

IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
W/S Florida Road, 50' N of the c/l *
Carolina Road * ZONING COMMISSIONER
(20 Florida Road) *
9th Election District * OF BALTIMORE COUNTY
5th Council District *
Dana O. Williams, et ux * Case No. 06-627-A
Petitioners *

* * * * *

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 owners of the subject property, Dana O. Williams, and Alexandra N. Williams. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 15 feet in lieu of the required 25 feet, and rear yard setbacks of 15 feet and 19 feet in lieu of the required 30 feet each for a proposed two-story addition. The subject property and requested relief are more particularly described on the site plan submitted 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 regard, a formal demand for public hearing was made by nearby property owners, Linda E. Kyle and Lee Talboys. Thus, a hearing was scheduled before the undersigned on August 4, 2006.

Appearing at the hearing in support of the request were Dana and Alexandra (Sandy) Williams, property owners. Appearing as interested citizens/Protestants were Charles Culbertson,

ORDER RECEIVED FOR FILING
Date 8-11-06
By [Signature]

adjacent property owner, Ken Sorteberg, who resides immediately across Florida Road from the subject property, Russ Kuehn, and Linda E. Kyle, nearby residents.

Testimony and evidence offered disclosed that the subject property is a corner lot located on the west side of Florida Road at its intersection with Carolina Road in the Southland Hills community of Towson. The property contains a gross area of 13,068 sq.ft., more or less, zoned D.R.5.5 and is improved with a two-story brick dwelling, which was built in 1936, and a detached garage. The Petitioners have owned and resided on the property since 1987 and are desirous of upgrading the existing kitchen and adding a family room. It was indicated that the existing area lacks sufficient space and has no heat, and that it has a flat roof which leaks with every rain. As shown on the site plan, the Petitioners propose the construction of a two-story addition, 20' x 24' in dimension, on the south side of their home. Due to the unique configuration of the lot and the layout and location of existing improvements, the requested variance relief is necessary in order to proceed. As shown on the site plan, the house is oriented to face Florida Road and sits back on the lot so that the rear of the home is 15 feet from the western property line adjoining the Culbertson property and 36 feet from the southern property line.

As noted above, several of the Petitioners' neighbors appeared in opposition to the request. These neighbors were generally concerned about the size and scale of the proposed addition and the possible loss of two mature Elm trees. Mr. Culbertson resides immediately to the rear (west) of the subject property on Carolina Road and will be most affected by the proposed addition. Apparently, prior to the hearing, several of these neighbors met with the Petitioners to express their concerns. Ultimately, the Petitioners agreed to reduce the size of the proposed addition and amended their request in open hearing. Specifically, the Petitioners reduced the size of the proposed addition from two stories to one story and reduced its depth by 5 feet, thereby reducing the side street setback to 20 feet. Rear yard setbacks of 19 feet and 15 feet each are still required.

After due consideration of all of the testimony and evidence presented, I am persuaded that modified relief as set forth above should be granted. I find that the Petitioners

have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship. As noted above, the uniqueness of the property is its corner location and the layout and location of existing improvements thereon. There were no adverse comments submitted by any County reviewing agency and the neighbors support the revised proposal, given the concessions made by the Petitioners to address their concerns. For all of these reasons, I find that the amended relief can be granted and that there will be no detrimental impact upon adjacent properties or the surrounding locale.

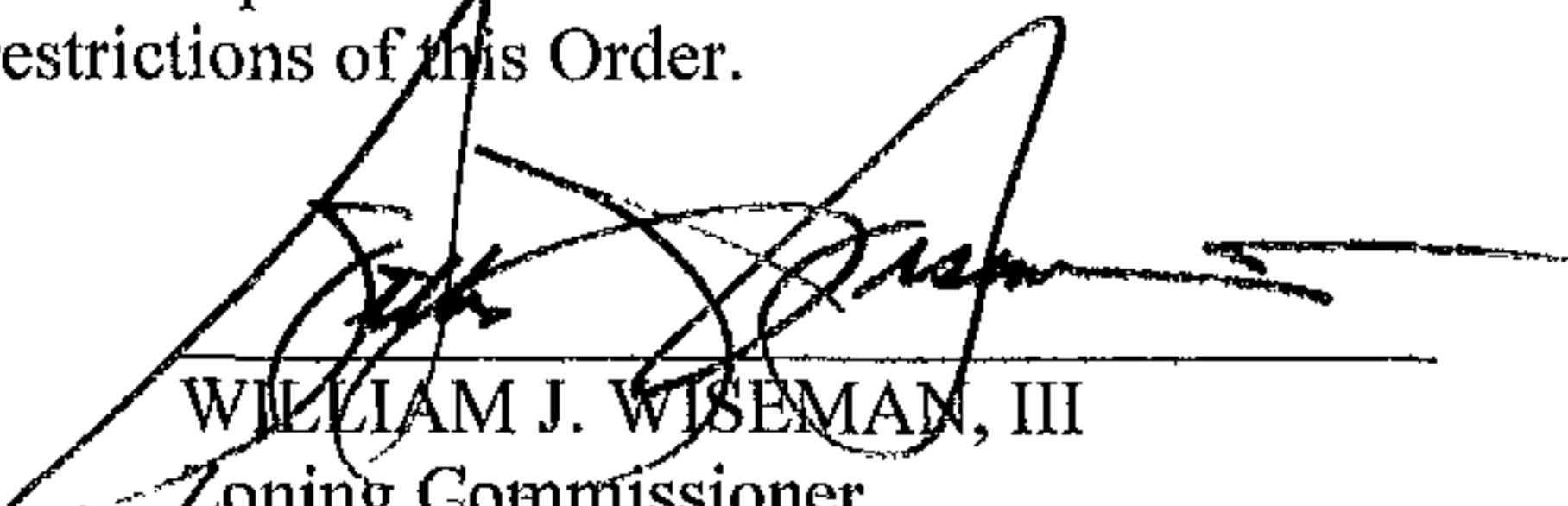
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested, as modified, shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August 2006 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet, and rear yard setbacks of 15 feet and 19 feet in lieu of the required 30 feet, for a proposed one-story addition, 15' x 24' in dimension, in accordance with revised 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.
- 2) The addition shall be designed and constructed with materials in keeping with the character of the existing dwelling.

ORDER RECEIVED FOR FILING
Date 8-11-06
By [Signature]

- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

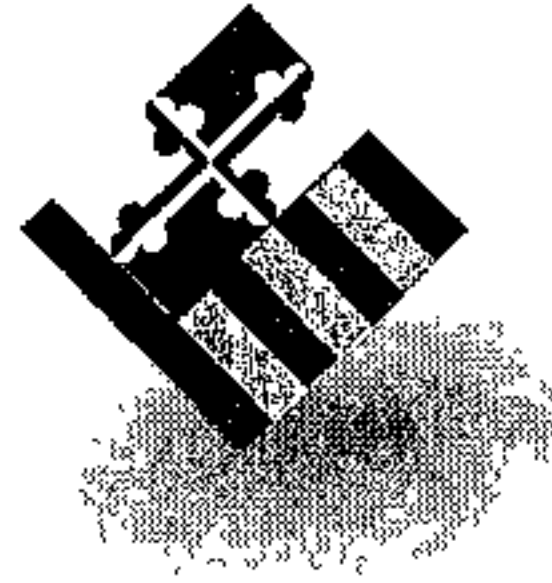

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date 8-11-06

By D. W. Long



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 11, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Dana O. Williams
20 Florida Road
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Florida Road, 50' N of the c/l Carolina Road
(20 Florida Road)
9th Election District – 5th Council District
Dana O. Williams, et ux - Petitioners
Case No. 06-627-A

Dear Mr. & Mrs. Williams:

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 "W. J. Wiseman", written over a large, stylized star or asterisk graphic.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Charles Culbertson, 412 Carolina Road, Towson, Md. 21204
Mr. Ken Sorteberg, 21 Florida Road, Towson, Md. 21204
Ms. Russ Kuehn, 419 Alabama Road, Towson, Md. 21204
Ms. Linda E. Kyle, 406 Dixie Drive, Towson, Md. 21204
Office of Planning; People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 FLORIDA RD. TOWSON, MD 21204
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.C.1; BC2R, TO PERMIT
A SIDE STREET SETBACK OF 15ft. IN LIEU OF THE REQUIRED 25ft., AND REAR YARD SETBACKS OF 15ft & 10ft. IN LIEU OF THE REQUIRED 30ft.

