

Telephone 410-247-2713

Posting Date: 10/24/04

Closing Date: 11/8/04

Wording for Sign: To Permit a proposed addition with a window to side yard property line setback of 6 feet in lieu of the minimum required 15 feet, a window to street right-of-way setback of 15 feet in lieu of the minimum required 25 feet, and a private open space area of 300 square feet in lieu of the minimum required 500 square feet, and to amend the Final Development Plan for Woodshire Village.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 8, 2004

Daniel P. Clark
Rhonda A. Clark
204 Oak Leaf Way
Baltimore, Maryland 21227

Dear Mr. and Mrs. Clark:

RE: Case Number:05-190-A, 204 Oak Leaf Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 13, 2004.

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: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

October 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 25, 2004

Item No.: 172, 174, 177, 183-195

Pursuant to your request, the referenced plan(s) have been reviewed 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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2004
Item Nos. 172, 174, 183, 184, 186,
187, 188, 189, 190, 191, 192, and
193

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
PDM

FROM: John D. Oltman, Jr. *JDO*
DEPRM

DATE: November 29, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 25, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-174

05-186

05-187

05-188

05-190

05-192

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 2004

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

SUBJECT: 204 Oak Leak Way

INFORMATION:

Item Number: 5-190

Petitioner: Daniel P. Clark

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED

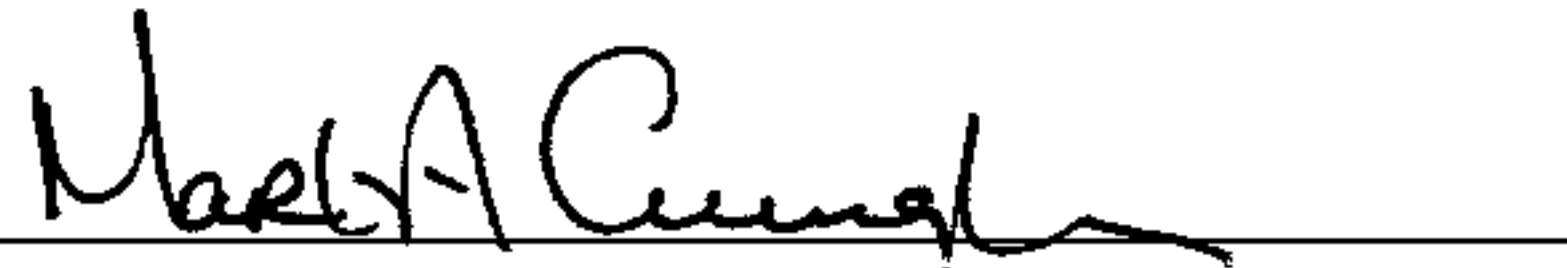
NOV 17 2004

PLANNING COMMISSIONER

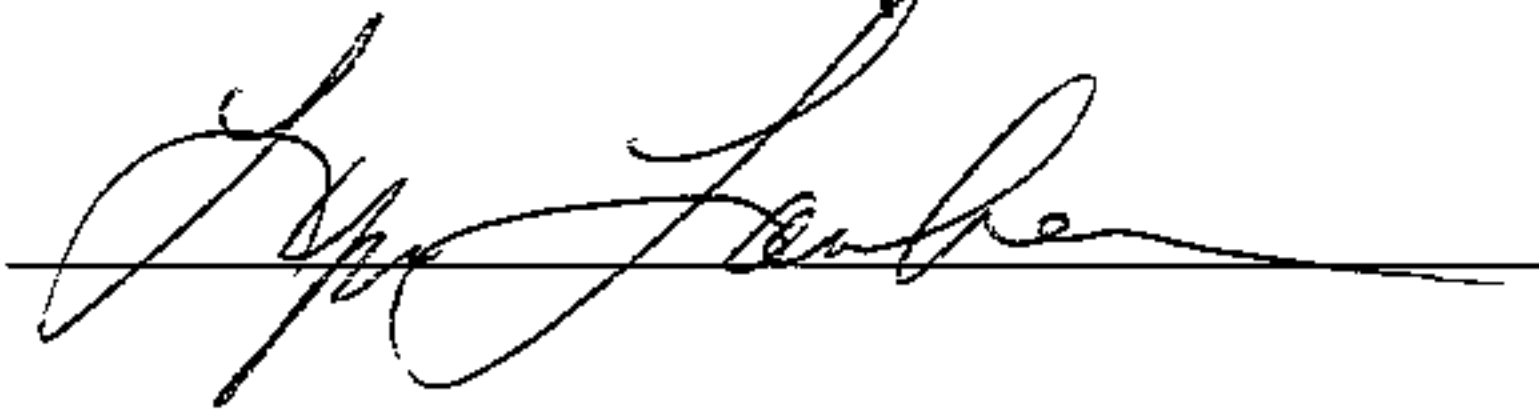
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to construct the proposed addition. However, it is incumbent upon the petitioner to demonstrate practical difficulty and unreasonable hardship.

