

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Jeffers Road, corner of E side
Of Jeffers Circle
8th Election District
2nd Councilmanic District
(1416 Jeffers Road)

Jeff and Ann Wolff
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 07-273-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, Jeff and Ann Wolff. The variance request is for property located at 1416 Jeffers Road. The variance request is from Section 1B02.3.B (Section 211.4, 1955 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Administrative Variance, the subject property was posted on December 23, 2006.

Formal Demand for Public Hearing

On January 4, 2007, Thomas E. O'Neill, III, filed a formal demand for public hearing. On January 8, 2007, Carl Beernink, on behalf of the Thornleigh Improvement Association filed a second formal demand for public hearing. The hearing was subsequently scheduled for February 13, 2007, at 9:00 am in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, MD.

The property was posted with Notice of the Public Hearing on January 27, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief

2-13-07

and time and date of the public hearing. In addition, a Notice of Zoning for the public hearing was published in "The Jeffersonian" newspaper on January 30, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

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 letter was received from the Office of Planning dated December 28, 2006. It is the opinion of that office that the property owners have a practical difficulty; therefore the Planning Office does not oppose the Petitioner's request, and a copy of which is incorporated herein and made a part hereof the file.

Interested Persons

Appearing in support of the Petition were Randy Evensen, as well as Jeff and Ann Wolff, Petitioners. Appearing in opposition to the request was Thomas E. O'Neill, III. Amy Black representing the Thornleigh Improvement Association appeared as an interested citizen.

Testimony and Evidence

The subject property contains 5568 square feet zoned DR 5.5 and is improved by the Petitioner's single family dwelling. The Petitioner would like to build and 14 x 24 foot addition on the rear of their home as shown in exhibit 1. They need additional room for a home office, additional bathroom and extension of a bedroom. They noted that given the 30 foot requirement, the only addition they could build would be 24 x 2 feet which would be wholly impractical.

The need for variance arises because the Petitioner's lot is a corner lot at the intersection of Jeffers Circle and Jeffers Road as shown. Their house faces the intersection rather than one or the other adjoining streets. As such the house is skewed with respect to the lot boundaries.

27307
P3

Consequently the "rear" distance of 18 feet actually goes to the side boundary with the adjoining O'Neill property. Thirty (30) feet is required.

Mr. O'Neill, who filed the demand for hearing, indicated that he did not realize the County Zoning Office had interpreted the "rear" yard the way they had which is reflected on exhibit 1. He was primarily concerned with upholding the private Thornleigh covenants which also require 30 feet rear yards. As such he had no objection to the request. He also noted that the Petitioner's house as it stands does not meet the 30 foot "rear" setback.

The Petitioners indicated that there were many similar additions in the community. Ms. Black agreed and noted that this house was particularly small and so has seen many families buy and then quickly sell. She supported the request and indicated that this addition would not change the pattern of development in the community. She was joined by Mr. Evensen in support of the request who owns the adjoining property the east.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The house is skewed with respect to the property boundaries so that the "rear" setback actually strikes the east property line. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. To avoid a variance the addition could be only 2 feet long. This would be wholly impractical.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety

27307
P3

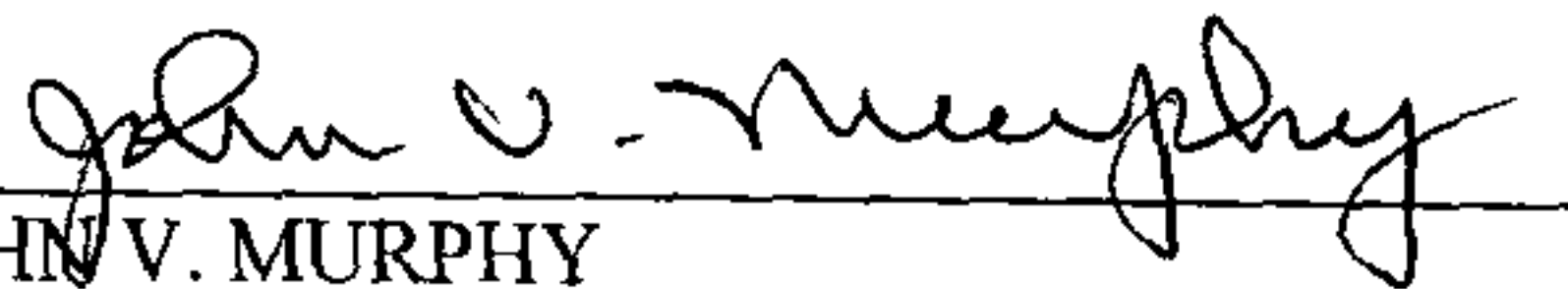
and general welfare. Once the request was fully understood by all, there was no opposition to the request.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of February, 2007, that an administrative variance from Section 1B02.3.B (Section 211.4, 1955 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 feet 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

RECEIVED FOR FILE
2-13-07
PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1416 JEFFERS ROAD
which is presently zoned DE 5.5 (VESTED R6)

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) 1802.3.B, BC2R (Section 211.4, 1955 Zoning Regs.)
to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 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):

JEFF WOLFF
Name - Type or Print

Signature

ANN WOLFF
Name - Type or Print

Signature

1416 JEFFERS ROAD 410 961 5645
Address Telephone No.

TOWSON
City

MD
State

21204
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12/14/06 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.

Zoning Commissioner of Baltimore County

CASE NO.

07-273-A

Reviewed By

JNP

Date

12/14/06

REV 10/25/01

Estimated Posting Date

12/24/06

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 1416 JEFFERS ROAD
Address
TOWSON MD 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 CURRENTLY HAVE A GROWING FAMILY, AND NEED ADDITIONAL SPACE.
THE LOT IS ON A CORNER AND THE HOUSE WAS BUILT AT AN
ANGLE. THE ONLY PLACE TO BUILD THE ADDITION IS
OF THE BACK OF THE 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.

