

IN RE: **PETITION FOR ADMIN. VARIANCE** \* BEFORE THE  
NE/S Carlson Lane, 75' SE of the c/l  
April Court \* ZONING COMMISSIONER  
**(8105 Carlson Lane)** \* OF BALTIMORE COUNTY  
2<sup>nd</sup> Election District \*  
4<sup>th</sup> Council District \* Case No. 06-115-A  
  
Shirley W. Norwood \*  
Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Shirley W. Norwood. The Petitioner seeks relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet in lieu of the required 30 feet for a proposed 12' x 16' addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

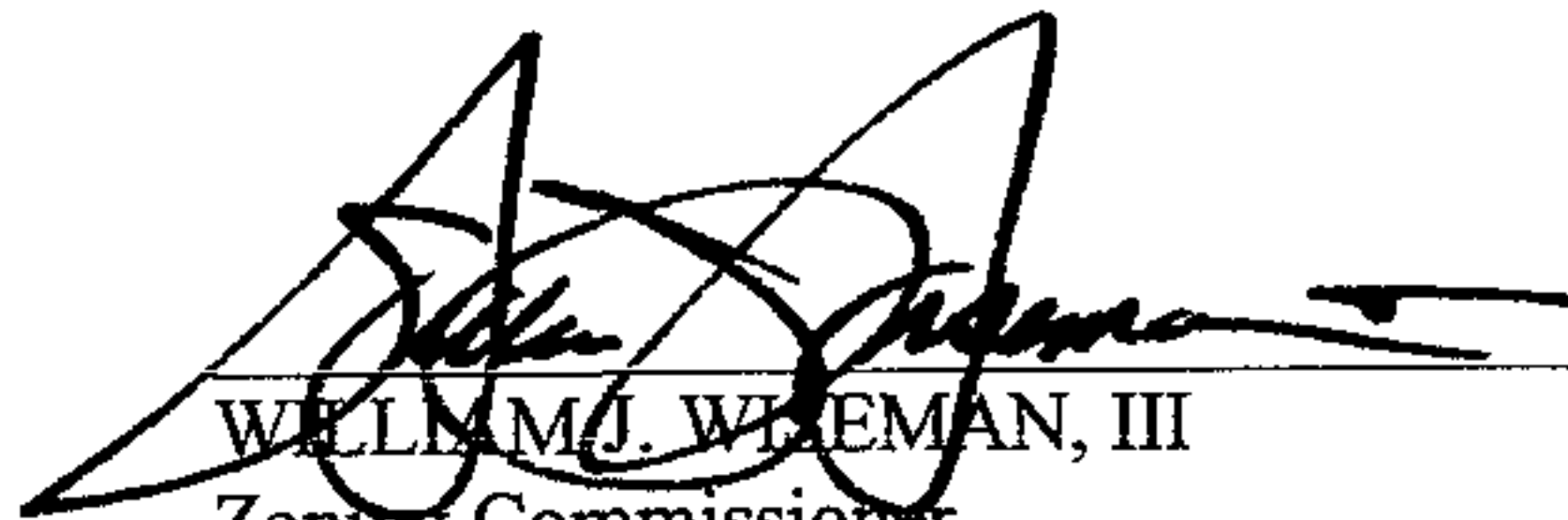
ORDER RECEIVED FOR FILING  
Date 9/22/05  
By [Signature]

Based upon the information contained therein, I am persuaded to grant the variance. Relief is necessitated given the small size of the property and the layout and location of the existing dwelling. As shown on the site plan, the rear of the dwelling in the area of the proposed addition appears to be located within the required 30-foot distance from the rear property line. I find that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioner in that there could be no construction on that side of the dwelling without a variance. Moreover, there were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property(s) and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of September 2005 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet in lieu of the required 30 feet for a proposed 12' x 16' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
WILLIAM J. WHELAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR  
Date 9/27/05  
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*