Prepared by:



Division Chief:



AFK/LL:MAC:



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 11.9.09

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

RE: Baltimore County
Item No. 190 JNP

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

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
William J. Wiseman III, Zoning Commissioner

November 23, 2004

Mr. & Mrs. Daniel P. Clark
204 Oak Leaf Way
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 05-190-A
Property: 204 Oak Leaf Way

Dear Mr. & Mrs. Clark:

I am reviewing your request for an administrative variance for the proposed addition to your home. As you can see by the attached memo, the Office of Planning is questioning whether you have made a case to demonstrate practical difficulty or unreasonable hardship. I have attached a copy of Baltimore County Zoning Regulations, Section 304.7, which outlines what we look for in zoning variance applications.

It would be appreciated if you would respond in writing regarding your thoughts on why the proposed addition meets the items listed.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



Daniel Clark
204 Oak Leaf Way
Baltimore, Maryland 21227

RECEIVED

NOV 30 2004

ZONING COMMISSIONER

November 29, 2004

John V. Murphy
Deputy Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

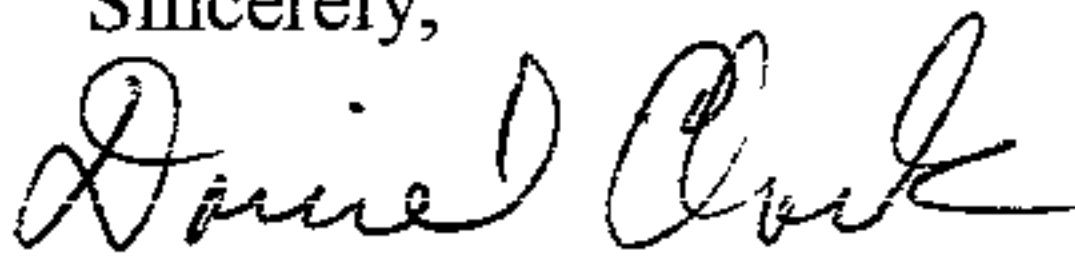
Re: Petition for Administrative Variance
Case No: 05-190-A
Property: 204 Oak Leaf Way

Dear Mr. Murphy:

In response to your letter dated November 23rd – the reason for the addition is because my mother-in-law, Joyce Snapp, has lived with my wife and me for the last 8 years and is currently staying in our basement. She is having trouble going up and down steps. She has emphysema which makes it hard on her to breath. This addition would be on our first floor which is already equipped with a bathroom so she would have no steps to worry about. The back of our house is a wooded area so the addition would not be an eye sore to anyone. One of our neighbors has already built a sunroom on her house. We would like to get started on this project because eventually my mother-in-law will not be able to go up and down steps at all without assists.

Please respond as soon as possible. Thank you for your assistance.

Sincerely,


Daniel Clark

RECEIVED

NOV 30 2004

To Whom IT May Concern ^{ZONING COMMISSIONER}

I, Joyce Snapp Live
with my Daughter Rhonda
CLARK AND my Son-in-law
Daniel CLARK. A copy of my
MARYLAND ID is enclosed
with this letter to show
PROOF OF my ADDRESS.

