

IN RE: PETITION FOR ADMIN. VARIANCE
W/side of Woodcliff Ave. 860' s of c/l
of Johnnycake Road
1st Election District
1st Councilmanic District

(1508 Woodcliff Avenue)

Paul M. and Sandra L. Grimm
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-234-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, Paul M. and Sandra L. Grimm. The variance request is for property located at 1508 Woodcliff Avenue in the Catonsville area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a detached accessory structure (garage) with a height of 22 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated November 15, 2005, a copy attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 3, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
Date 12-1-05
By [Signature]

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

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 1st day of December, 2005, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a detached accessory structure (garage) with a height of 22 feet in lieu of the maximum allowed 15 feet, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

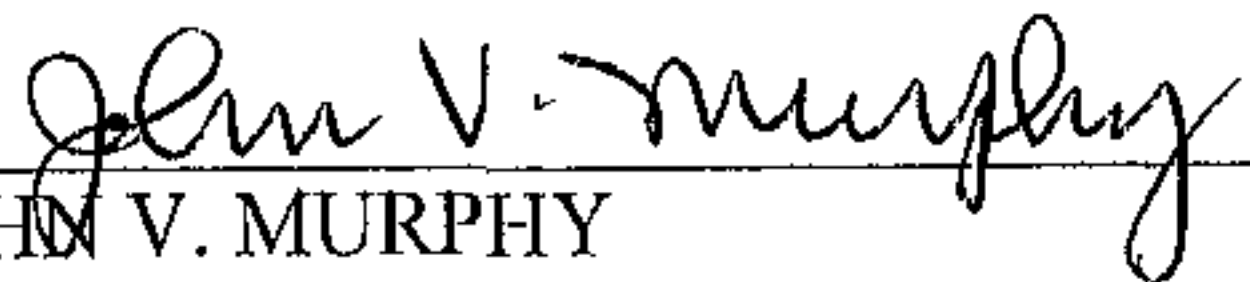
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated November 15, 2005, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 12-1-05

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING
Date 12-1-05
By Diane Whisenand

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, 2005

Paul M. Grimm, Jr.
Sandra L. Grimm
1508 Woodcliff Avenue
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 06-234-A
Property: 1508 Woodcliff Avenue

Dear Mr. and Mrs. Grimm:

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
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Case File

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 1508 WOODCLIFF AVE

which is presently zoned DR 3.5

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) 400.3, to allow a detached

accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 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

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this 12-1-05 day of December, 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):

PAUL M. GRIMM, JR

Name - Type or Print

Signature

SANDRA L. GRIMM

Name - Type or Print

Signature

1508 WOODCLIFF AVE

Address

BALTIMORE

City

MD

State

21228

Zip Code

(cell) 410-746-7276

410-747-7621

Telephone No.

Representative to be Contacted:

Same as above

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By RD

Date 10/31/05

Estimated Posting Date 11/13/05

CASE NO. 06-234-A

Date 12/15/05

By [Signature]

ORDER RECEIVED FOR FILING
12-1-05

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 1508 WOODCLIFF AVE
Address
BALTIMORE MD 21228
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):

We are requesting the 15' structure height limit be raised to approximately 22' to allow for a 14' overhead door that will provide clearance for storage of an R.V.

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.

Paul M. Grimm Jr.
Signature

PAUL M. GRIMM JR
Name - Type or Print

Sandra L. Grimm
Signature

SANDRA L. GRIMM
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of Oct, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

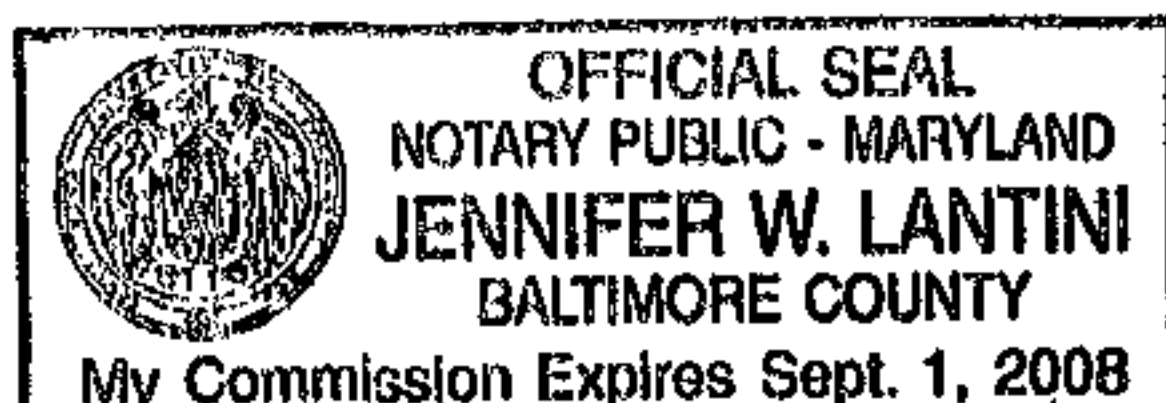
Sandra Lee Grimm and Paul Michael Grimm Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10-31-2005
Date