September 27, 2005

Ms. Shirley W. Norwood  
8105 Carlson Lane  
Windsor Mill, Maryland 21244

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S Carlson Lane, 75' SE of the c/l April Court  
**(8105 Carlson Lane)**  
2<sup>nd</sup> Election District – 4<sup>th</sup> Council District  
Shirley W. Norwood - Petitioner  
Case No. 06-115-A

Dear Ms. Norwood:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over the "Very truly yours," text.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8105 CARLSON LANE  
which is presently zoned RESIDENTIAL (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) 1301.2C.1.b

TO PERMIT A REAR SETBACK FOR AN ENCLOSED ADDITION  
TO BE 22 FT IN LIEU OF 30 FT.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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 10 day of August, 2005, 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. 06-115-A

Reviewed By SM Date 08-24-05

Estimated Posting Date 09-04-05

FILED  
10/25/05  
10/25/05

# 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

8105 CARLSON LANE  
Address  
WINDSOR MILL, MARYLAND 21244  
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):

*An additional bedroom is needed to accommodate my elderly mother who has advanced Parkinson's Disease. The near future use of a wheelchair is inevitable. A variance is needed for handicapped accessibility.*

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.

*Shirley W. Norwood*  
Signature  
SHIRLEY W. NORWOOD  
Name - Type or Print

*Shirley W. Norwood 8/22/05*  
Signature  
SHIRLEY W. NORWOOD 8/22/05  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

*Lammie Ashley Hankins*  
Notary Public  
My Commission Expires \_\_\_\_\_

# 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

8105 CARLSON LANE  
Address  
WINDSOR MILL, MARYLAND 21244  
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):

*An additional bedroom is needed to accommodate my elderly mother who has advanced Parkinson's Disease. The near future use of a wheelchair is inevitable and a variance of four (4) additional feet is needed for handicap accessibility.*

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.

*Sherley W. Norwood*  
Signature  
Sherley W. Norwood  
Name - Type or Print

*Sherley W. Norwood 8/22/05*  
Signature  
Sherley W. Norwood 8/22/05  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

*Sherley Norwood*  
the Affiant(s) hereir, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

*Jimmie Ashley Franklin*  
Notary Public  
My Commission Expires August 05, 2008



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

which is presently zoned

8105 CARLSON LANE  
RESIDENTIAL  
(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) It 301.2.c.1.b. TO PERMIT.

A REAR SETBACK FOR AN ENCLOSED ADDITION TO BC 22 FT IN VIEW  
OF 30 FT

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

## Representative to be Contacted:

Name

Address

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.

06-115-A

Reviewed By

SDA

Date

08-24-05

Estimated Posting Date

09-04-05

## zoning Description

zoning Description for - 8105 Carlson Lane  
Baltimore, Md.  
#21244 410-655-2204

Beginning at a point on the northeast side of  
Carlson Lane which is 60 ft. wide at the  
distance of 75 ft. southeast of the centerline  
of the nearest intersecting street, April Court,  
which is 50 ft. wide. Being lot #52, in  
the subdivision of Mayfield Woods (1<sup>st</sup> Amended  
Plat) as recorded in the Baltimore County  
Plat Book #65, Folio #86, containing .21 acre.  
Also known as - 8105 Carlson Lane and  
located in 02 Election District; 4 Councilman  
District.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 449203