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

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By

Date

Estimated Posting Date

ORDER RECEIVED FOR FILING
DATE 6/27/06
BY [Signature]

CASE NO.

REV 10/25/01

06-627-A

6-7-06

6-18-06

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 20 FLORIDA RD
Address
TOWSON, MARYLAND 21204
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 plan to put an addition on which would serve as a new kitchen and family room. The existing area is inadequate in space. It has a flat roof which leaks with every rain. Also, there is no heat so the existing space needs to be torn off and totally rebuilt. We are precluded from adding on anywhere but the south side because to add to any other side would place the addition either too close to the street or too close to the neighbor's house.

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.

Dana O. Williams
Signature

DANA O. WILLIAMS
Name - Type or Print

Alexandra N. Williams
Signature

ALEXANDRA N. WILLIAMS
Name - Type or Print

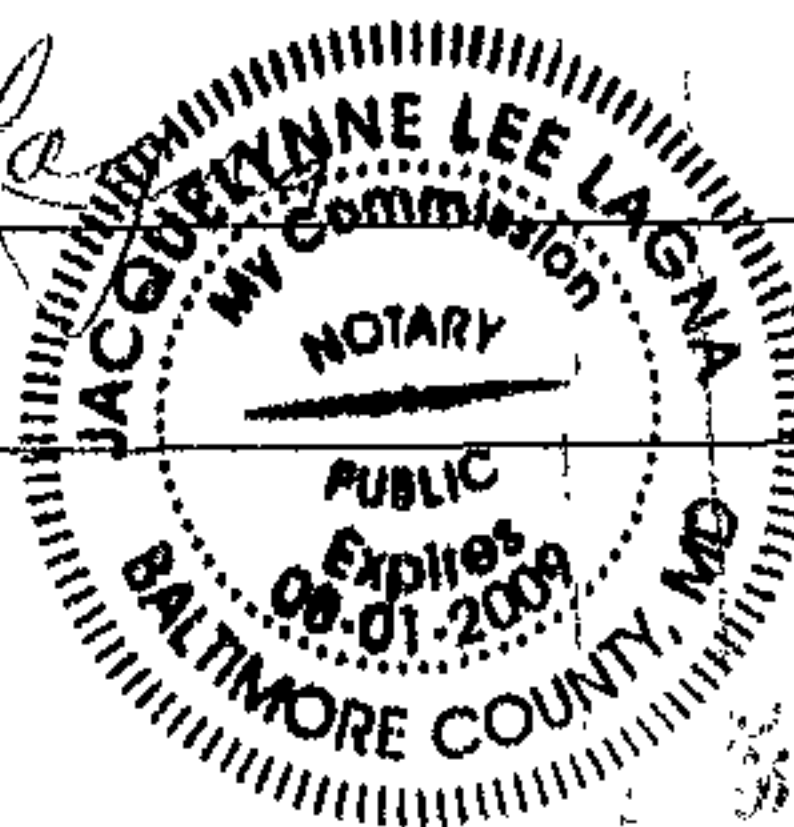
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dana O. Williams & Alexandra N. Williams
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jacqueline Lee Lagna
Notary Public
My Commission Expires 8/1/09



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 20 FLORIDA ROAD
Address
TOWSON MARYLAND 21204
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 plan to put an addition on which would serve as a new kitchen and family room. The existing area is inadequate in space. It has a flat roof which leaks with every rain. Also, there is no heat so the existing space needs to be torn off and totally rebuilt. We are precluded from adding on anywhere but the south side because to add to any other side would place the addition either too close to the street or too close to the neighbor's house.

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.

Dana O. Williams
Signature

DANA O. WILLIAMS
Name - Type or Print

Alexandra N. Williams
Signature

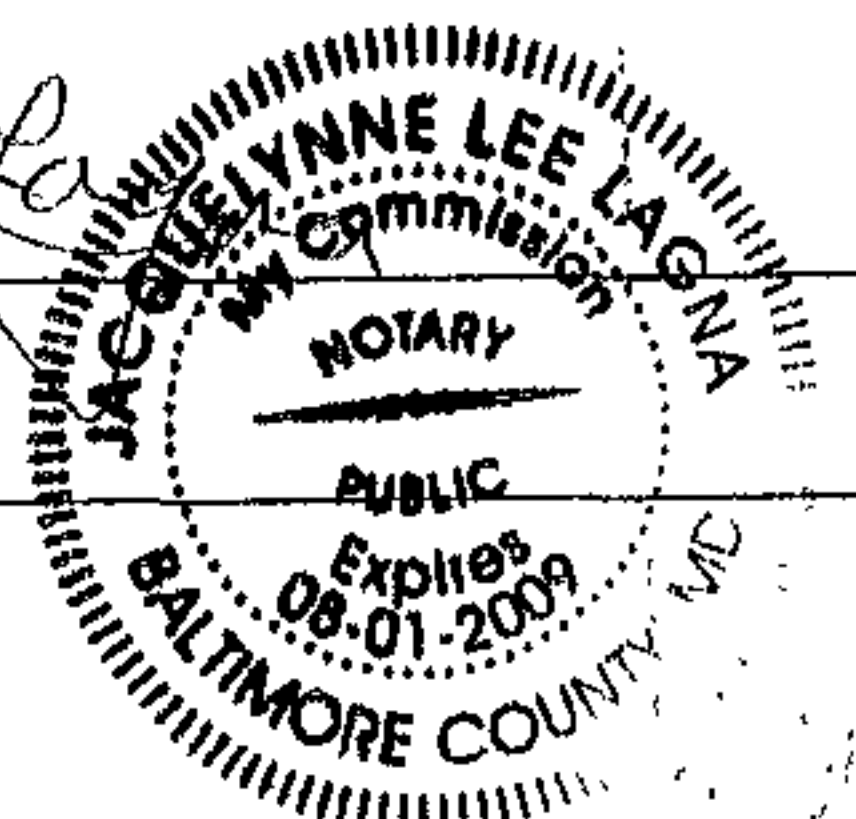
ALEXANDRA N. WILLIAMS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dana O. Williams & Alexandra N. Williams
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jacquelynne Lee La
Notary Public
My Commission Expires 8/1/09




Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 FLORIDA RD. TOWSON, MD 21204
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.C.1; BC28, to permit

A SIDESTREET SETBACK OF 15ft. IN LIEU OF THE REQUIRED 25ft. AND A REARYARD SETBACKS OF 15ft. AND 19ft. IN LIEU OF THE REQUIRED 30ft.

