

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S of Stringtown Road, 2,300 ft. SW
centerline of Yeoho Road
5th Election District
3rd Councilmanic District
(2037 Stringtown Road)

Annette & Nick Goodman
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-087-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Annette and Nick Goodman. The variance request is for property located at 2037 Stringtown Road in the Sparks area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a front setback of 69.7 ft. to the street centerline and a side yard setback of 26 ft. in lieu of the minimum required 75 ft. and 35 ft. respectively. 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 August 18, 2005, 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 32-3-303 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 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

9/6/05

[Signature]

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 Zoning Commissioner for Baltimore County, this 6th day of September, 2005, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a front setback of 69.7 ft. to the street centerline and a side yard setback of 26 ft. in lieu of the minimum required 75 ft. and 35 ft. respectively, 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.


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

RECEIVED FOR PLANNING
9/6/05
raj

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

September 6, 2005

Mr. & Mrs. Nick Goodman
2037 Stringtown Road
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 06-087-A
Property: 2037 Stringtown Road

Dear Mr. & Mrs. Goodman:

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, appearing to read "W. J. Wiseman III", is written over a horizontal line.

William J. Wiseman, III
Zoning Commissioner

WJW,III: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 2037 Stringtown Rd
which is presently zoned RC-2

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 AD 1.3, B.3

To permit a proposed addition with a front setback of 69.7 ft. to the street centerline and a side yard setback of 26 ft. in lieu of the minimum required 75 ft. & 35 ft. respectively.

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):

NICK GOODMAN
Name - Type or Print _____
Nick Goodman
Signature _____
ANNETTE GOODMAN
Name - Type or Print _____
Annette Goodman
Signature _____

2037 STRINGTOWN RD 410.472.4282
Address Telephone No.
SPARKS MD 21152
City State Zip Code

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

As a Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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. 06-087A

Reviewed By [Signature] Date 8-9-05

Estimated Posting Date 8-21-05

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 2037 STRINGTOWN RD
Address
SPARKS MD 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):

Due to the triangular shape of the property, an administrative variance would be necessary in order to add on to the one-bedroom house. We, the owners, are expecting our first child + wish to add a nursery + larger living/playing spaces. The property's shape make it difficult to meet the required measurements if we were to add on.

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.

Nick Goodman
Signature

Annette Goodman
Signature

NICK GOODMAN
Name - Type or Print

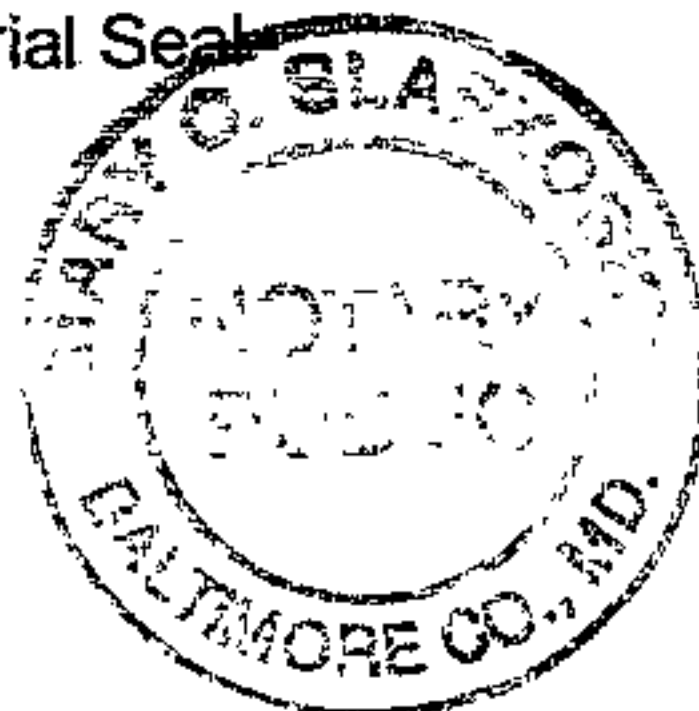
ANNETTE GOODMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Mary C. Slafsky
Notary Public