Joyce E Snapp



MARYLAND EXPIRES 1-12-07
IDENTIFICATION CARD

IDENTIFICATION NO. S-510-447-20129
ISSUE DATE 11-12-02 TYPE N
BIRTH DATE 12-01-38 HEIGHT 5-07 WEIGHT 120 SEX F DONOR

Joyce Snapp

JOYCE ELAINE SNAPP
204 OAK LEAF WAY
BALTIMORE

MD 21227

NOT A LICENSE
FOR
IDENTIFICATION ONLY



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

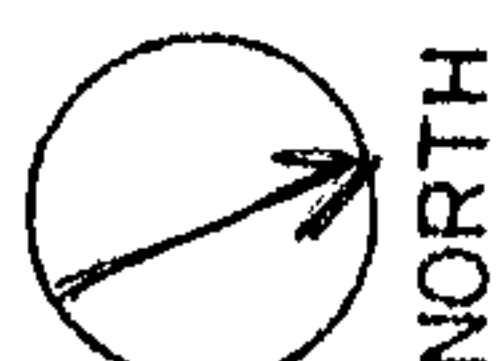
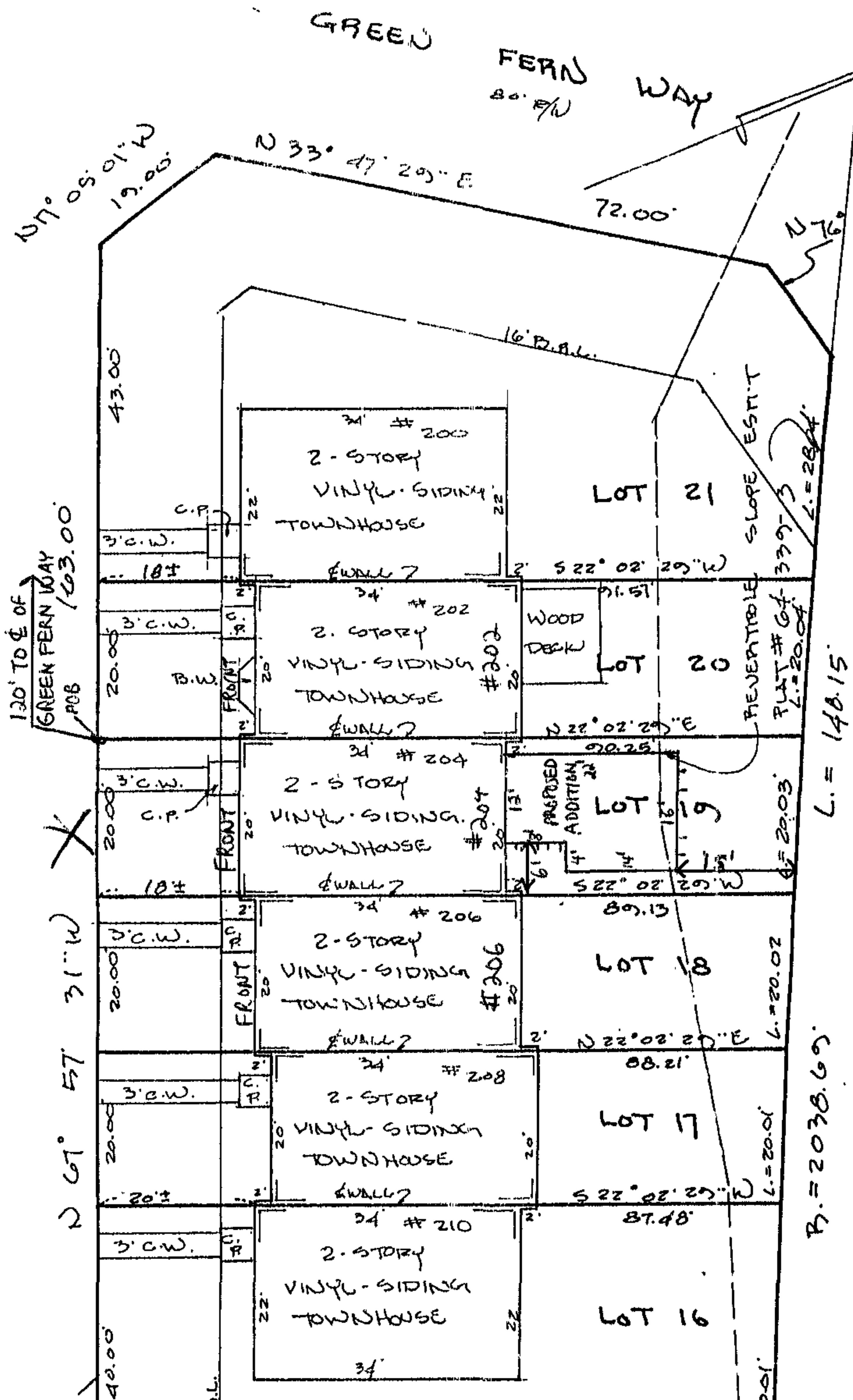
PROPERTY ADDRESS 204 OAK LEAF WAY SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WOODSHIRE VILLAGE