Jennifer W. Lantini
Notary Public
My Commission Expires 9-1-2008

REV 09/15/98



ZONING DESCRIPTION FOR:

1508 Woodcliff Avenue
Baltimore, Maryland 21228

Beginning at a point on the West side of Woodcliff Avenue which is 50 feet wide at the distance of 860 feet South of the centerline of the intersection of Johnnycake Road which is 60 feet wide. Being Lot #10A, shown on the plat entitled "Resubdivision of Lots 8, 9 and 10, Block A, Section One, Plat of Woodcliff", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 36, folio 54 containing 1.65 acres. Also known as 1508 Woodcliff Avenue and located in the 1st Election District, ~~Precinct 4.~~

1st Councilmanic District

Item # 234

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1155

DATE

10/24/05

ACCOUNT

800.006.6450

AMOUNT

\$ 05.00

RECEIVED
FROM:

201 (21.14141)

FOR:

Variance Accounting - Case

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS 2704 THE

11/01/2005 10/24/2005 11:44:05

REG 8001 44141 1010 141

RECEIPT # 2005 10/24/2005 1010

Dept 5 722 ZIMING VERIFICATION

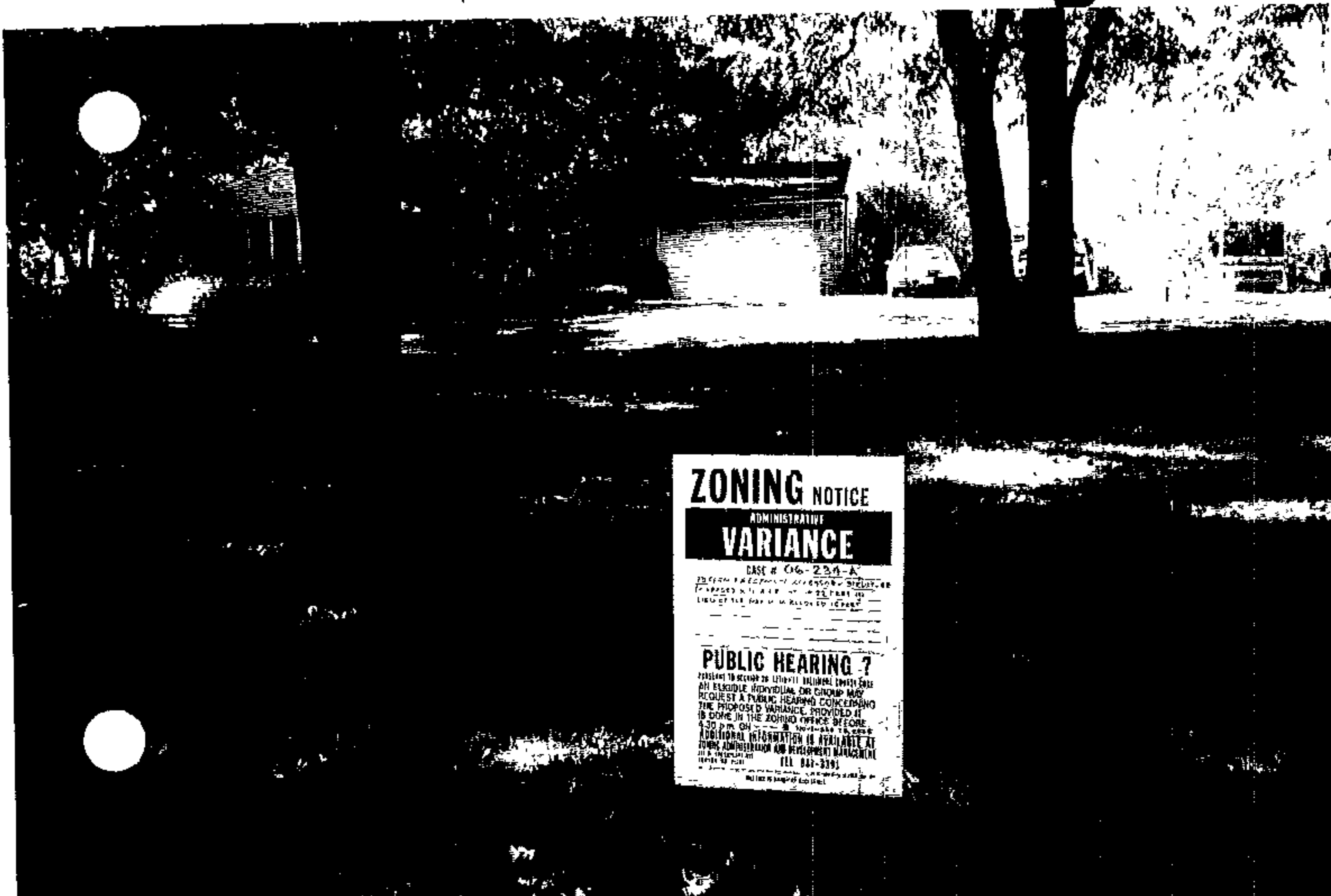
IN NO. 001155

Report Tot 425.00

805.00 OF 4.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 06-234-A
TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM ALLOWED 18 FEET.
PUBLIC HEARING ?
PURSUANT TO SECTION 28-127(6)(1), BALTIMORE COUNTY CODES 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 NOVEMBER 28, 2006. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT (TEL. 844-8391) UPON REQUEST.



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 06-234-A
TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM ALLOWED 18 FEET.

PUBLIC HEARING ?
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RECEIVED
NOV -4 2006
DISTRICT 1
CLERK OF THE BOARD OF ZONING ADJUDICATORS

CERTIFICATE OF POSTING

RE: Case No.: OG-234-A

Petitioner/Developer: PAUL GRIMM

Date of Hearing/Closing: Nov. 28, 2005

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

Attention: Christen Matthews

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 _____

1508 WOODCLIFF AVENUE

The sign(s) were posted on Nov. 3, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD, 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