My Commission Expires 7/1/09

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Nick Goodman
Signature

NICK GOODMAN
Name - Type or Print

Annette Goodman
Signature

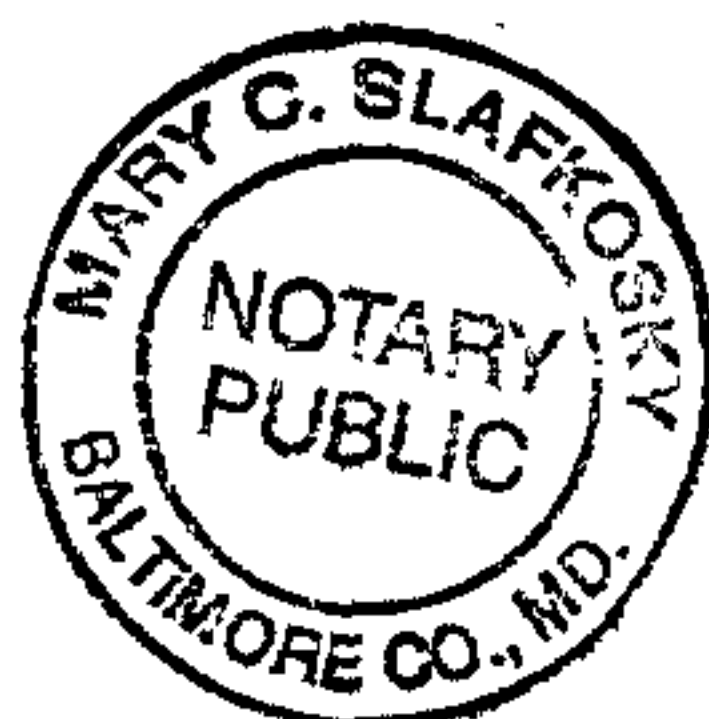
ANNETTE GOODMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Mary C. Slafkosky
Notary Public

My Commission Expires 7/1/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2037 Stringtown Rd
which is presently zoned RC-2

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) 1401.3.B.3

To permit a proposed addition with a front setback of 69.7 ft. to the street centerline and a side yard setback of 26 ft. in lieu of the minimum required 75 ft. & 35 ft. respectively.

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):

NICK GOODMAN

Name - Type or Print

Nick Goodman

Signature

ANNETTE GOODMAN

Name - Type or Print

Annette Goodman

Signature

2037 STRINGTOWN RD 4104224282

Address

Telephone No.

SPARKS

MD

21152

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. 06-087A

Reviewed By [Signature] Date 8-9-05

REV 10/25/01

Estimated Posting Date 8-21-05

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2037 Stringtown Road.

Beginning at a point on the ~~North~~ ^{South} East side of Stringtown Road which is N50°00'E
^{2300 ft. SW of Yeoho Rd. thence Running}
170.2' wide at the distance of S43° 19'04" E 195.95' / S21°24'W 40.4' / S03°26' E104.9' /

S01°15'W 70.0' / S09°54'W67.2'

As recorded in Baltimore County Plat Book ^{Deed Reference #11401 folio 291} ~~#1619~~, folio ~~#172~~, containing .46 acres.

Also known as 2037 Stringtown Road and located in the fifth Election District, Third
Councilmanic District.

#087

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 6433800
06-2877-19

DATE 8-9-05 ACCOUNT R-001-006-013-0

AMOUNT \$ 65.00

RECEIVED FROM: MA. B. Coleman

FOR: Residential Services Unit
for 2037 Spring Branch Rd.

DATE
WATER CASHIER

FIN. AGENCY

YELLOW CUSTODY

PAID RECEIPT

DATE 8/11/2005 TIME 10:30 AM
BY WILLIAM W. WILSON
RECEIPT # 00000000000000000000
FOR RESIDENTIAL SERVICES UNIT
FOR WATER
RECEIPT FOR WATER
AMOUNT 65.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date: AUGUST 23, 2005