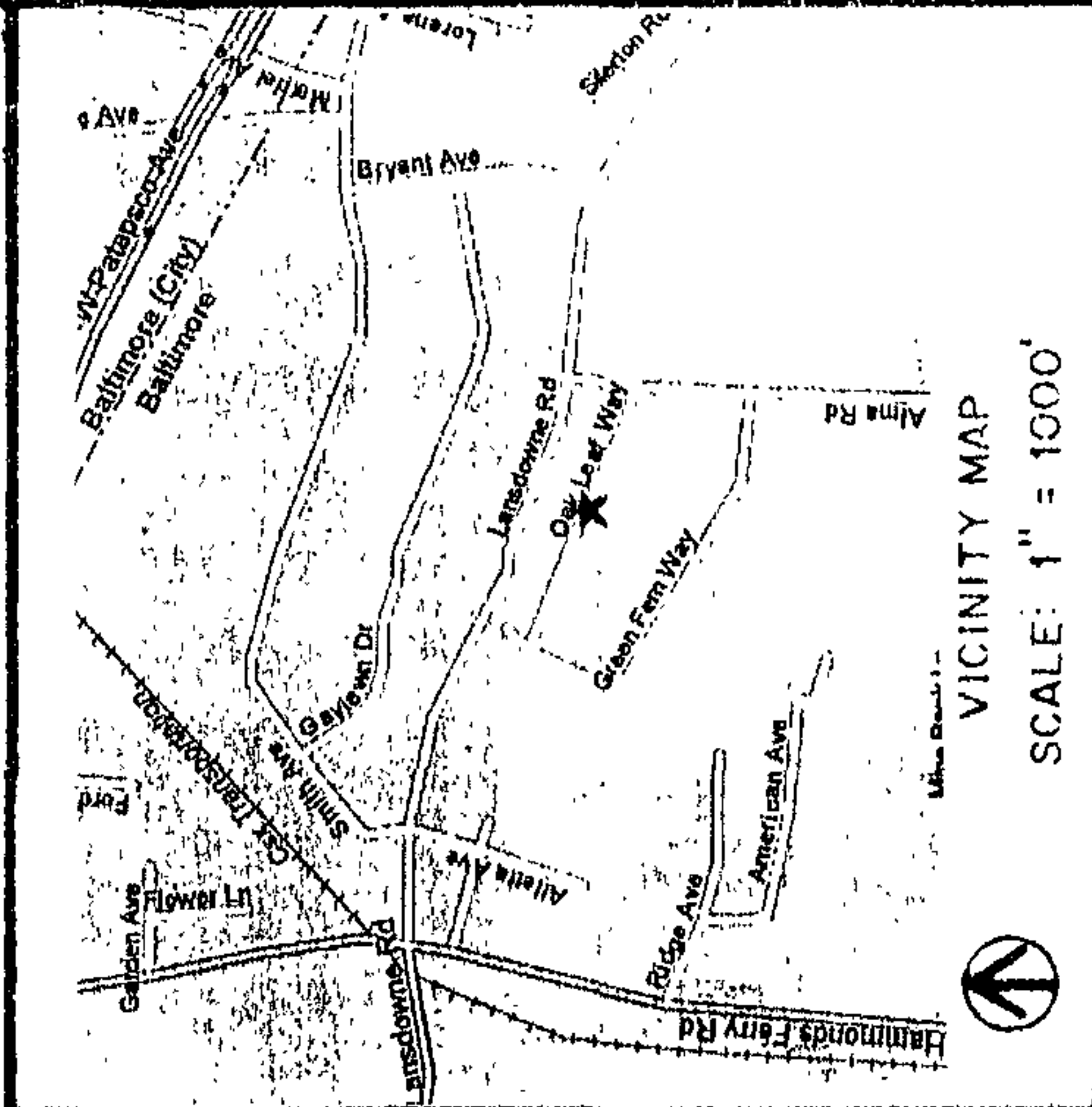
PLAT BOOK # 64 FOLIO # 72 LOT # 19 SECTION # 1