DATE 2-24-01 ACCOUNT RECEI 0006150

AMOUNT 65

RECEIVED FROM Michelle McDonald

FOR 8105 Ave (Admnl)  
8105 CALUSCAL LINE

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT

DATE 2/24/2001 TIME 1:57 PM

AMOUNT 65.00 BY Michelle McDonald

RECEIVED BY Michelle McDonald DATE 2/24/2001

RECEIVED BY Michelle McDonald DATE 2/24/2001

RECEIVED BY Michelle McDonald DATE 2/24/2001

RECEIVED BY Michelle McDonald DATE 2/24/2001

RECEIVED BY Michelle McDonald DATE 2/24/2001

RECEIVED BY Michelle McDonald DATE 2/24/2001

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 06-115-A

Petitioner/Developer: \_\_\_\_\_

Shirley Norwood

Date of Hearing/Closing: 9-19-05

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

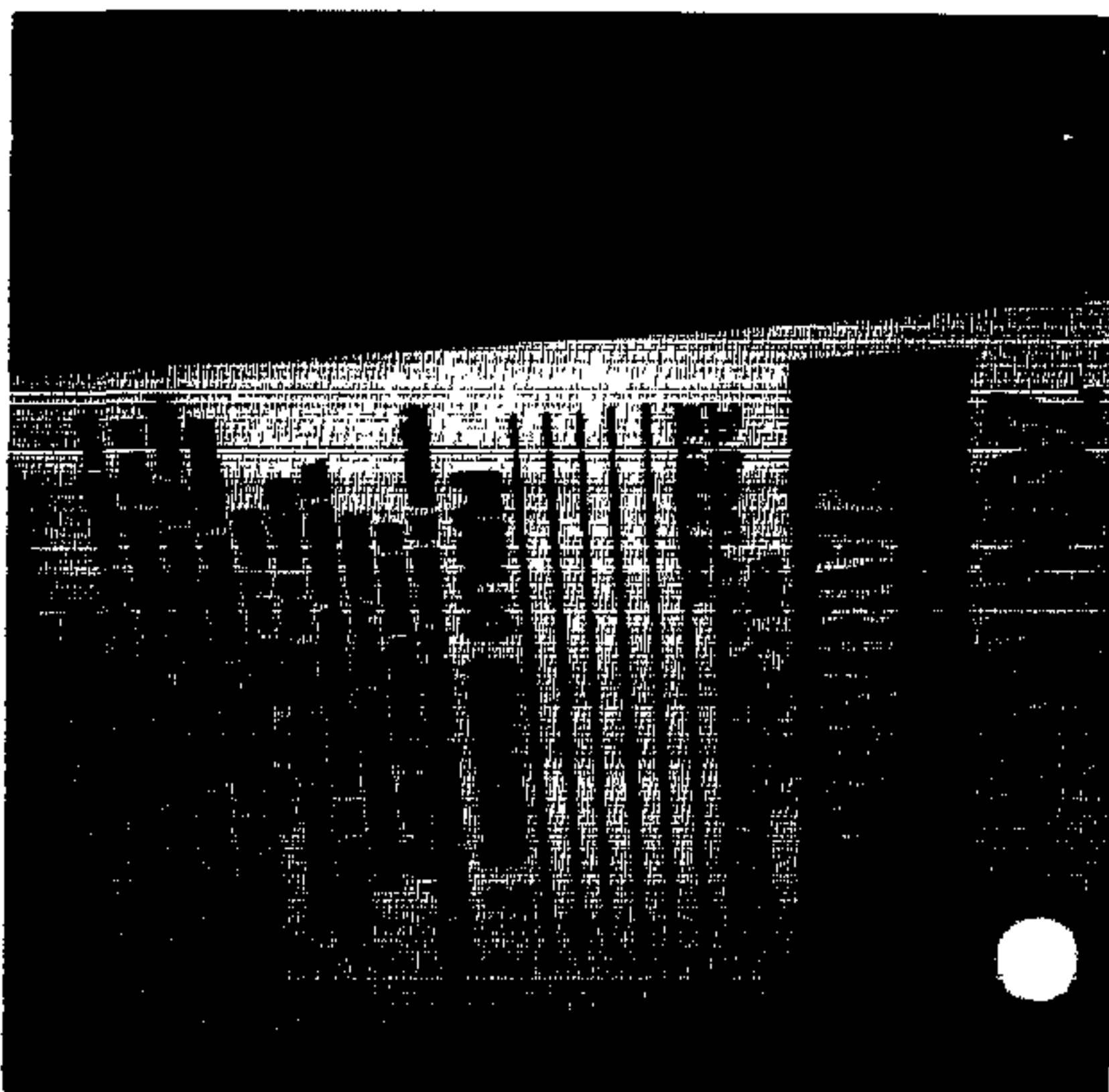
Attention: John Alexander

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 located at 8105 Carlson Lane  
Windsor Mill, MD 21244