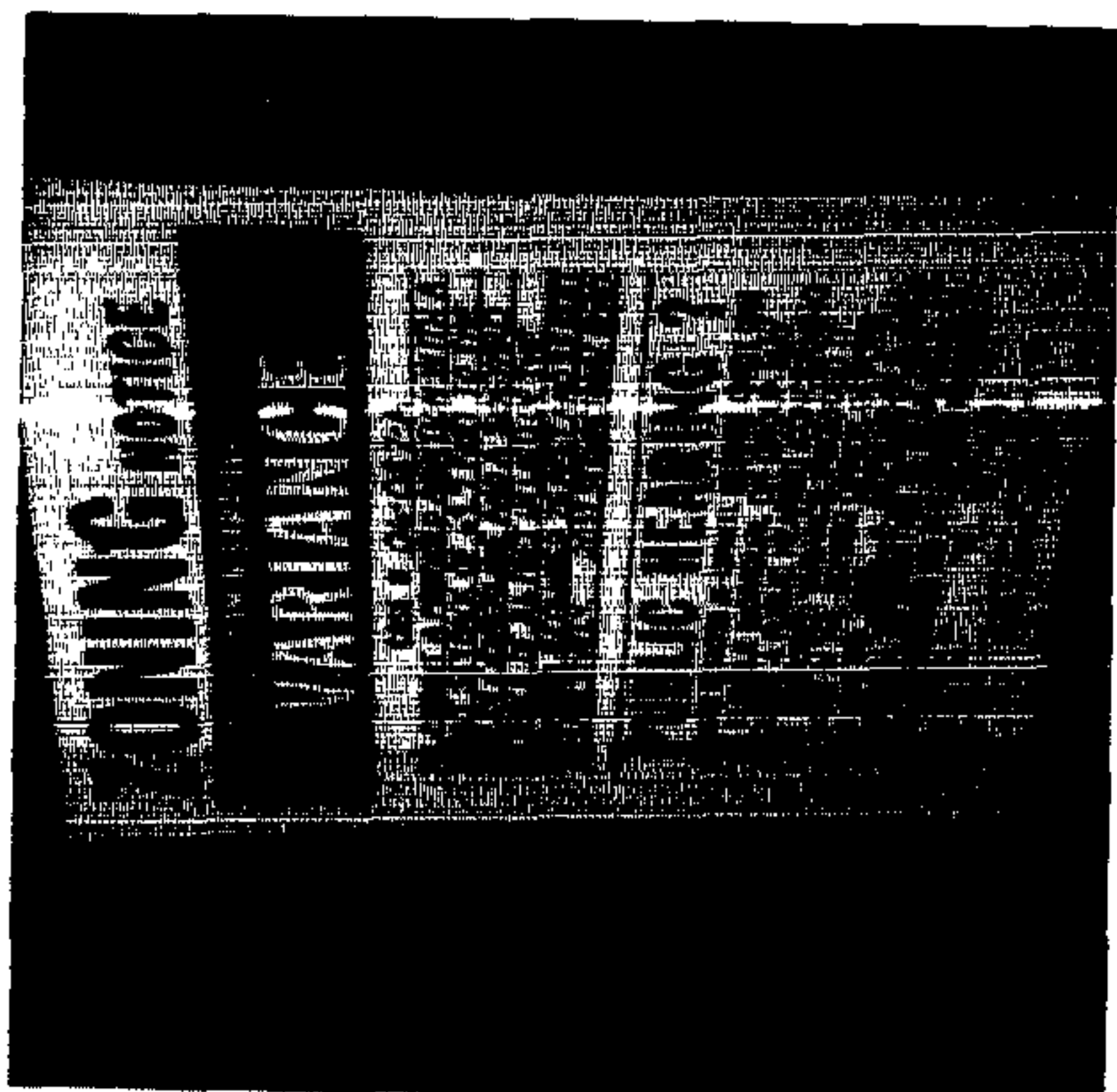
RE: Case Number 06-087-A

Petitioner/Developer. NICK GOODMAN

Date of Hearing/Closing SEPTEMBER 5, 2005

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 2037 STRINGTOWN ROAD

The sign(s) were posted on AUGUST 18, 2005
(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 2103
(City, State, Zip Code of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 087 -A

Address 2037 Stringtown RD.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-9-05

Posting Date: 8-21-05

Closing Date: 9-05-05

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 06- 087 -A

Address 2037 Stringtown RD.

Petitioner's Name Nick Goodman

Telephone 410-472-4282

Posting Date: 8-21-05

Closing Date: 9-05-05

Wording for Sign: To Permit a proposed addition with a front set-back of 69.7 ft. to the street centerline and a sideyard setback of 26 ft. in lieu of the minimum required 75 ft. & 35 ft. respectively.