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, 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. 06-627-A

REC 10/25/01

Legal Owner(s):

DANA O. WILLIAMS W(410.828.6823)
Name - Type or Print

Dana O Williams
Signature

ALEXANDRA N. WILLIAMS W 410.512.2121
Name - Type or Print

Alexandra N. Williams
Signature

20 FLORIDA ROAD 410.321.0543
Address Telephone No.

TOWSON MARYLAND 21204
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 6.7.06

Estimated Posting Date 6-18-06

ZONING DESCRIPTION FOR

20 Florida Road

(address)

Beginning at a point on the

west

side of

(north, south, east or west)

Florida Road

which is

50 feet

(name of street on which property fronts)

(number of feet of right-of-way width)

wide at the distance of

50 feet

north

of the

(number of feet)

(north, south, east or west)

centerline of the nearest improved intersecting street

Carolina Road

(name of street)

which is

50 feet

wide. Being Lot #

11

(number of feet of right-of-way width)

Block

2

, in the subdivision of

Section of Southland Hills

(name of subdivision)

as recorded in Baltimore County Plat Book #

8

, Folio #

56

containing

.3 acres/13,068 feet square.

Also known as

20 Florida Road

(square feet of acres)

(property address)

and located in the

9th

Election District,

5th

Councilmanic District.

$\frac{d}{dt} \left(\frac{\partial L}{\partial v^j} \right) = \frac{\partial L}{\partial x^j}$



FORMAL DEMAND FOR HEARING

CASE NUMBER: 06-627-A

Address: 20 Florida Rd

Petitioner(s): Dana + Alex Williams

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We LINDA E. KYUR & LEE TALBOYS
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
406 DIXIE DRIVE
Address

TOWSON MD 21204
City State Zip Code

410-583-6931
Telephone Number

which is located approximately 750 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

[Signature] 06/30/06
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 06-627-A

20 Florida Road

West side of Florida Road, 50 feet +/- north of centerline of Carolina Road

9th Election District — 5th Councilmanic District

Legal Owner(s): Dana O. Williams & Alexandra N. Williams

Variance: to permit a side street setback of 15 feet in lieu of the required 25 feet, and rear yard setback of 15 and 19 feet in lieu of the required 30 feet.

Hearing: Friday, August 4, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

J 7/18/06 July 20

102446

CERTIFICATE OF PUBLICATION

7/20/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/20/2006.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Attention: Mrs. Kristen Matthews

Date: June 19, 2006
MAI Job No. :SP-10

RE: Case Number: 06-627-A

Petitioner/Developer: Dana Williams

Date of Hearing/Closing: July 03, 2006

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 # 20 Florida Road

The sign(s) were posted on

June 16, 2006

(Month, Day, Year)


(Signature of Sign Poster)

06-627 A
Linda Kyle

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

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

(410) 527-1555
(Telephone Number of Sign Poster)

Home 8/2 6pm.

needs to
re-schedule
* is out of town

Revised 3/1/01 - SCJ

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-627-A

A VARIANCE TO PERMIT A SIDE-
STREET SETBACK OF 15 FT. IN LIEU OF THE
REQUIRED 25 FT. AND REAR YARD SETBACKS
OF 15 FT. AND 12 FT. IN LIEU OF THE
REQUIRED 30 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON JULY 3, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

06-10-2006

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #

PROPERTY ADDRESS	
OWNER NAME	
OWNER ADDRESS	
OWNER PHONE	
OWNER FAX	
OWNER EMAIL	
DATE OF NOTICE	
DATE OF HEARING	
DATE OF DECISION	

PUBLIC HEARING ?

PROVIDE TO SUTHER 15-17-11 IN SUTHER COUNTY CODE
AN ELEGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDE THE REQUESTING
INDIVIDUAL IN THE ZONING REVIEW BEFORE
DATE OF HEARING

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PLANNING AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING
11 WEST CHURCHMAN AVE. TOWSON, MD 21204 (410) 310-3300
FOR MORE INFORMATION OR TO REQUEST A PUBLIC HEARING, CONTACT THE
DEPARTMENT OF PLANNING AND DEVELOPMENT MANAGEMENT

08-16-2009



ADONIS
PAPER

08-16-2006

FLORIDA ROAD

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Attention: Mrs. Kristen Matthews

Date: July 20, 2006
MAI Job No. : SP-10

RE: Case Number: 06-627-A
2ND POSTING - HEARING REQUESTED
Petitioner/Developer: Dana O. Williams & Alexandra N. Williams

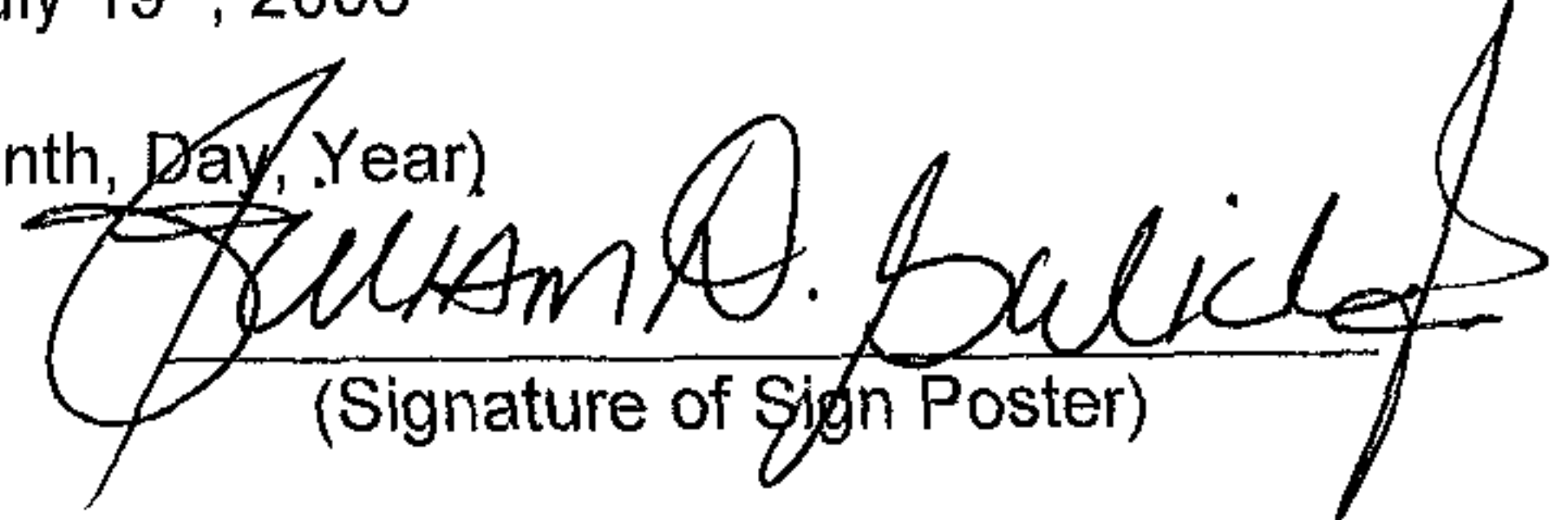
Date of Hearing/Closing:

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 # 20 Florida Road

The sign(s) were posted on

July 19 , 2006

(Month, Day, Year)