OWNER Daniel P. & Rhonda A. Clark

OAK LEAF WAY
80' R/W



PREPARED BY Daniel P. Clark SCALE OF DRAWING: 1" = 20'



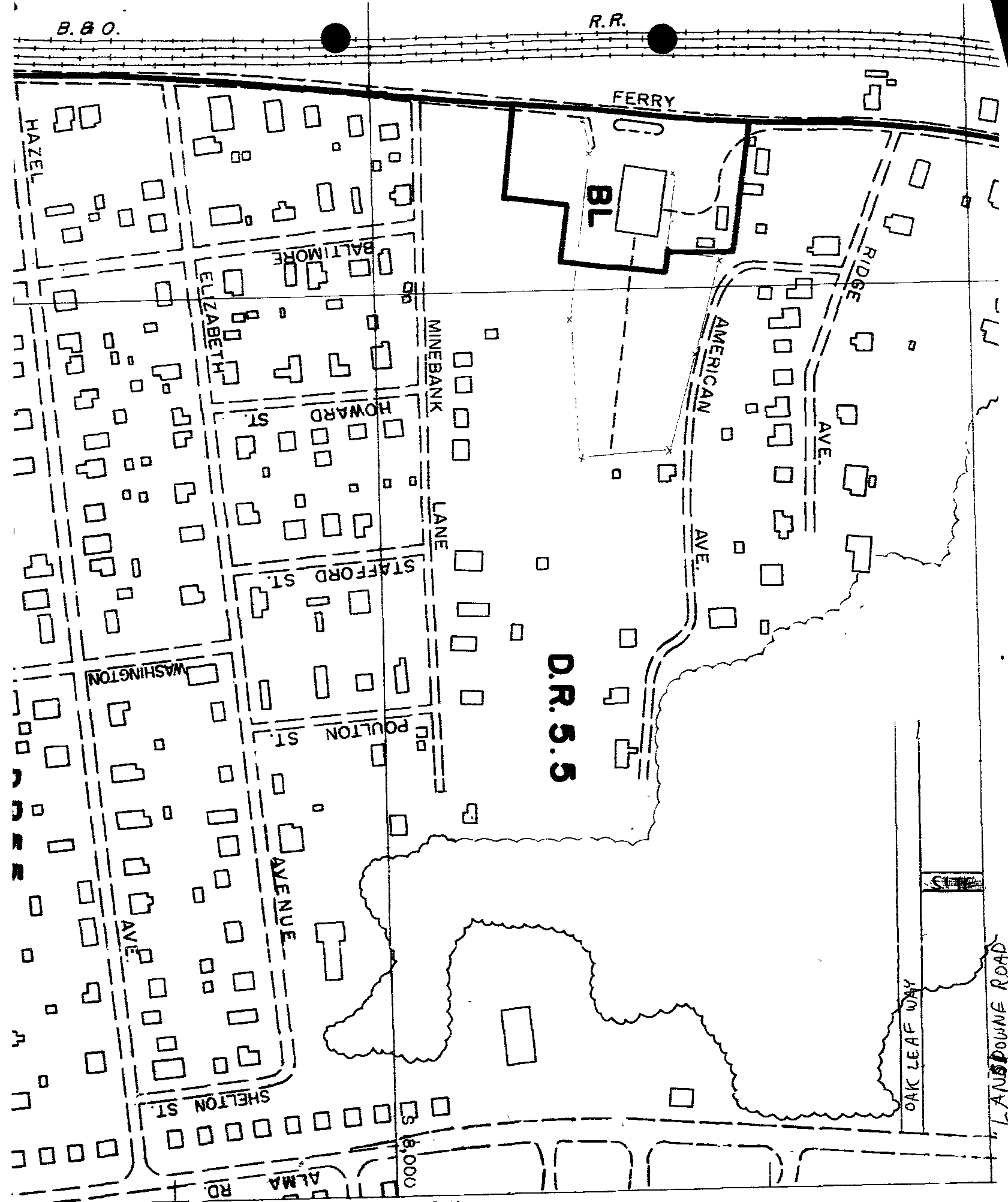
LOCATION INFORMATION	
ELECTION DISTRICT	13
COUNCILMANIC DISTRICT	1
1"=200' SCALE MAP #	SW 5-C
ZONING	DR 5.5
LOT SIZE	0.41
ACREAGE	1793
SQUARE FEET	
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY / BUILDING	☐ ☒
PRIOR ZONING HEARING	NONE

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 190 CASE # 05-190-A

Handwritten signature and initials.