WCR - Revised 6/25/04

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: 06-087 A

Petitioner: Nick Goodman

Address or Location: 2037 Stringtown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Mr.~~ Same

Address: _____

SPARKS, MD, 21152

Telephone Number: 410-472-4282

**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

September 5, 2005

Nick Goodman
Annette Goodman
2037 Stringtown Road
Sparks, Maryland 21152

Dear Mr. and Mrs. Goodman:

RE: Case Number: 06-087-A, 2037 Stringtown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 2005.

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." 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 24, 2005

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 29, 2005
Item Nos. 077, 078, 079, 080, 081, 082,
084, 085, 087, 088

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-08242005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2005

RECEIVED

AUG 22 2005

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

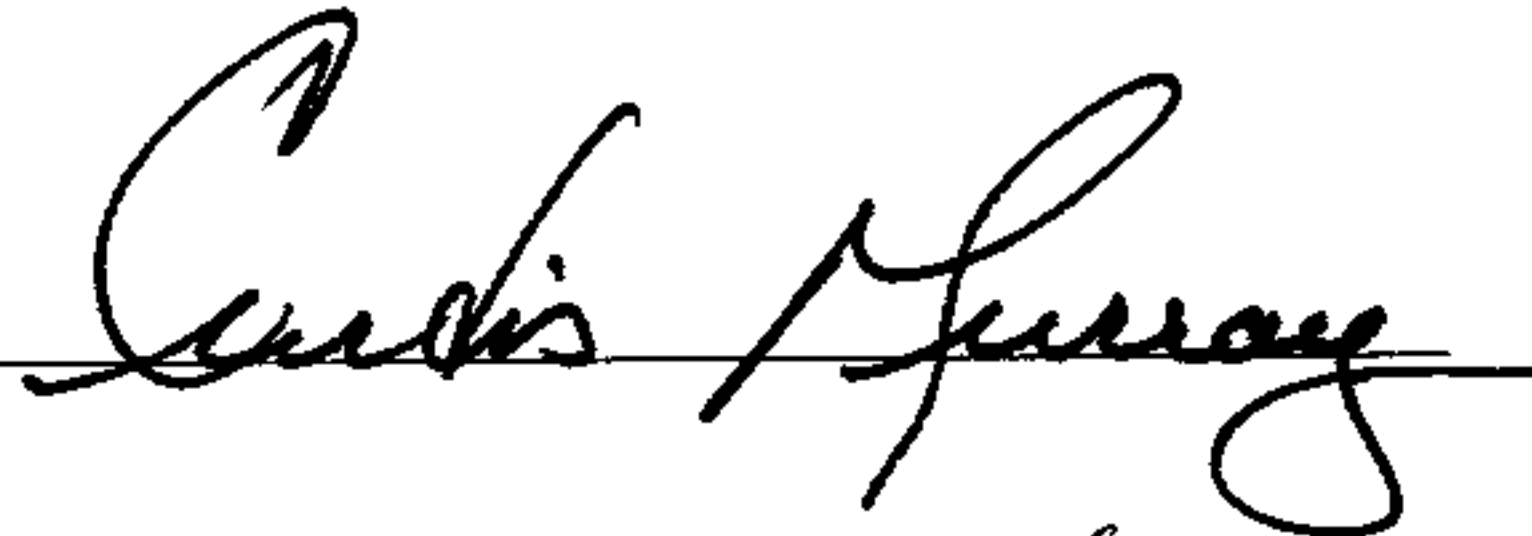
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-087- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



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

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

Maryland Department of Transportation

Date: 8.16.05

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

RE: Baltimore County
Item No. 087 JJS

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

Scott and Jennifer Mileto
2101 Stringtown Road
Sparks, Maryland 21152
(410)472-9201

August 7, 2005

To Whom It May Concern:

We, Scott and Jennifer Mileto, have no reservations concerning the Goodman's desire to build outside of the 35-foot variance. We understand that their desire to build will encroach upon the property boundaries.