The sign(s) were posted on August 30, 2005

(Month, Day, Year)



Sincerely,

Stacy Gardner 8/30/05  
(Signature of Sign Poster and Date)

Stacy Gardner  
**SHANNON BAUM SIGNS INC.**  
**105 COMPETITIVE GOALS DR.**  
**ELDERSBURG, MD. 21784**

410-781-4000

**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: 06-115-A  
Petitioner: NORWOOD, SHIRLEY W.  
Address or Location: 8105 CARLSON LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHIRLEY W. NORWOOD  
Address: 8105 CARLSON LANE  
WINDSOR, MD. 21244  
  
Telephone Number: 410-655-2204

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 06- 115 -A Address 8105 CARLSON LN  
Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 08-24-05 Posting Date: 09-04-05 Closing Date: 09-19-05

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- 115 -A Address 8105 CARLSON LN  
Petitioner's Name SHIRLEY NORWOOD Telephone 410-655-2204  
Posting Date: 09-04-05 Closing Date: 09-19-05  
Wording for Sign: To Permit A REAR YARD SETBACK OF  
22 FT. W/ LIEW OF 35 FT.

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*

September 19, 2005

Shirley W. Norwood  
8105 Carlson Lane  
Windsor Mill, Maryland 21244

Dear Ms. Norwood:

RE: Case Number: 06-115-A, 8105 Carlson Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



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



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

Maryland Department of Transportation

Date: 8.30.05

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

RE: Baltimore County  
Item No. 115 JRA

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

## 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

September 1, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **September 12, 2005**

Item# 6-105-a, 6-108-A, 6-109-SPH, 6-111-A, 6-112-A, 6-113-A, 6-114-SPH, **6-115-A**

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant J.D. Mezick  
Fire Marshal's Office  
(O) 410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 6, 2005

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 12, 2005  
Item Nos. 106, 108, 110, 112, 114 and 115

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-09062005.doc

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 12, 2005

SEP 14 2005

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

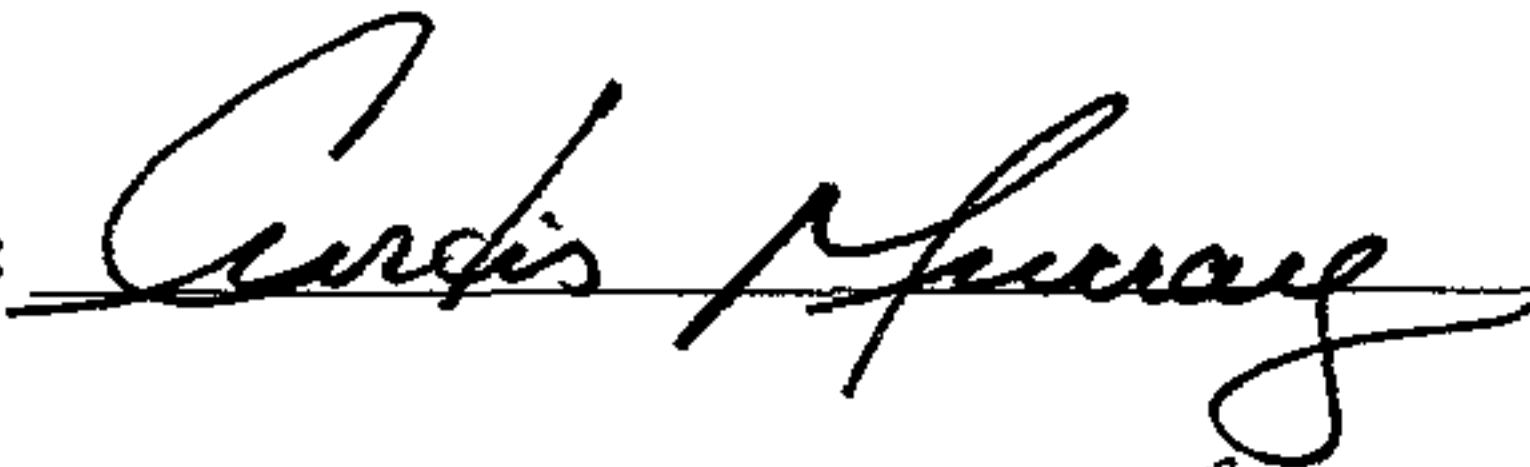
ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 6-115- Administrative Variance