B. & O.

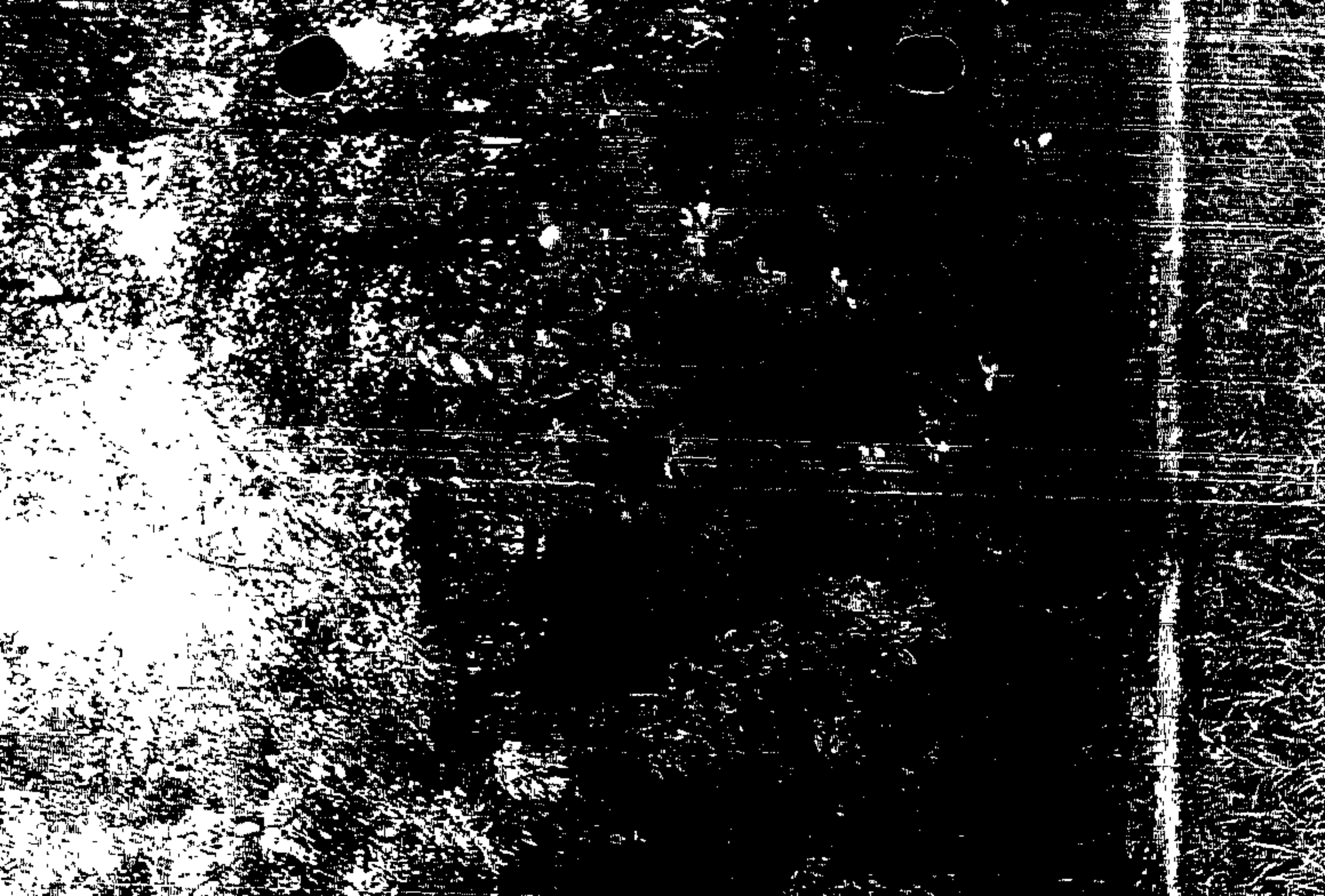
R. R.