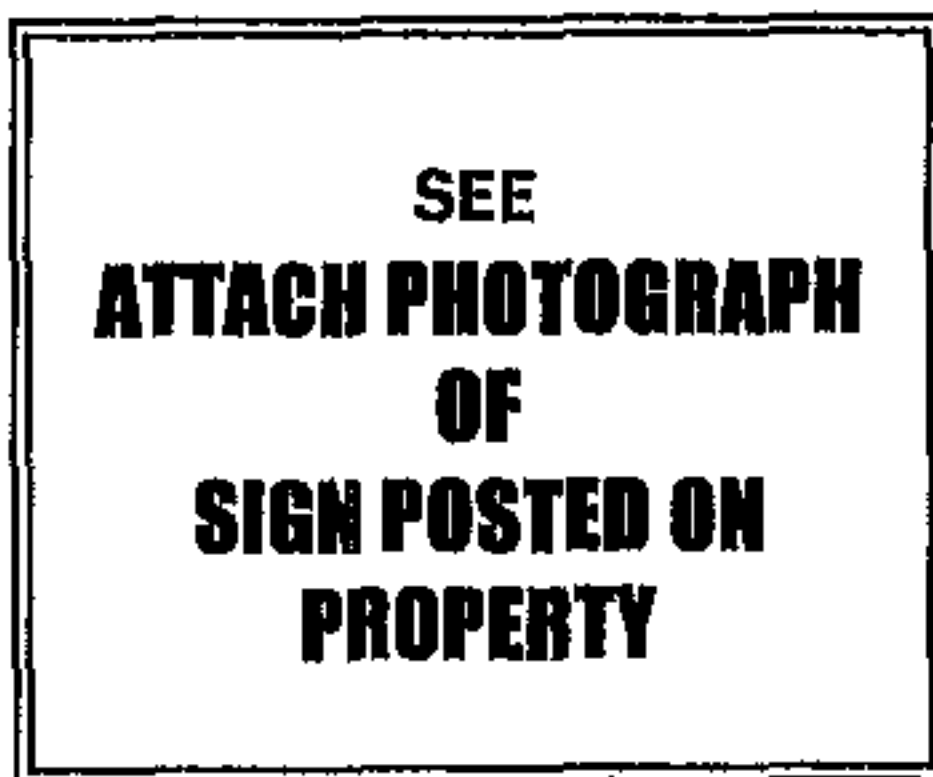

(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

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

(410) 527-1555
(Telephone Number of Sign Poster)



Revised 3/1/01 - SCJ

ZONING NOTICE

CASE # 06-627-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

COUNTY COURTS BUILDING-ROOM 407
401 BOSLEY AVENUE
PLACE: TOWSON, MD 21204

DATE AND TIME: FRIDAY
AUG. 4, 2006 @ 9:00 AM

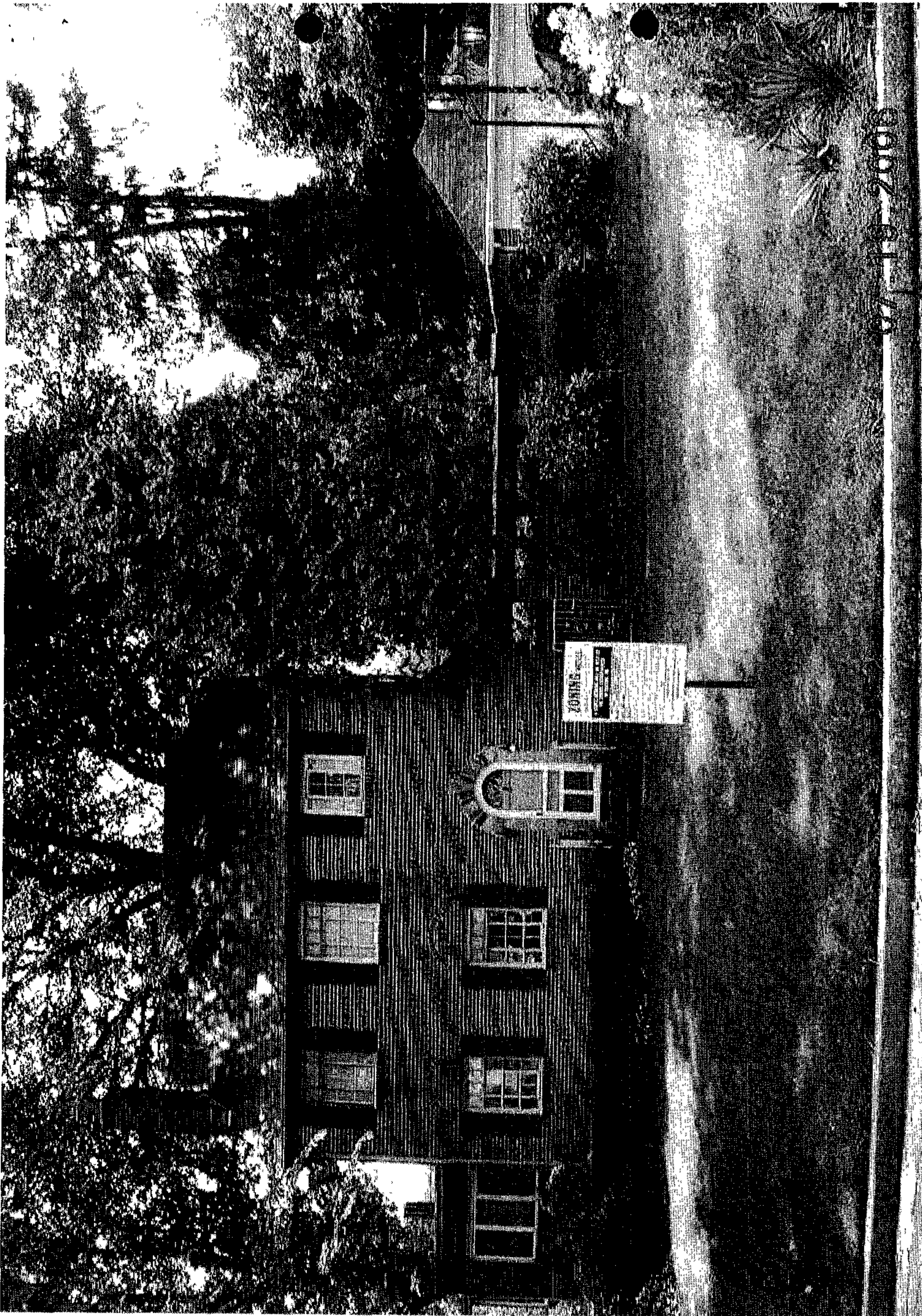
REQUEST: VARIANCE

TO PERMIT A SIDE STREET SETBACK
OF 15 FEET IN LIEU OF THE REQUIRED 25
FEET, AND REAR YARD SETBACK OF 15 AND
19 FEET IN LIEU OF THE REQUIRED 30 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

06-627-A



07-10-2008

ROAD

FLORIDA

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 18, 2006 Issue - Jeffersonian

Please forward billing to:
Dana Williams
20 Florida Road
Towson, MD 21204

410-321-0543

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-627-A

20 Florida Road

West side of Florida Road, 50 feet +/- north of centerline of Carolina Road

9th Election District – 5th Councilmanic District

Legal Owners: Dana O. Williams & Alexandra N. Williams

Variance to permit a side street setback of 15 feet in lieu of the required 25 feet, and rear yard setback of 15 and 19 feet in lieu of the required 30 feet.