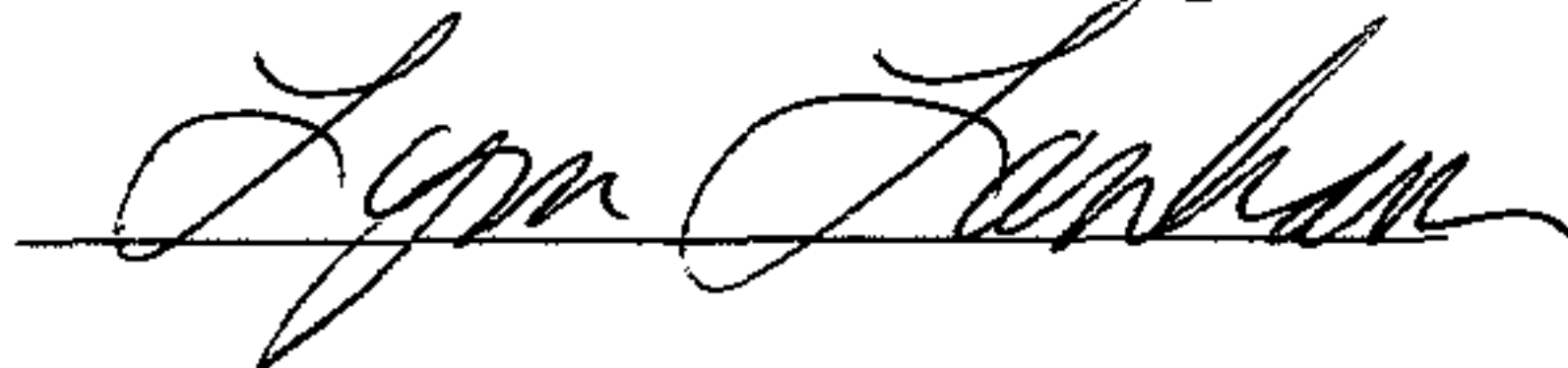
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:



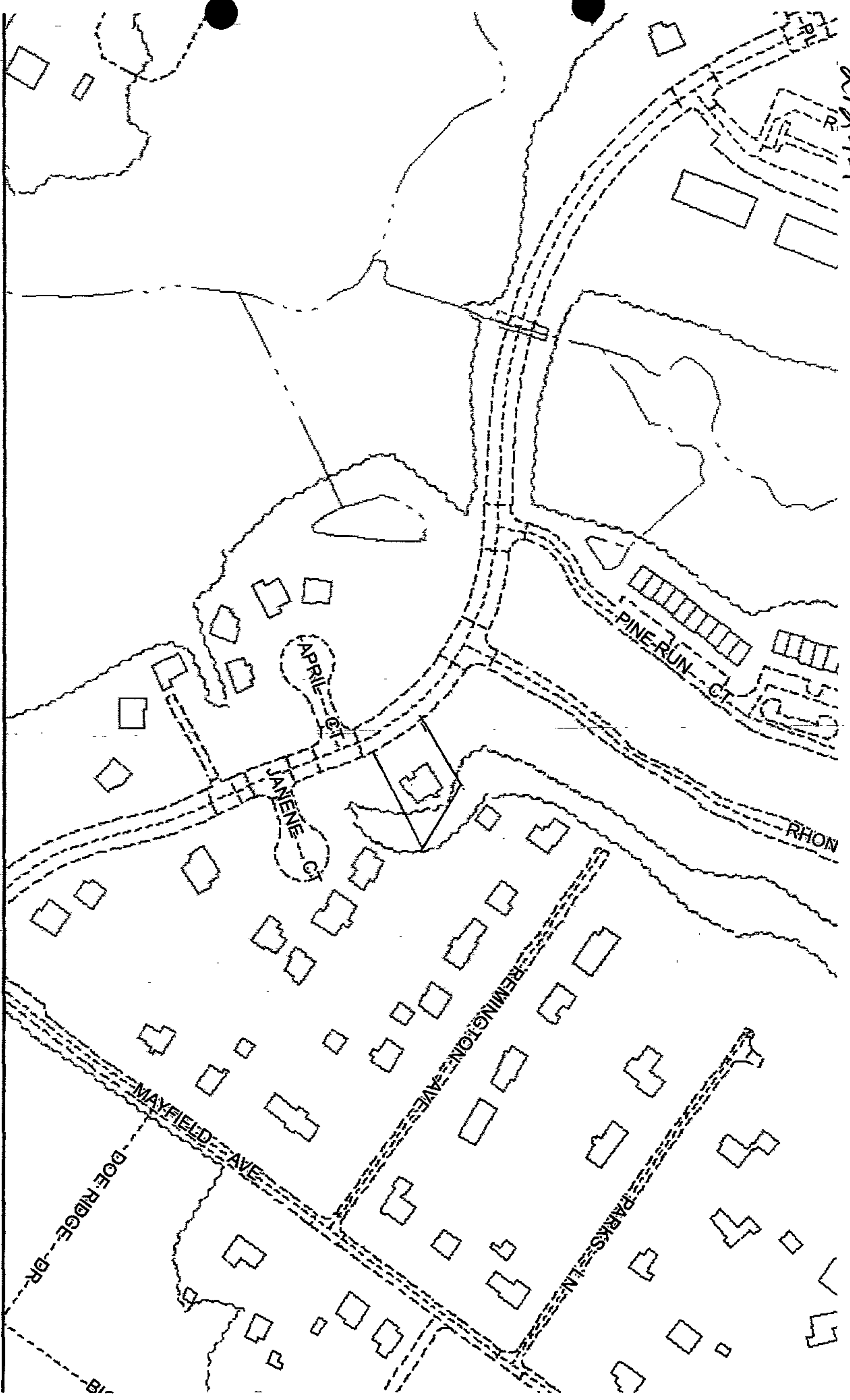
Division Chief:



CM/LL

8105 GALLISON LANE  
LOT #52  
WINDSOR MILLS, Md. 21844  
410.655.2204  
Norwood, Shirley W.

077-B-3



☐ SPECIAL HEARING

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

MAYFIELD WOODS

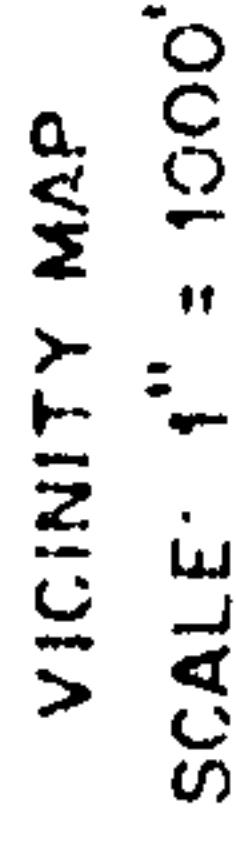
LOT # 52 SECTION # 1

OWNER STURLEY W. NORWOOD 410.655.2204



**NORTH**

SCALE OF DRAWING: 1" = 30'



172/5615A

11/22/20



PART of DECK TO BE REPLACED  
By ADDITION on PIERS



Front Proximity  
to NEIGHBOR



REAR Proximity to NEIGHBOR  
PART OF DECK TO BE REPAIRED  
By ADDITION