(SHEET S.W.-5-B)

SW 5C

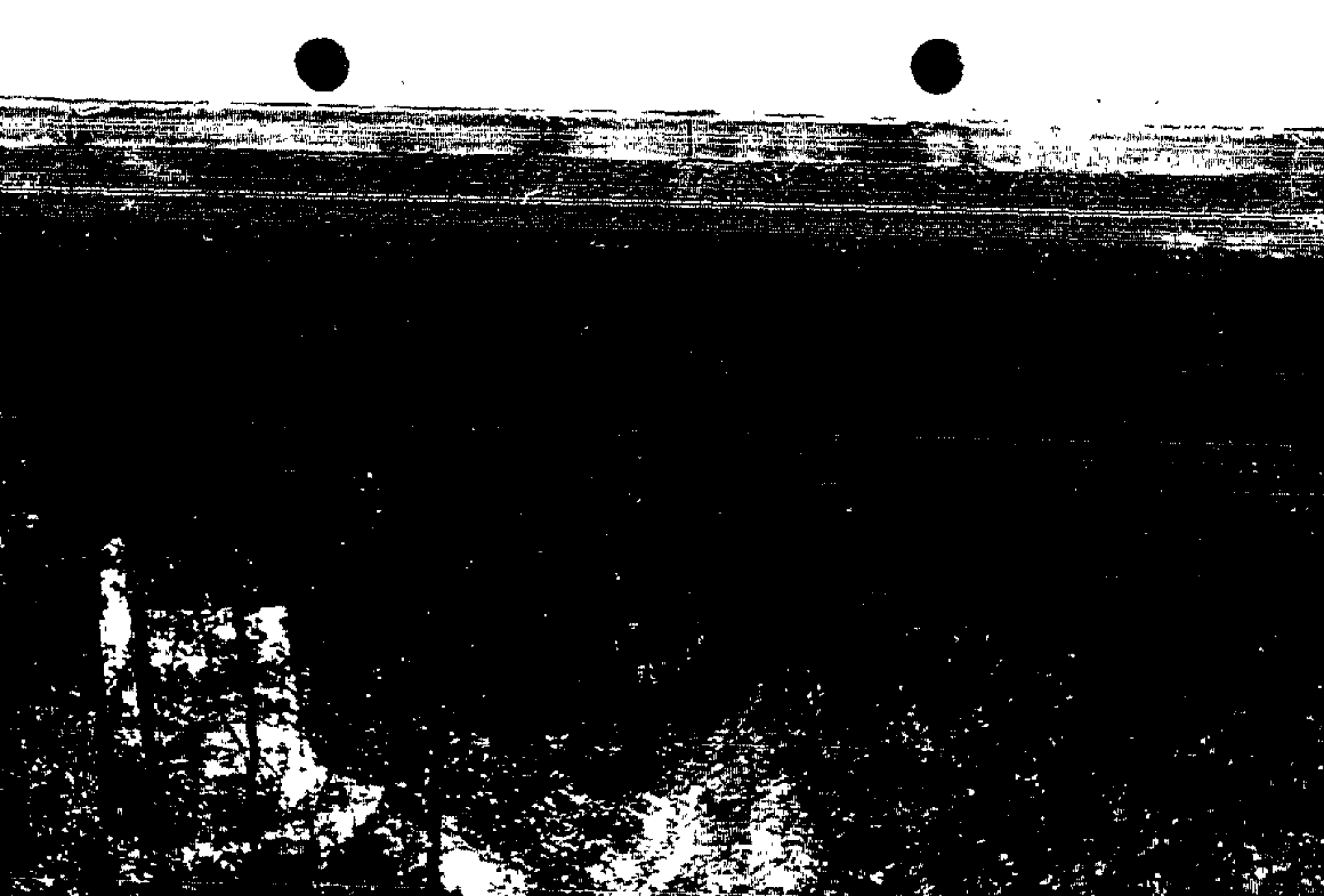
SW 5C
05-190-A











~~SECRET~~

Back of curb to back
of House, 32'

05-190-A

