Hearing: Wednesday, August 2, 2006 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 20, 2006 Issue - Jeffersonian

Please forward billing to:
Dana Williams
20 Florida Road
Towson, MD 21204

410-321-0543

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-627-A

20 Florida Road

West side of Florida Road, 50 feet +/- north of centerline of Carolina Road

9th Election District – 5th Councilmanic District

Legal Owners: Dana O. Williams & Alexandra N. Williams

Variance to permit a side street setback of 15 feet in lieu of the required 25 feet, and rear yard setback of 15 and 19 feet in lieu of the required 30 feet.

Hearing: Friday, August 4, 2006 at 9:00 a.m. in Room 407, County Courts Building,
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

July 5, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-627-A

20 Florida Road

West side of Florida Road, 50 feet +/- north of centerline of Carolina Road

9th Election District – 5th Councilmanic District

Legal Owners: Dana O. Williams & Alexandra N. Williams

Variance to permit a side street setback of 15 feet in lieu of the required 25 feet, and rear yard setback of 15 and 19 feet in lieu of the required 30 feet.

Hearing: Wednesday, August 2, 2006 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Dana Williams & Alexandra Williams, 20 Florida Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 18, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

July 10, 2006

NEW NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-627-A

20 Florida Road

West side of Florida Road, 50 feet +/- north of centerline of Carolina Road

9th Election District – 5th Councilmanic District

Legal Owners: Dana O. Williams & Alexandra N. Williams

Variance to permit a side street setback of 15 feet in lieu of the required 25 feet, and rear yard setback of 15 and 19 feet in lieu of the required 30 feet.

Hearing: Friday, August 4, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Dana Williams & Alexandra Williams, 20 Florida Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 20, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 627 -A Address 20 FLORIDA Rd.

Contact Person: J. MERLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-7-06 Posting Date: 6-18-06 Closing Date: 7-3-06

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- 627 -A Address 20 FLORIDA Rd.

Petitioner's Name ~~J. MERLEY~~ DANA WILLIAMS Telephone 410-828-6823

Posting Date: 6-18-06 Closing Date: 7-3-06

Wording for Sign: A VARIANCE
To Permit A SIDE STREET SETBACK OF 15ft.
IN LIEU OF THE REQUIRED 25ft. AND REAR YARD
SETBACKS OF 15ft. & 19ft. IN LIEU OF THE
REQUIRED 30ft.

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/neighbors 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: 627

Petitioner: DANA WILLIAMS

Address or Location: 20 Florio Rd. Towson, Md. 21204.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 410-828-6823



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
July 5, 2006

Dana O. Williams
Alexandra N. Williams
20 Florida Road
Towson, MD 21204

Dear Dana & Alexandra Williams:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-627-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Mr. Talboys and Ms. Kyle concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Joe Merrey at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Linda Kyle/Lee. Talboys, 406 Dixie Drive, Towson 21204

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

July 10, 2006

Dana O. Williams
Alexandra N. Williams
20 Florida Road
Towson, MD 21204

Dear Mr. & Mrs. Williams:

RE: Case Number: 06-627-A, 20 Florida Road

The above matter, previously scheduled for August 2, 2006, has been postponed at the request of the petitioner for the formal demand. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Linda Kyle/Lee Talboys, 406 Dixie Drive, Towson 21204

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





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

June 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 19, 2006

Item Numbers: Item Number 611, 621, 624-637, 639-643

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2006
Item Nos. 611, 621, 622, 623, 624, 626,
627, 628, 632, 633, 635, 636, 637, 640,
641, 642, and 643

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- 06272006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2006.

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

SUBJECT: 20 Florida Avenue

INFORMATION:

Item Number: 6-627

Petitioner: Dana O. Williams

Zoning: DR 5.5

Requested Action: Administrative Variance

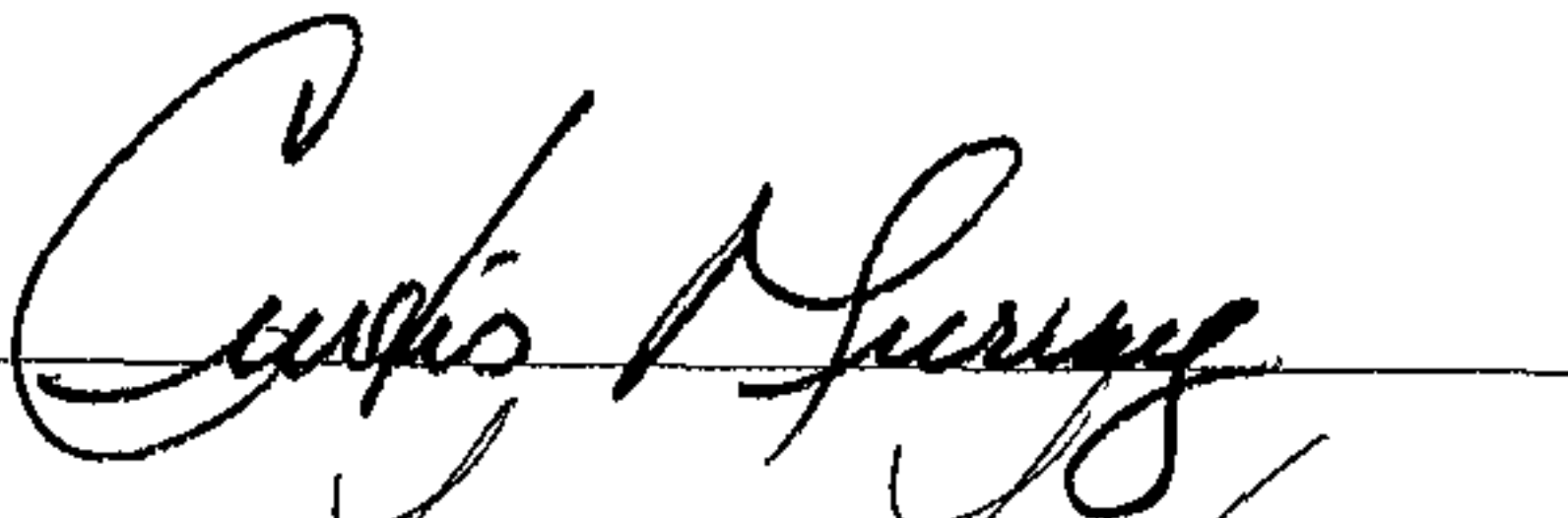
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Proposed addition shall use building materials consistent with the existing dwelling.
2. Addition design should be complimentary to that of the existing dwelling.
3. Revise the site plan to limit the disturbance of existing vegetation. Emphasis shall be placed on preserving as much of the existing vegetation, especially along the south side of the subject property.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



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



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

Maryland Department of Transportation

Date: 6.20.06

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

RE: Baltimore County
Item No. 627 JCM

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

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 09 Account Number - 0912400800

Owner Information

Owner Name: WILLIAMS DANA O
WILLIAMS ALEXANDRA N Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 20 FLORIDA RD
BALTIMORE MD 21204-4323 Deed Reference: 1) / 7590/ 347
2)

Location & Structure Information

Premises Address
20 FLORIDA RD

Legal Description

SOUTHLAND HILLS

Map	Grid	Parcel	Sub District	Subdivslon	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
70	13	763				2	11	2		8/ 56

