

IN RE: PETITION FOR ADMIN. VARIANCE  
NE side of Tisbury Court, NW of  
centerline of Heathermill Road  
11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
(12 Tisbury Court)

Francis Josephson and Judith Josephson  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\*  
\* CASE NO. 07-066-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, Francis Josephson and Judith Josephson. The variance request is for property located at 12 Tisbury Court. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the existing home was positioned away from the front setback line because of the angled front parking line. The rear property line is also angled making it difficult for any reasonable size addition or enclosed improvement to be constructed without encroaching in the rear setback line. The Petitioners wish to construct a sunroom and deck.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated September 7, 2006. That office comments that the additions do not appear to negatively impact the adjacent properties nor will they adversely impact the surrounding neighborhood.

10-30-06  
JAC  
PB

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 8, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs 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.

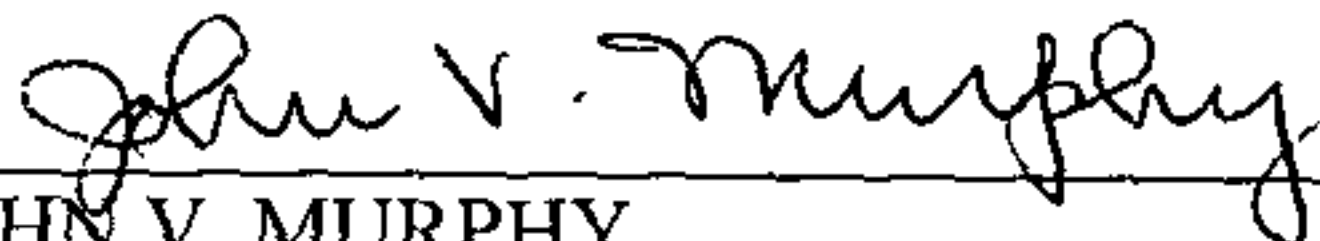
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

FILED  
10-30-06  
PB

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30<sup>th</sup> day of October, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 30 be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:pz

10-30-06  
JVM



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

for the property located at 12 Tisbury Ct.  
which is presently zoned DR 16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 BCZ.3 c.1 (CHART) to  
PERMIT A REAR YARD SETBACK OF 25 FT. IN LIEU OF THE  
REQUIRED 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):

Francis Josephson  
Name - Type or Print \_\_\_\_\_  
Francis Josephson  
Signature \_\_\_\_\_  
Sudith Josephson  
Name - Type or Print \_\_\_\_\_  
Sudith Josephson  
Signature \_\_\_\_\_  
12 Tisbury Ct. 410-931-3487  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Nottingham MD 21236  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Jeffrey Hailman  
Name \_\_\_\_\_  
221 Gateway DR. 410-557-0555  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Bel Air MD 21014  
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.

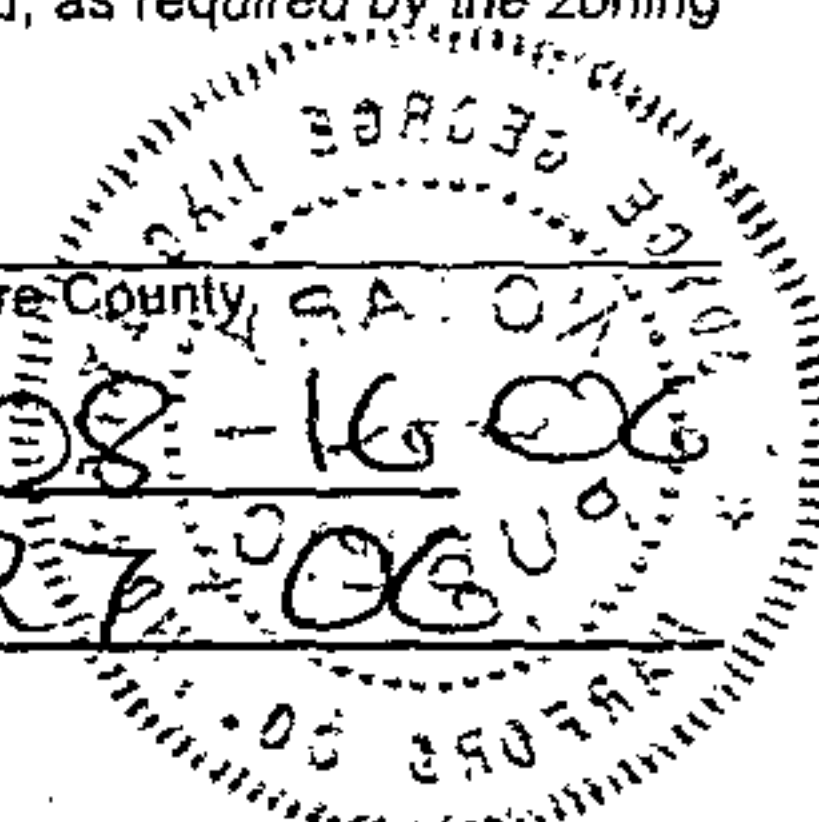
Zoning Commissioner of Baltimore County

CASE NO. 07-066-A

Reviewed By [Signature] Date 08-16-06

REV 10/25/01 10-30-06

Estimated Posting Date 08-27-06



# 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 12 Tisbury Ct.  
Address  
Nottingham MD 21236  
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):