**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: 06-234-A

Petitioner: Paul + Sandra Grimm

Address or Location: 1508 Woodcliff Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Grimm

Address: 1508 Woodcliff Ave
Bethesda, Md. 21228

Telephone Number: 410 747-7621 Home 410-746-7276 cell

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 234 -A Address 1508 Woodcliff Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/31/05 Posting Date: 11/13 Closing Date: 11/28

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- 234 -A Address 1508 Woodcliff Ave

Petitioner's Name Paul Grimm Telephone _____

Posting Date: Nov 13 2005 Closing Date: Nov 28 2005

Wording for Sign: To Permit a detached accessory structure (garage)
with a height of 22 feet in lieu of the maximum
allowed 15 feet

WCR - Revised 6/25/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1508 WOODCLIFF AVE
which is presently zoned _____

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) 400.3, to allow a detached

accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 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):

PAUL M. GRIMM JR.

Name - Type or Print _____

Signature Paul M. Grimm Jr.

SANDRA L. GRIMM

Name - Type or Print _____

Signature Sandra L. Grimm

1508 WOODCLIFF AVE (cell) 410-746-7276
410-747-7621

Address _____ Telephone No. _____

BALTIMORE MD 21228

City _____ State _____ Zip Code _____

Representative to be Contacted:

Same as Above

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.

CASE NO. 06-234-A

REV 9/15/98

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 10/31/05

Estimated Posting Date 11/13/05

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 1508 WOODCLIFF AVE
Address
BALTIMORE MD 21228
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):

We are requesting the 15' structure height limit be raised to approximately 22' to allow for a 14' overhead door that provides clearance for storage of an R.V.

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.

Paul M. Grimm Jr.
Signature

PAUL M. GRIMM JR.
Name - Type or Print

Sandra L. Grimm
Signature

SANDRA L. GRIMM
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of Oct., 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