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1936	2,400 SF	9,625.00 SF	04
Stories	Basement			Type	Exterior
2 1/2	YES			STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	62,400	107,400		
Improvements:	182,760	224,980		
Total:	245,160	332,380	274,233	303,306
Preferential Land:	0	0	0	0

Transfer Information

Seller: LINDENBERG RICHARD	Date: 06/27/1987	Price: \$176,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7590/ 347	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-627-A

Date Completed/Initials

6/7/06

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

DATE 8/4/06

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

E-MAIL

[illegible]

Case No.: 06-627-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>Amended Site Plan (reduced in scale by 5' and also 1 story instead of 2)</i>	
No. 2	<i>Photos Existing</i>	
No. 3	<i>South Hills Subdivision Locator Plat</i>	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 20 FLORIDA ROAD

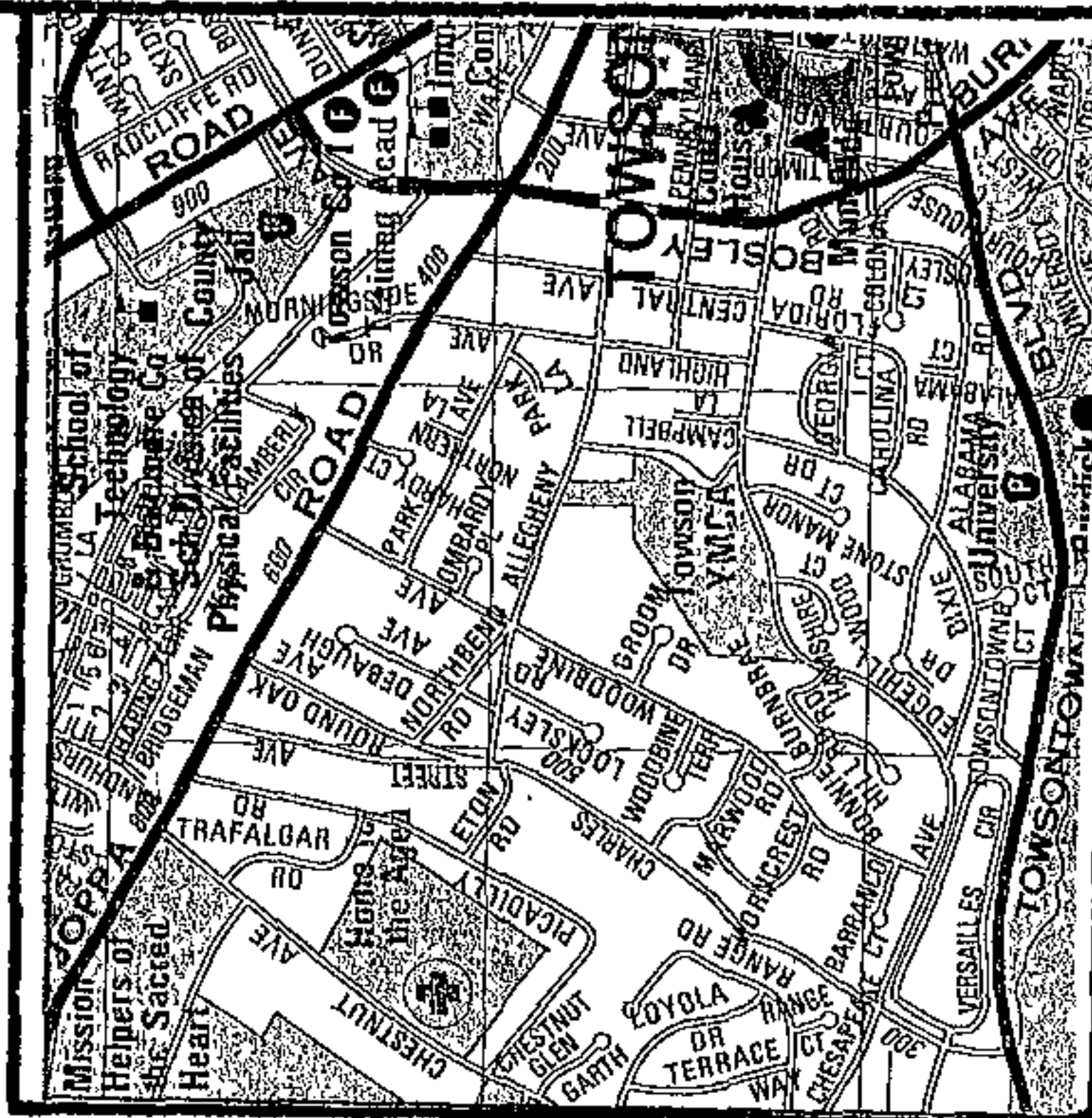
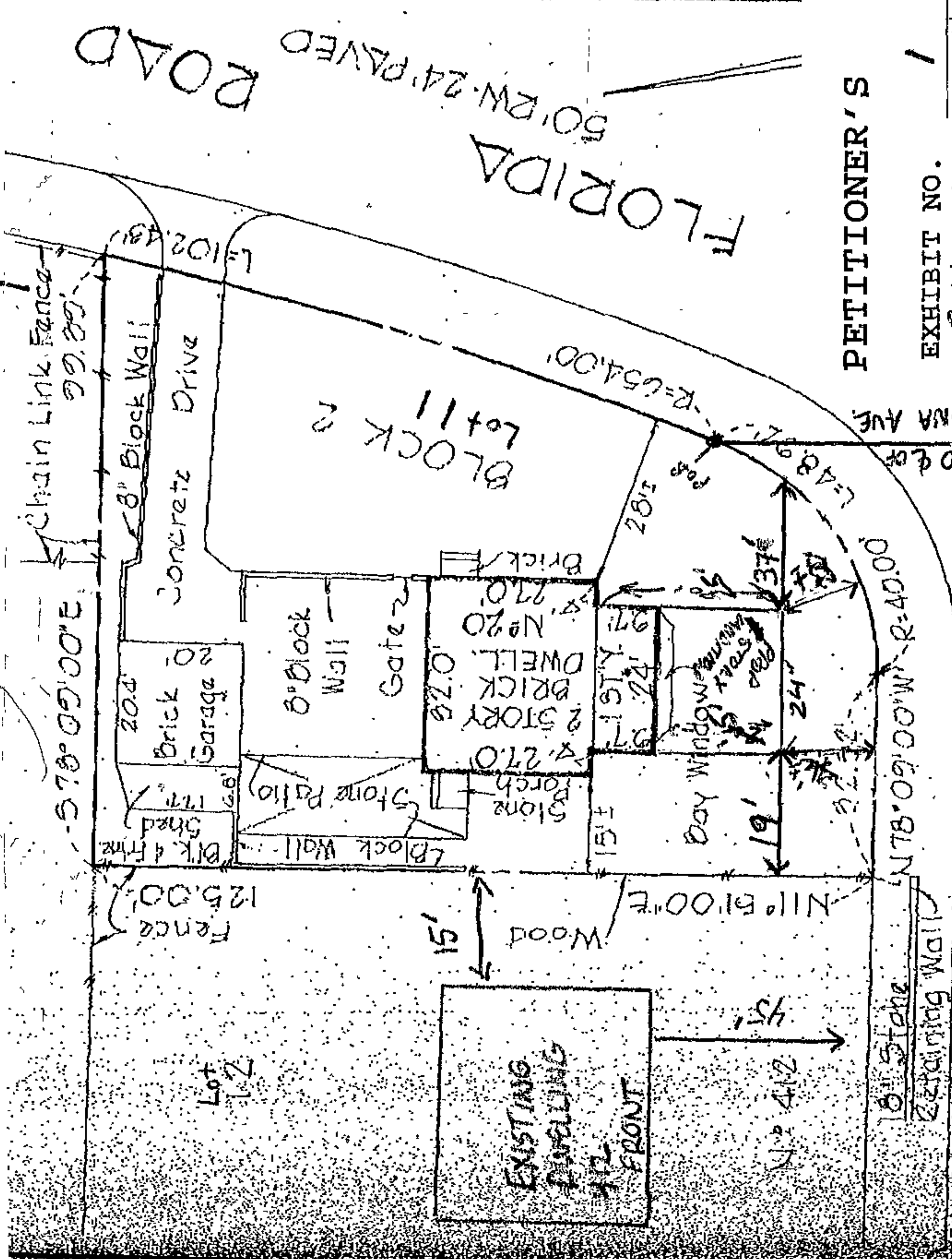
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME SECTION OF SOUTHLAND HILLS