The existing home was positioned away from the front setback line because of the angled front property line. The rear property line is also angled, making it difficult for any reasonable size addition or enclosed improvement to be constructed without encroaching the rear setback line.

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.

Francis Josephson  
Signature

Name - Type or Print

Judith Josephson  
Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Francis Josephson and Judith Josephson  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jane Henry Magrath  
Notary Public

My Commission Expires 3-1-09



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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.

Francis Josephson  
Signature

Judith Josephson  
Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Francis Josephson & Judith Josephson  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal



Joseph George Mazzetta  
Notary Public  
My Commission Expires 3-1-09



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

for the property located at 12 Tisbury Ct.  
which is presently zoned DR 16

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) 1802.3C.1 (CHART.) to permit  
A REAR YARD SETBACK OF 25 FT. IN LIEU OF THE REQUIRED 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):

Francis Josephson  
Name - Type or Print \_\_\_\_\_  
Signature Francis Josephson  
Judith Josephson  
Name - Type or Print \_\_\_\_\_  
Signature Judith Josephson  
12 Tisbury Ct 410-931-3487  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Nottingham MD 21236  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Jeffrey Hailman  
Name \_\_\_\_\_  
221 Gateway Dr. 410-557-0555  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Bel Air MD 21014  
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.

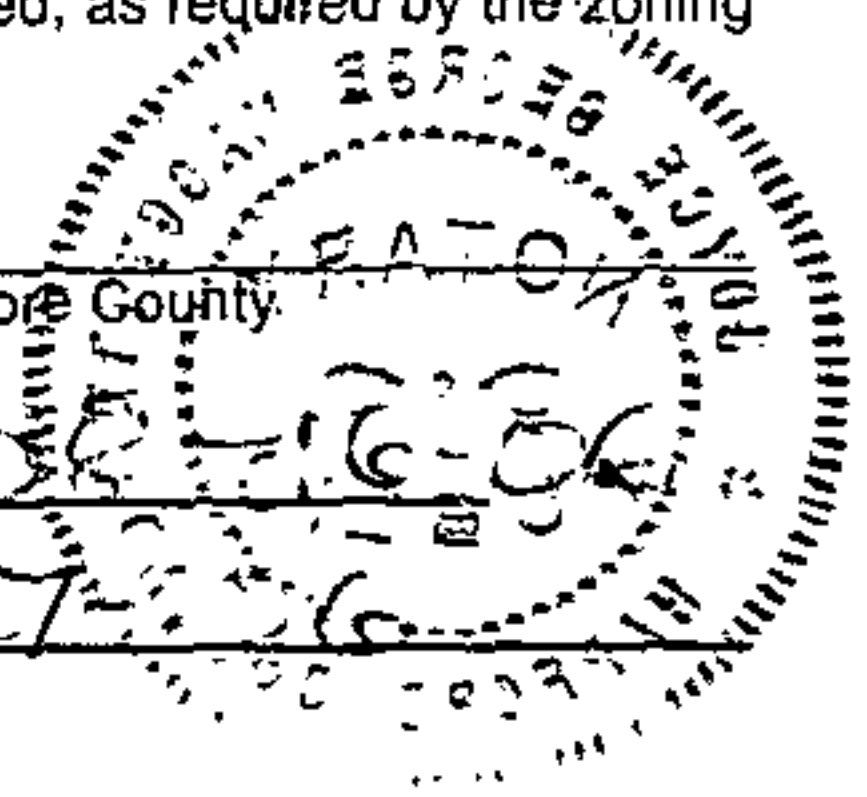
Zoning Commissioner of Baltimore County

CASE NO. 07-066-A

Reviewed By [Signature] Date 08-16-06

REV 10/25/01  
10-30-06

Estimated Posting Date 08-27-06



## ZONING DESCRIPTION FOR 12 Tisbury Court

Beginning at the point on the North East side of Tisbury Court which is 50 feet wide at the distance of 254 feet North West of the centerline of the nearest improved intersecting street Heathermill Rd. which is 50 feet wide.