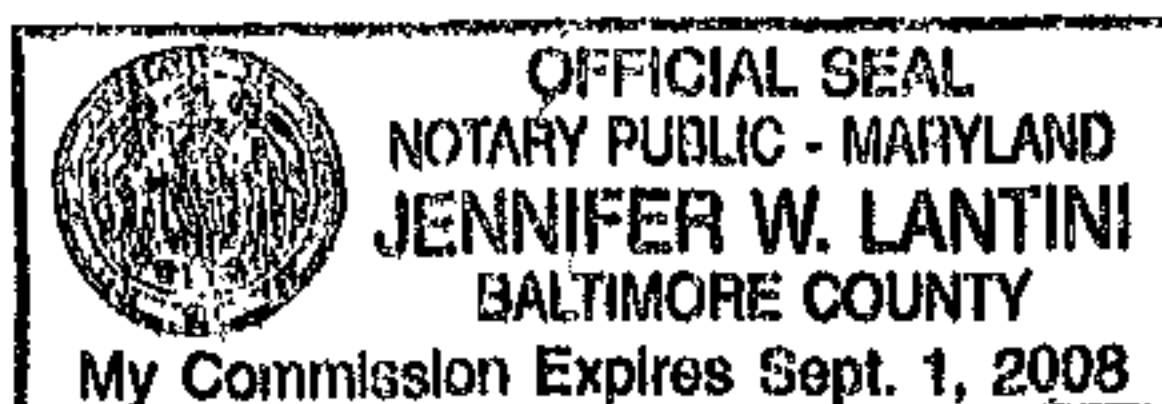
Sandra Lee Grimm and Paul Michael Grimm Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10-31-2005
Date

Jennifer W. Lantini
Notary Public
My Commission Expires 9-1-2008

REV 09/15/98



**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 28, 2005

Paul M. Grimm, Jr.
Sandra L. Grimm
1508 Woodcliff Avenue
Baltimore, Maryland 21228

Dear Mr. and Mrs. Grimm:

RE: Case Number: 06-234-A, 1508 Woodcliff Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 31, 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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 15, 2005

RECEIVED

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

NOV 16 2005

SUBJECT: 6-234 – Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:

Curtis Murray

Section Chief:

John J. [Signature]

AFK/LL: CM

ORDER RECEIVED FOR PLANNING
Date 12-1-05
By [Signature]



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

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

Maryland Department of Transportation

Date: 11.15.05

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

RE: Baltimore County
Item No. 234 DD

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

Fire Department

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



Baltimore County

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

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

November 9, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: October 31, 2005

Item No.: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 233, 234,
235, 236, 237, 238, 239, 241 and 242

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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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: November 16, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 7, 2005
Item Nos. 223, 224, 225, 227, 228, 233,
(234), 235, 236, 238, 239,

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

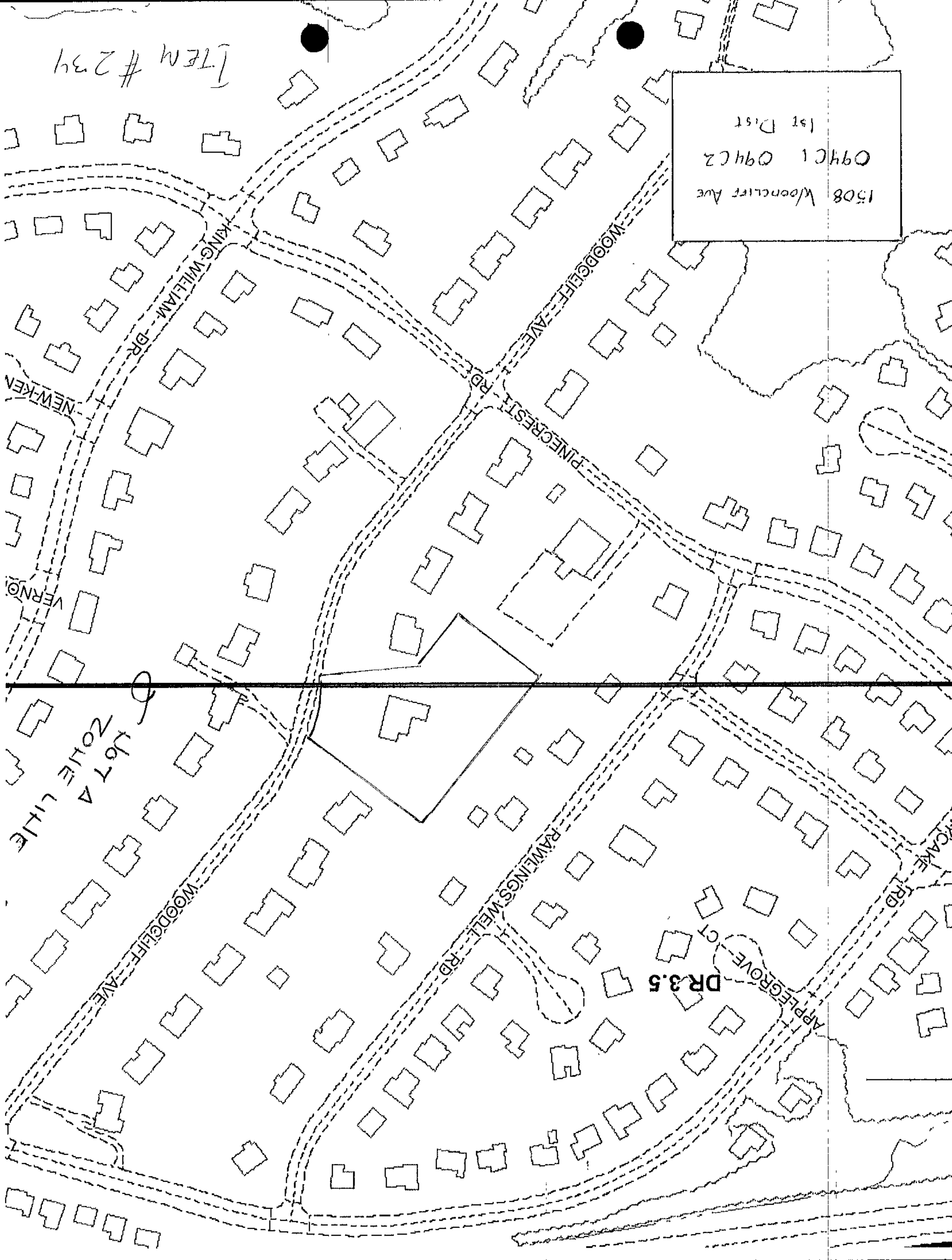
DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-11162005.doc