PLAT BOOK # 8 FOLIO # 56 LOT # 11 SECTION # BLOCK 2

OWNER DANA & ALEXANDRA WILLIAMS

CLOSEST DWELLING
IS AT LEAST 69' AWAY



LOCATION INFORMATION

ELECTION DISTRICT 9th
COUNCILMANIC DISTRICT 5th
1"=200' SCALE MAP # 070A2
ZONING DR 5.5
LOT SIZE .3 acres 13,068 feet²
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ PUBLIC ☒ PRIVATE ☐
PEAKE BAY ☐ YES ☒ NO ☒
FLOOD PLAIN ☐ YES ☒ NO ☒
FLOOD PROPERTY / ☐ YES ☒ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PETITIONER'S

EXHIBIT NO. 1

Red line CHANGES AT HEARING

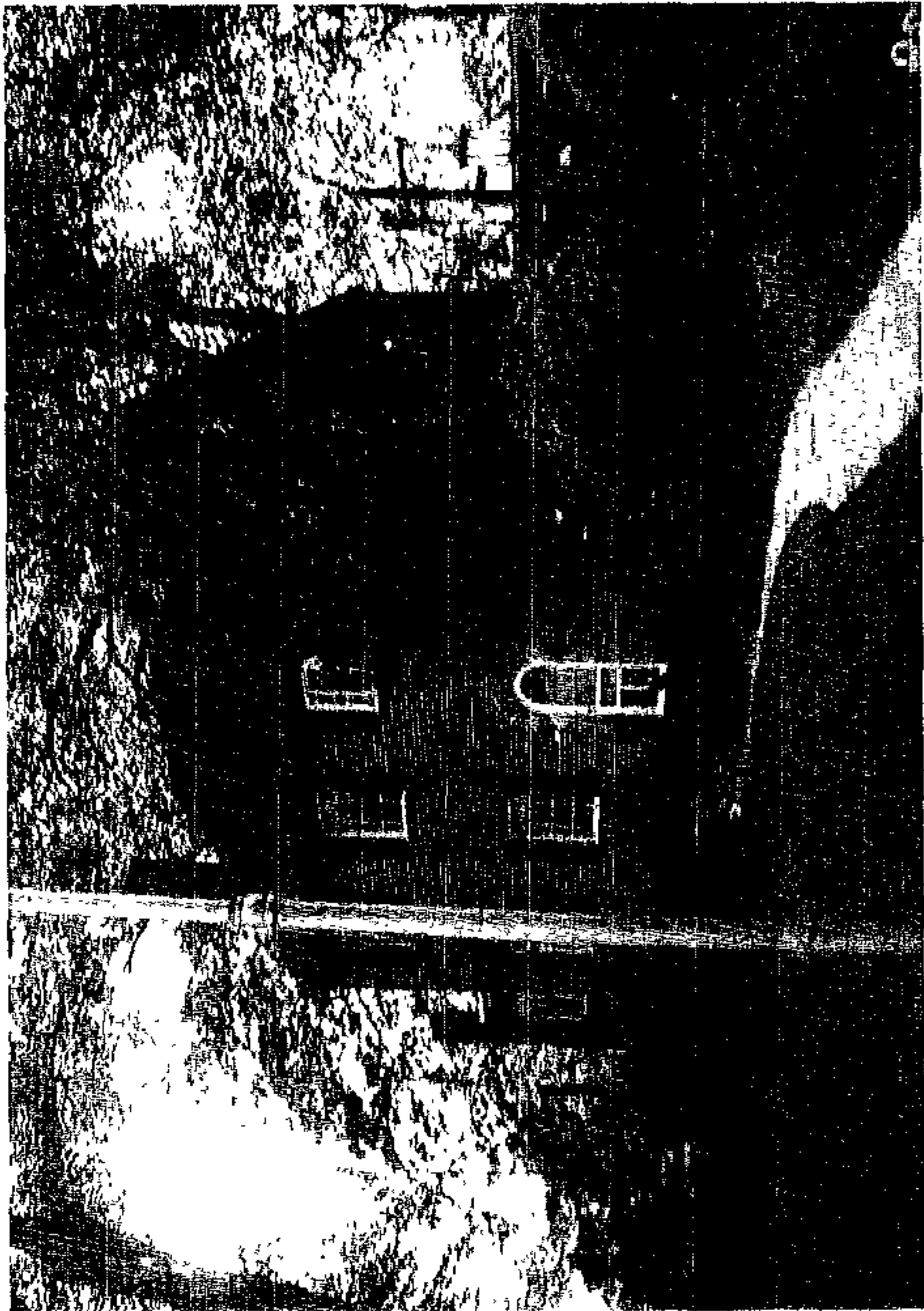
ALEXANDRA
PREPARED BY: WILLIAMS

CAROLINA ROAD

50' 2" W-24' PAVED

SCALE OF DRAWING: 1" = 30'