Being Lot # 40, Block A, Section # 2 in the subdivision of Heathermill Phase 2B as recorded in the Baltimore County Plat Book # 49, Folio # 103, containing 4,392 sq. feet. Also known as 12 Tisbury Court and located in the 11th Election District, 5th Councilmanic District.

07-066-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

5077  
No. 9320

DATE 05-16-06 ACCOUNT POLICE

AMOUNT \$ 65.00

RECEIVED FROM: American Design's Busc.

FOR: 1205 DANLON WAY  
13 TRINITY CT

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER  
07-066-A

PAID RECEIPT

DATE 05/16/06 TIME  
AMOUNT 65.00  
RECEIVED BY [Signature]  
OFFICE OF BUDGET & FINANCE  
1000 BALTIMORE AVENUE  
BALTIMORE, MARYLAND 21201

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No: 07-066-A

Petitioner/Developer: FRANIS  
JUDITH JOSEPHSON

Date Of Hearing/Closing: 10/23/04

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property  
at 17 TISBURY COURT

This sign(s) were posted on October 8, 2004

(Month, Day, Year)

Sincerely,

Martin Ogle 10/8/04  
(Signature of sign Poster and Date)

Martin Ogle

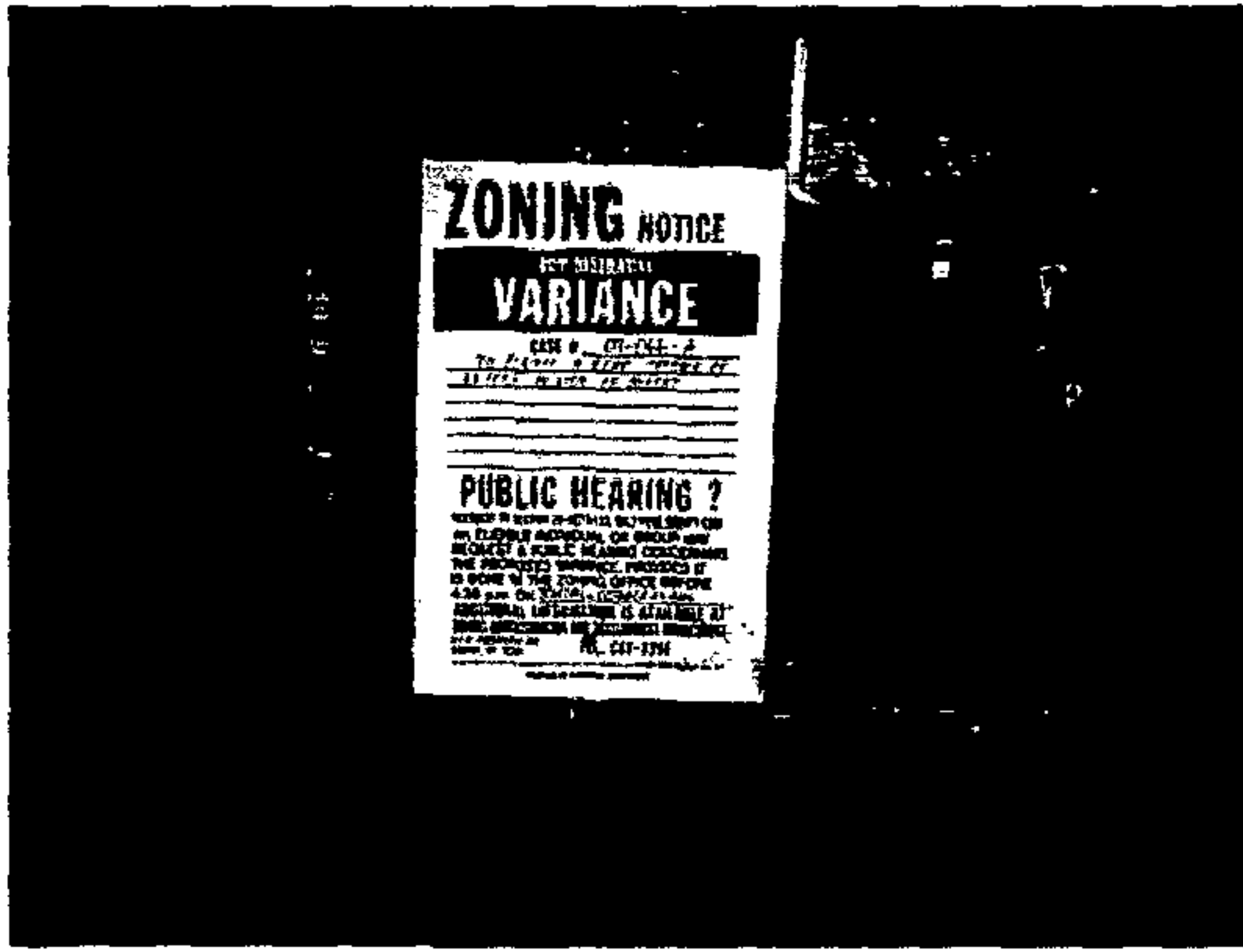
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



*negative 10/8/06*

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: 07-066-A  
Petitioner: Francis and Judith Josephson  
Address or Location: 12 Tisbury Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joe Tunny American Design and Build  
Address: 221 Gateway Dr.  
Bel Air, MD 21014  
Telephone Number: 410-557-0555

Revised 7/11/05 - SCJ

07-066-A

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number ~~07~~-066-A Address 12 TISBURY CT.