ITEM # 234

1508 Woodcliff Ave
094C1 094C2
1st Dist



NEW-KEN
VERNO

Lot 4
Zone Little

DR 3.5

APPLE GROVE CT

YAKE RD

RAWLINS WELL RD

PINECREST RD

WOODCLIFF AVE

KING WILLIAM DR

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

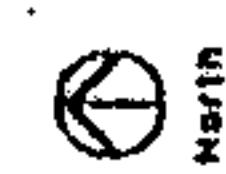
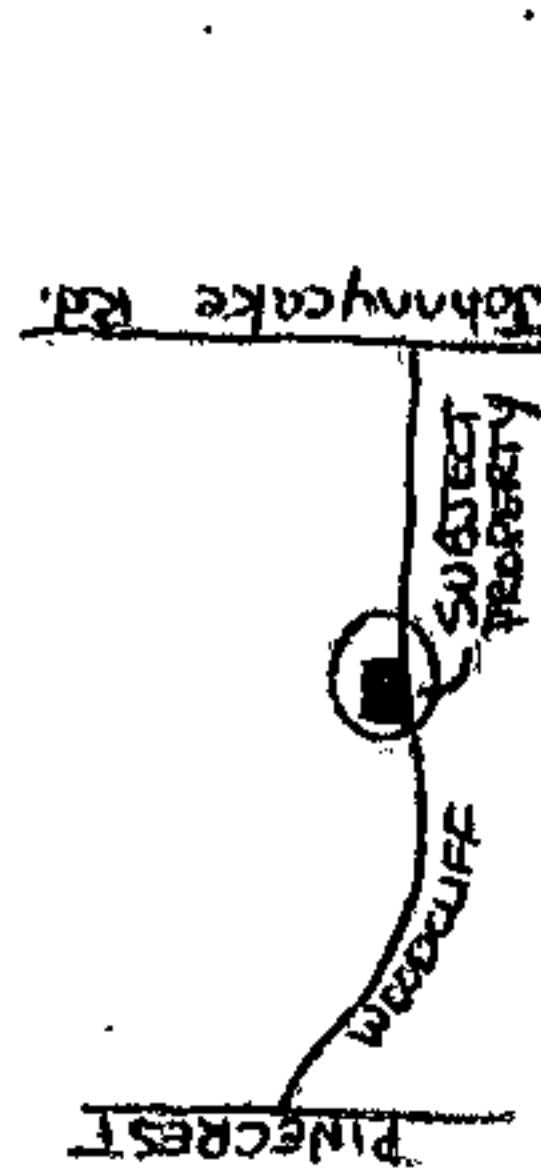
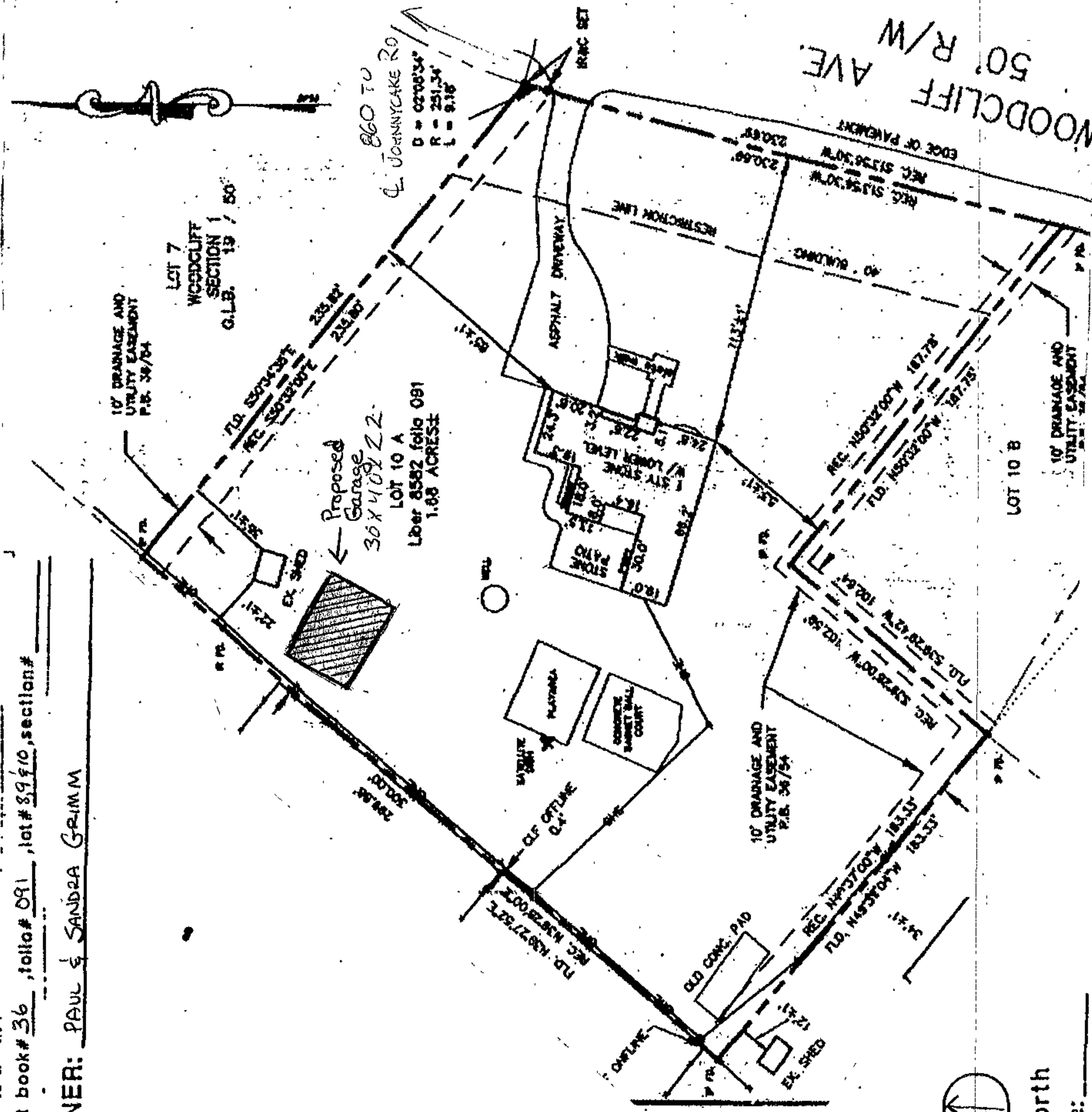
PROPERTY ADDRESS: 1508 WOODCLIFF AVENUE

Subdivision name: WOODCLIFF

[plat book # 36, folio # 091, lot # 89 & 90, section #]

OWNER: PAUL & SANDRA GRIMM

see pages 5 & 6 of the CHECKLIST for additional required information



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: No. 1

Councilmanic District: 1

1"=200' scale map #: 094 C1, C2

Zoning: DR 3.5

Lot size: 1.68 ACRES

acreage

square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

234 06-234-A

North

date: prepared by:

Scale of Drawing: 1"=60'

**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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

Revised 2/20/98 - SCJ

RV is 35' long
and 12'6" in height
requiring a 14' door



ITEM # 234