Exhibit 2



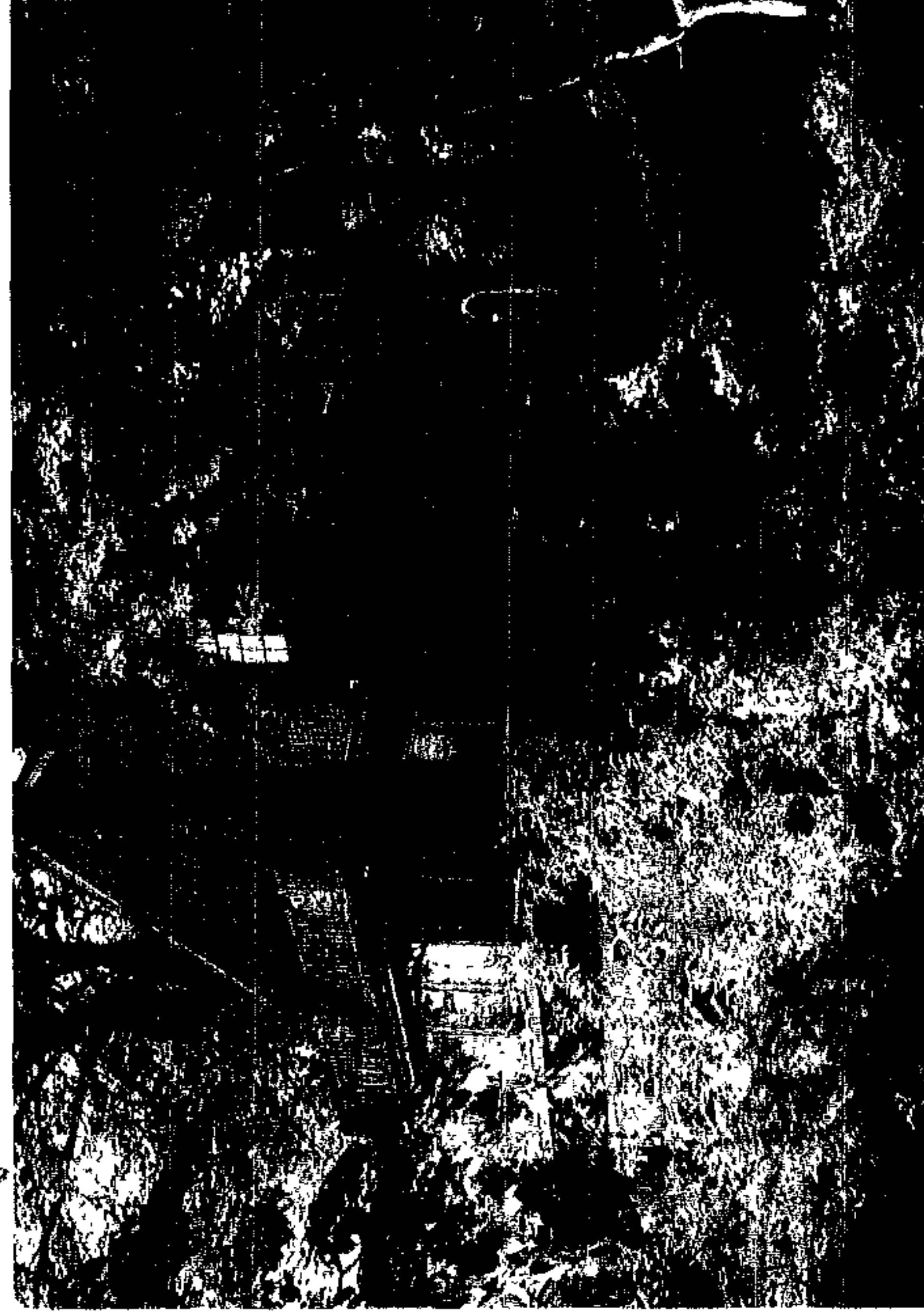
FRONT TO FRONT 2.1

PETITIONER'S

EXHIBIT NO. 2

POSITION ROBEK

FROM SIDE 20 FLORIDA RD

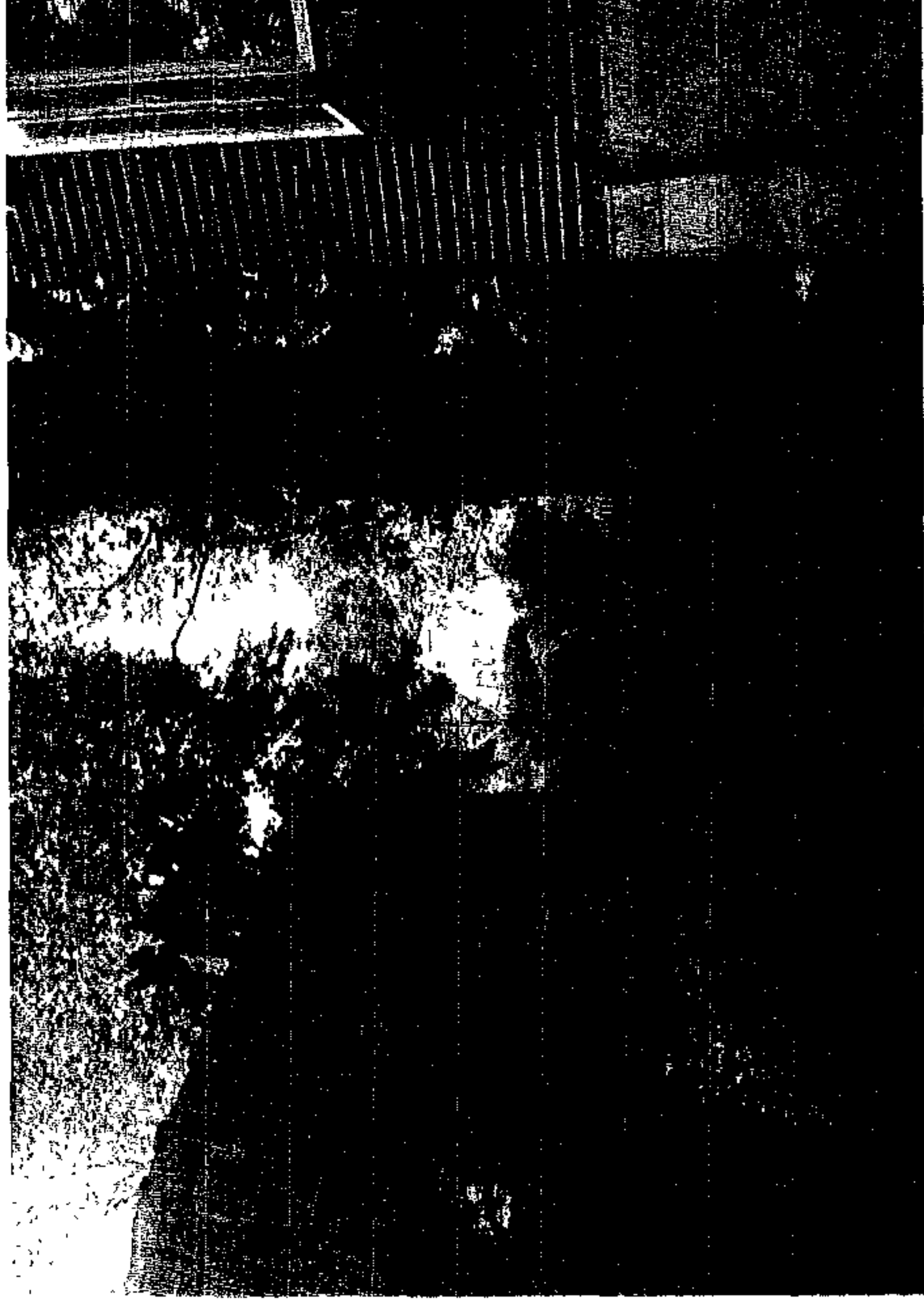


ADDED ADDITION



1/2 CAROLINA

BACK OF 20 FLORIDA RD



SIDE OF 1/2 CAROLINA

SIDE OF 20 FLORIDA RD

CHESAPEAKE

AVE

576°23'00"E 846.37'

576°23'00"E

576°23'00"E

27

28

2

3

4

5

6

7

8

9

10

1

2

26

25

24

23

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6

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4

3

2

1

DIXIE

GEORGIA

COURT

CAROLINA

ROAD

ALABAMA

ROAD

FLORIDA

SECTION OF SOUTHLAND HILLS
TOWSON, MD.

REVISED Aug. 12, 1976

SCALE, 1"=50'

The Title to all Streets, Roads, & Avenues shown on this
 Plat is reserved in the owner and the same are shown herein
 for the purpose of description only and in no way intended
 to be dedicated.

Ernest P. Kavanagh & Co.
 CIVIL ENGINEERS & SURVEYORS

Baltimore County - My Neighborhood

Baltimore County - My Neighborhood