Contact Person: John R Alexander Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: ~~08-16-06~~ 09-28-06 Posting Date: ~~08-27-06~~ 10-08-06 Closing Date: ~~09-14-06~~ 10-23-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 ~~07~~-066-A Address 12 TISBURY CT.

Petitioner's Name FRANK SUDITZ JOSEPHSON Telephone 410-931-3487

Posting Date: ~~08-27-06~~ 10-08-06 Closing Date: ~~09-14-06~~ 10-23-06

Wording for Sign: To Permit A REAR SETBACK OF 28 FT. UNLESS OF 30 FT.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** September 7, 2006

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

**SUBJECT:** 12 Tisbury Court

**INFORMATION:**

**Item Number:** 7-066

**Petitioner:** Francis Josephson

**Zoning:** DR 16

**Requested Action:** Administrative variance

**SUMMARY OF RECOMMENDATIONS:**

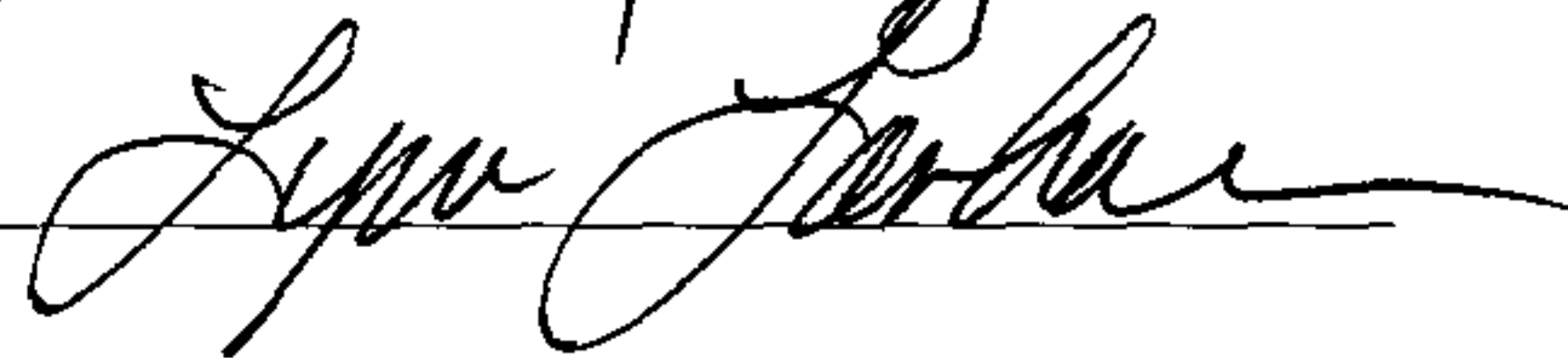
The Office of Planning does not oppose the petitioner's request to permit a rear yard building to property line setback of 25 feet in lieu of the required 30 feet in order to construct a proposed sunroom and open deck. These additions to the property do not appear to negatively impact the adjacent properties nor will they adversely impact the surrounding neighborhood.

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

**Prepared by:**



**Division Chief:**  
AFK/LL: CM



RECEIVED

SEP - 7 2006

ZONING COMMISSIONER



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

September 12, 2006

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

Francis Josephson  
Judith Josephson  
12 Tisbury Court  
Nottingham, MD 21236

Dear Mr. and Mrs. Josephson:

RE: Case Number: 07-066-A, 12 Tisbury Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel  
Jeffrey Hoilman 221 Gateway Drive Bel Air 21014



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

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

Maryland Department of Transportation

Date: 8.20.06

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

RE: Baltimore County  
Item No. 066 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

August 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 21, 2006

Item No.: 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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](http://www.baltimorecountyonline.info)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