Sincerely,


Scott and Jennifer Mileto

2101

4657

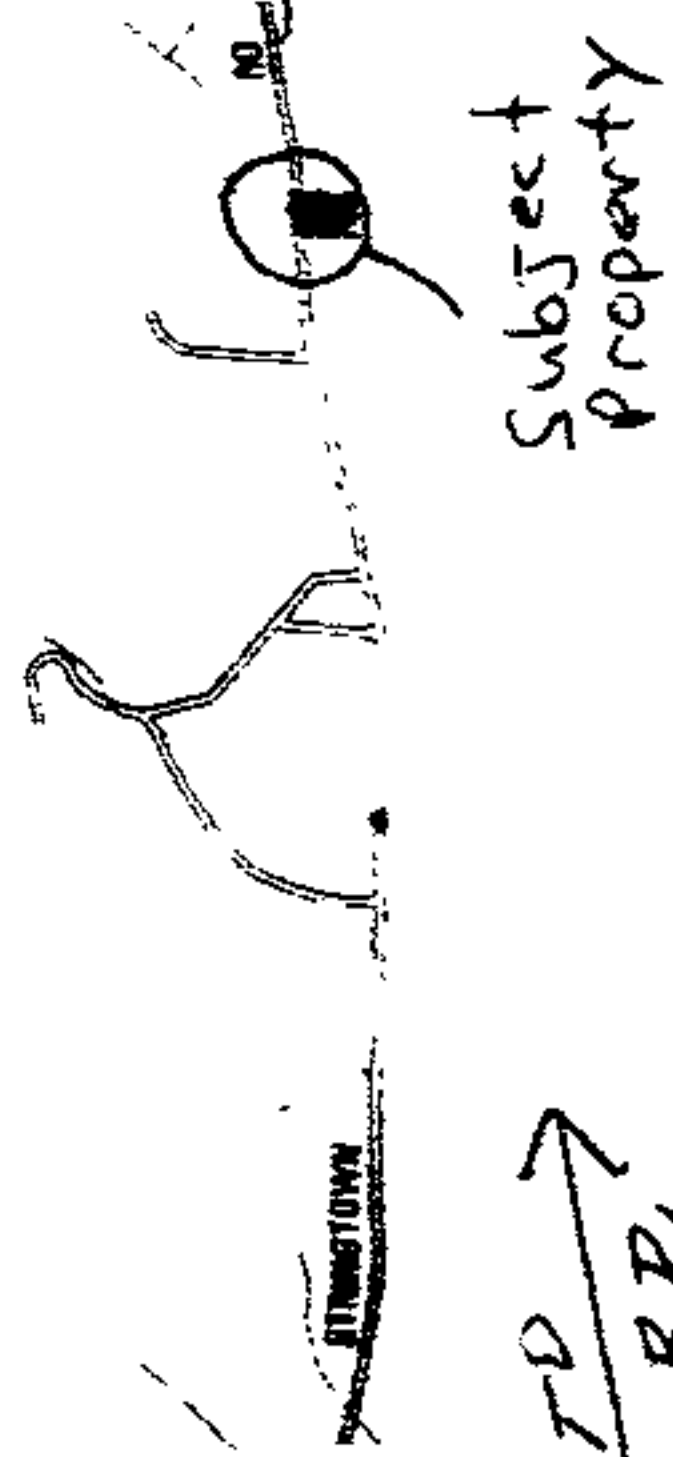
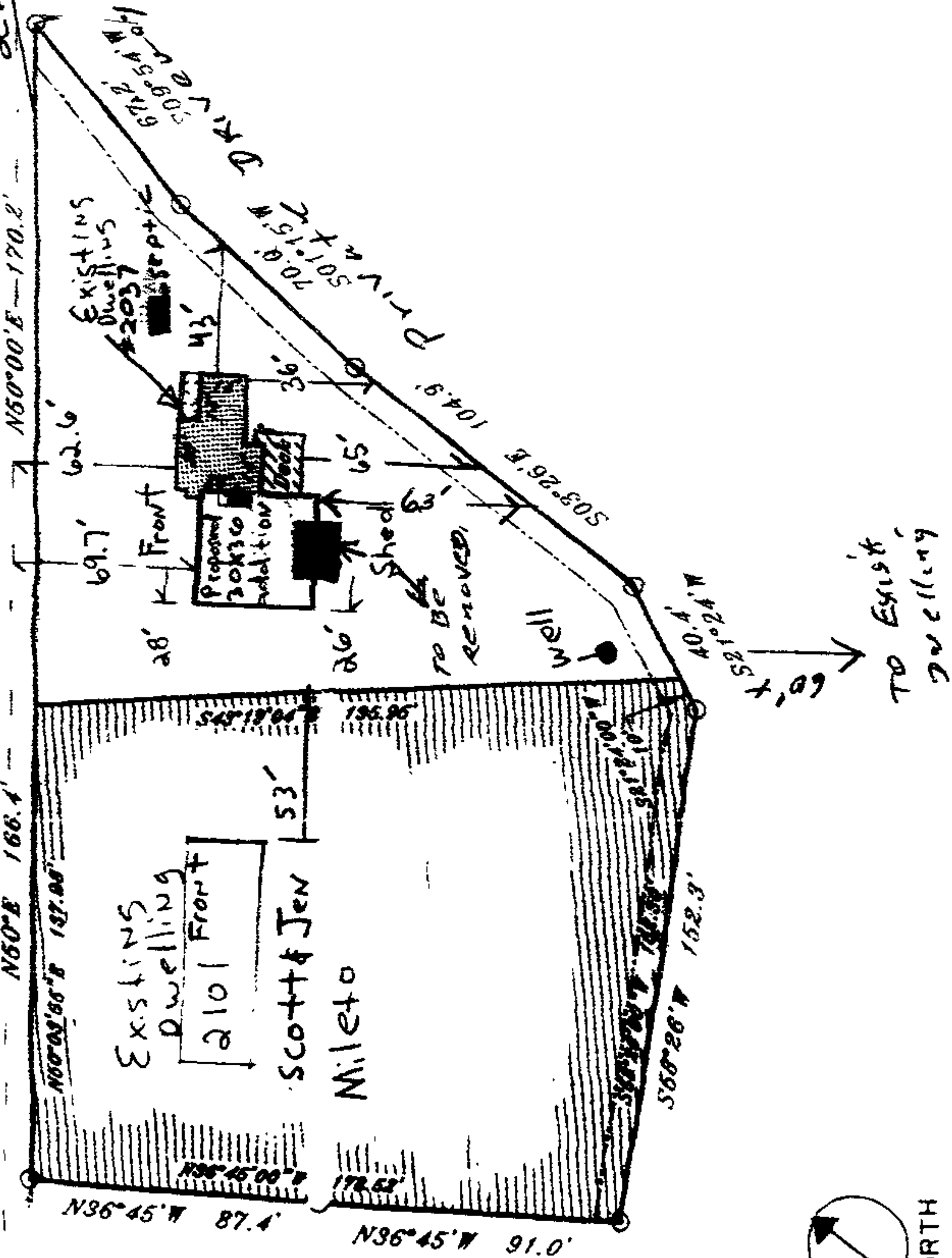
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 2037 Stringtown Rd
 SUBDIVISION NAME deed 14401 FOLIO # 291 LOT # 1 SECTION # —
 OWNER Nick Annette Goodman