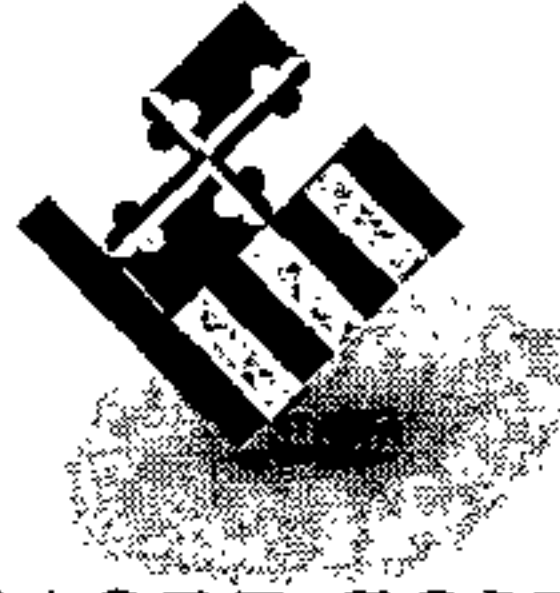
**DATE:** August 23, 2006

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 28, 2006  
Item Nos. 07-036, 057, 058, 059, 060, 061, 062,  
063, 064, 065, and 066

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-08232006.doc



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

WILLIAM J. WISEMAN III  
Zoning Commissioner

September 30, 2006

FRANCIS JOSEPHSON AND JUDITH JOSEPHSON  
12 TILSBURY COURT  
NOTTINGHAM MD 21236

Re: Petition for Administrative Variance  
Case No. 07-066-A  
Property: 12 Tilsbury Court

Dear Mr. and Mrs. Josephson:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Jeff Hoilman, American Design & Build, 221 Gateway Drive, Bel Air, MD 21014

RECEIVED  
JAN 10 30 06  
BY [Signature]

**From:** Patricia Zook  
**To:** Matthews, Kristen  
**Date:** 9/12/2006 2:02:46 PM  
**Subject:** Admin Var 07-066-A closed 9-11-06

FYI

Hi Kristen -

I contacted Jeff with American Design & Build this morning. I did not see the affidavit of posting in the case file. He confirmed that the sign posting was not done. He is going to contact you regarding the new posting and new timeframe. He hopes to post the sign either today or tomorrow.

I informed him that the closing date of 9-11-06 will change because the posting wasn't done when it should have been.

Patti Zook  
Legal Secretary  
Baltimore County  
Office of the Zoning Commissioner  
410-887-3868

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

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

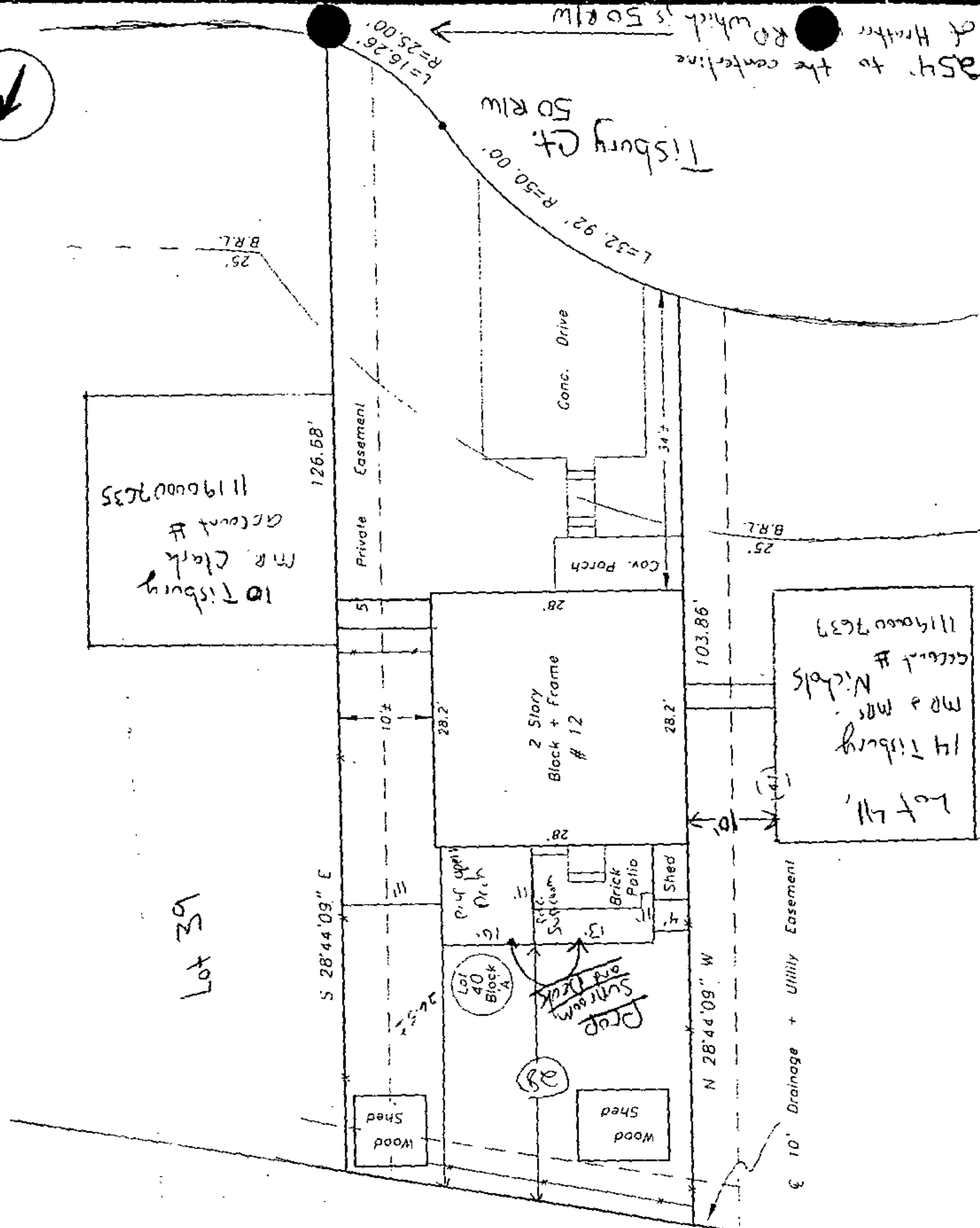
PROPERTY ADDRESS 12 Tisbury Ct.

SUBDIVISION NAME Heathermill Phase 2B

PLAT BOOK # 49 FOLIO # 103 LOT # 40 SECTION # 2

OWNER Francis and Judith Josephson

254' to the centerline of Heathermill Rd which is 50' R/W

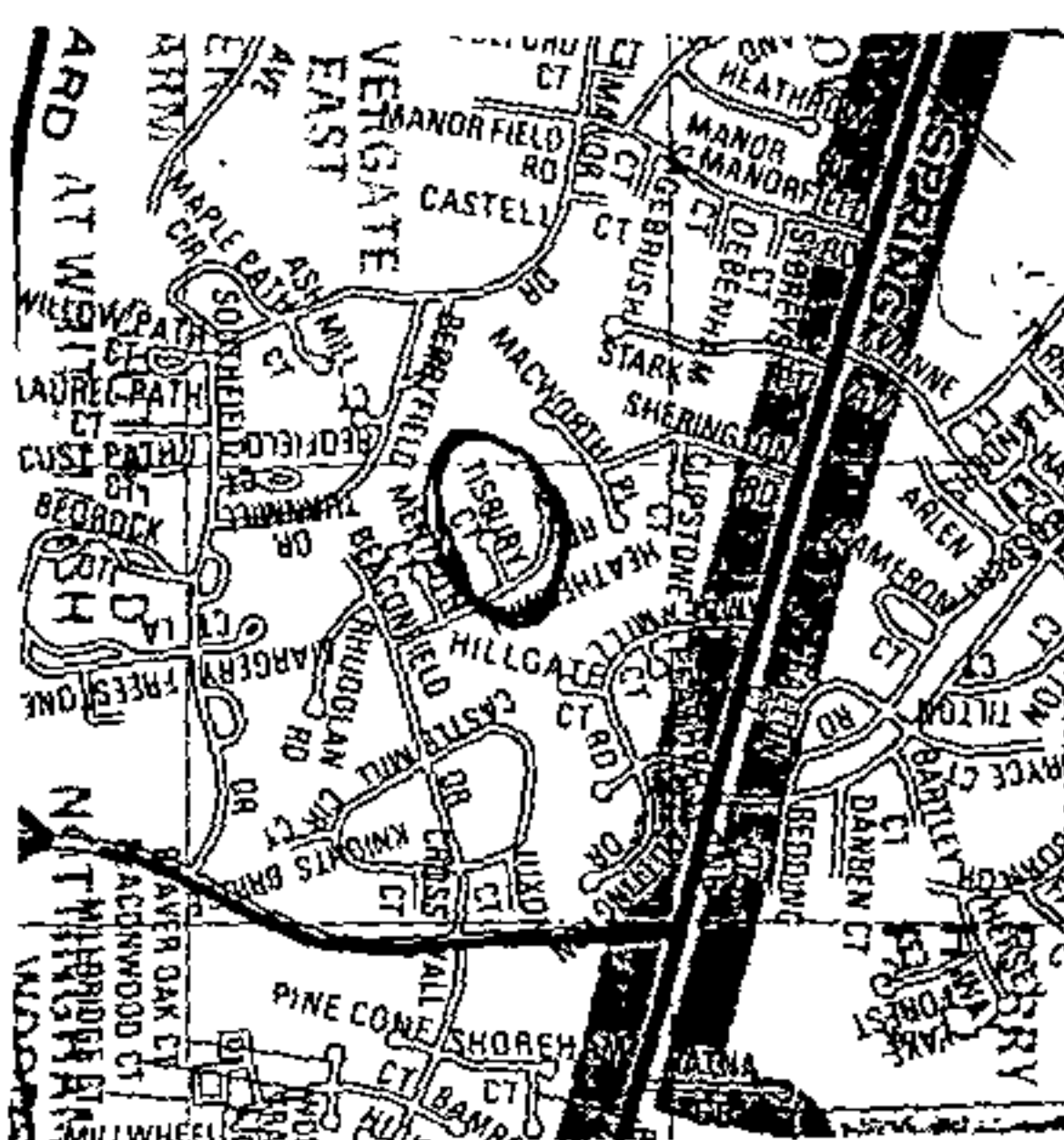


NORTH

PREPARED BY

Jeffrey Holman

SCALE OF DRAWING: 1" = 20'



VICINITY MAP

SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 11th

COUNCILMANIC DISTRICT 5th

1" = 200' SCALE MAP # 072-A-3

ZONING DR 16

LOT SIZE 4,392

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER  PUBLIC  PRIVATE

WATER  PUBLIC  PRIVATE

CHESAPEAKE BAY CRITICAL AREA  YES  NO

100 YEAR FLOOD PLAIN  YES  NO

HISTORIC PROPERTY / BUILDING  YES  NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