STRINGTOWN ROAD

(170' RW 22' paving)



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 5
 COUNCILMANIC DISTRICT 3
 1"=200' SCALE MAP # 027B3
 ZONING RC-2
 LOT SIZE 46 ACRES 20038 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒
 WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN YES ☐ NO ☒
 HISTORIC PROPERTY / BUILDING YES ☐ NO ☒
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY PRR ITEM # 10871 CASE #

PREPARED BY Nick Goodman

SCALE OF DRAWING: 1" = 60'

Baltimore County - My Neighborhood



Subject Photo Page

Borrower/Client Nicholas Goodman/Annette Mahoney			
Property Address 2037 Stringtown			
City Sparks	County Baltimore	State MD	Zip Code 21152
Lender Carrollton Mortgage Services			



Subject Front

2037 Stringtown
Sales Price N/A
GLA 700
Total Rooms 4
Total Bedrms 2
Total Bathrms 1
Location Sparks
View Nghbrhd/Typ.
Site .46 acres +/-
Quality Frame/Avg
Age 53 years

shed to
be
removed

Proposed
Addition



Subject Rear

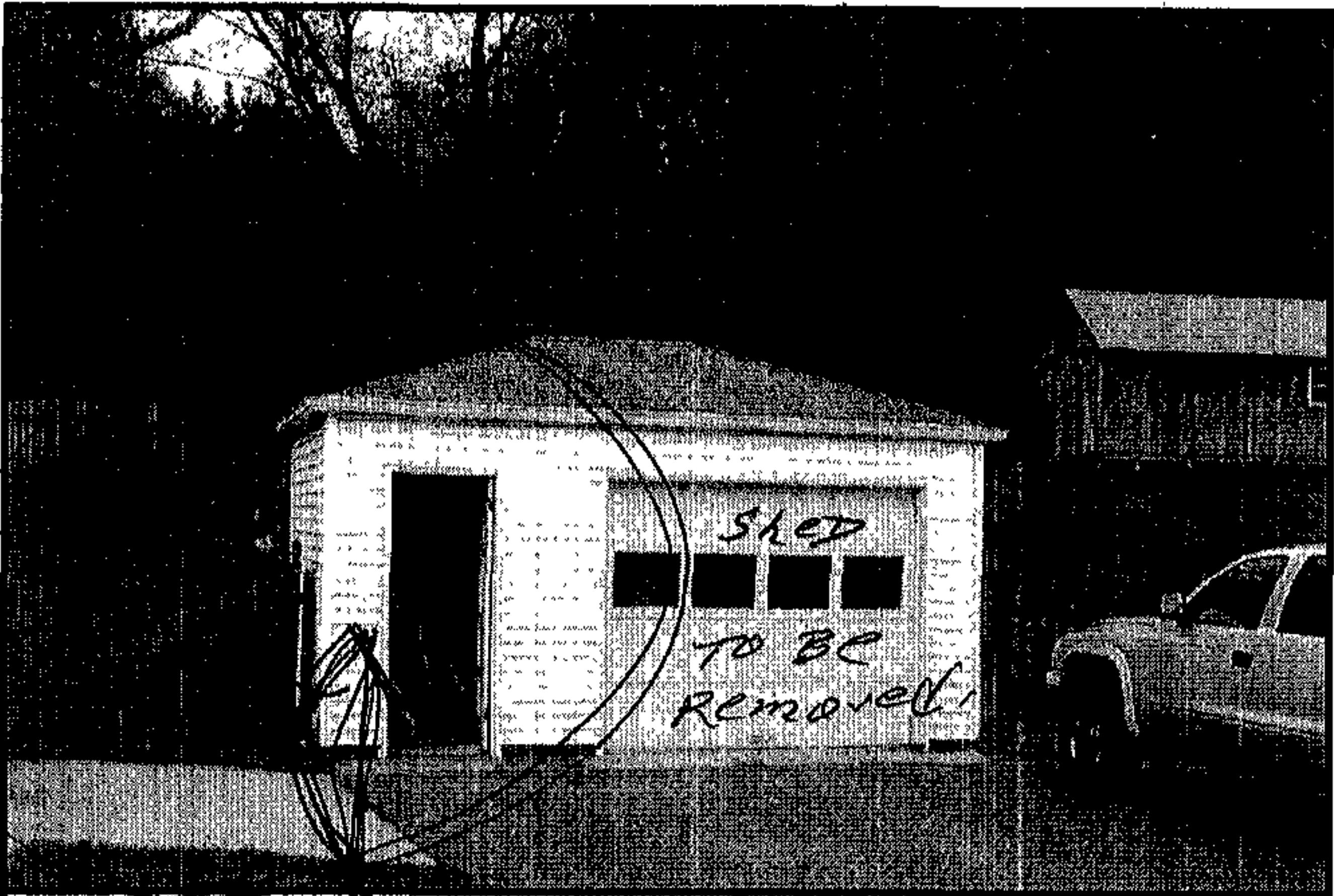


Subject Street

#087

PHOTOGRAPH ADDENDUM

Borrower/Client	Nicholas Goodman/Annette Mahoney				
Property Address	2037 Stringtown				
City	Sparks	County	Baltimore	State	MD
				Zip Code	21152
Lender	Carrollton Mortgage Services				



Rock garden and pond.

Proposed Addition

#087