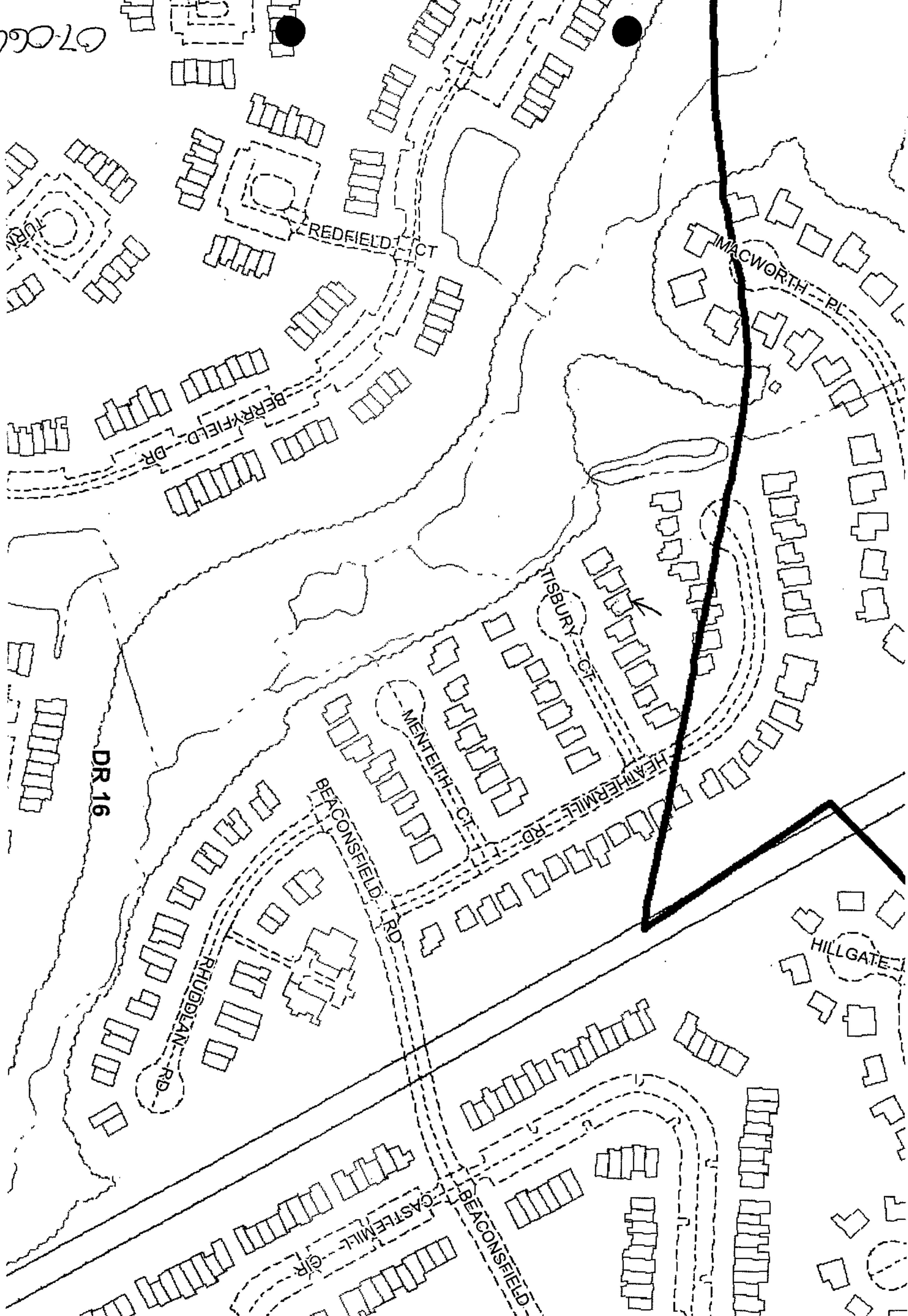
SDA

07066

9

07066.0

072-A-3  
1" = 100 FT



DR 16

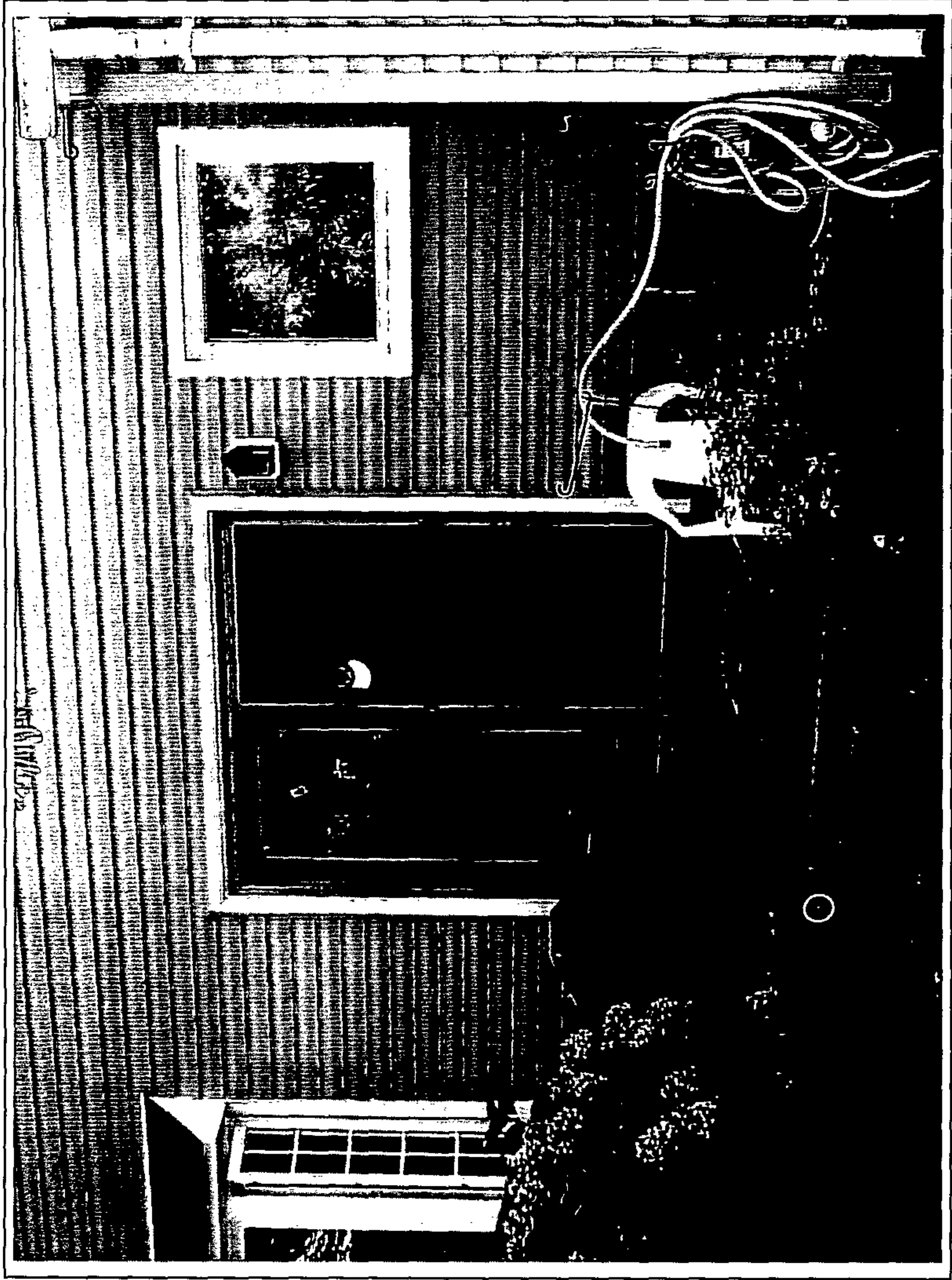




12 Tisbury Ct  
Front of Home

07.066-A





12 Tisbury Ct.  
Rear of Home and proposed  
area for new Sunroom

07-066-A