Jeff Wolff
Signature
JEFF WOLFF
Name - Type or Print

Ann Wolff
Signature
ANN WOLFF
Name - Type or Print

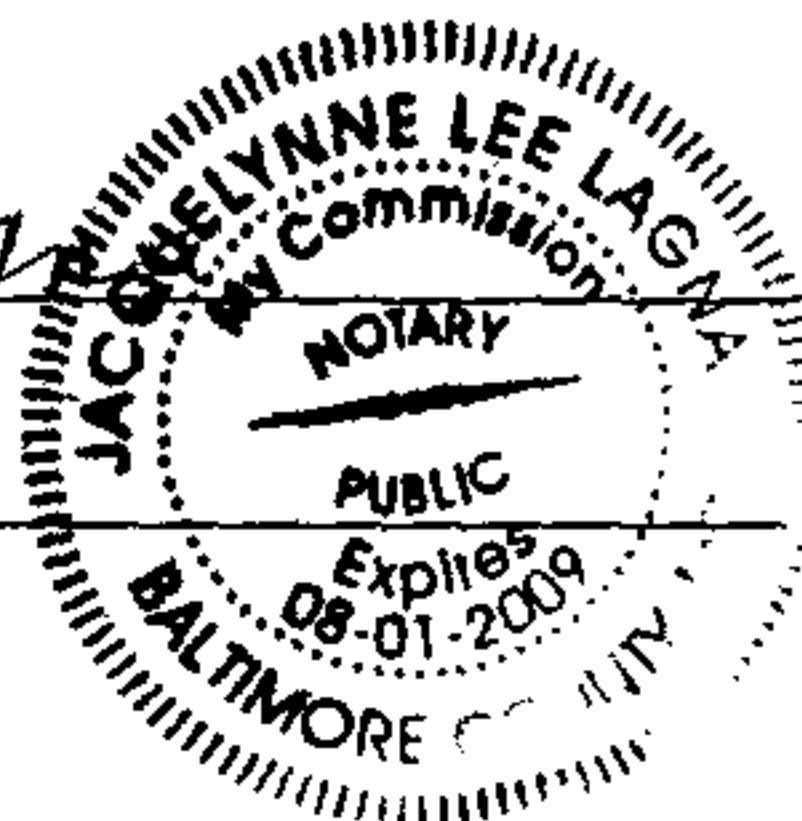
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeff Wolff and Ann Wolff
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jacquelynn Lee Laga
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.

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Address
TOWSON MD 21204
City State Zip Code

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THE LOT IS ON A CORNER AND THE HOUSE WAS BUILT AT AN
ANGLE. THE ONLY PLACE TO BUILD THE ADDITION IS
OF THE BACK OF THE HOUSE.

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Jeff Wolff
Signature
JEFF WOLFF
Name - Type or Print

Ann Wolff
Signature
ANN WOLFF
Name - Type or Print

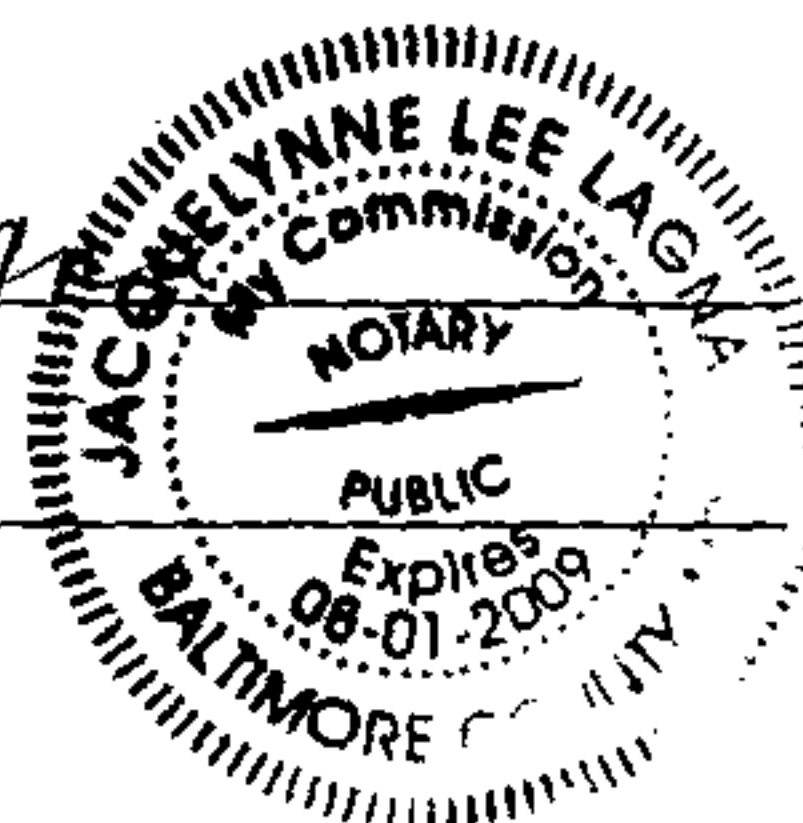
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeff Wolff and Ann Wolff
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1416 JEFFERS ROAD
which is presently zoned DR 5.5 (VESTED R6)

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 B02, 3.B, BC2R (Section 211.4, 1955 Zoning Regs.) to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 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):

JEFF WOLFF
Name - Type or Print

Signature

ANN WOLFF
Name - Type or Print

Signature

1416 JEFFERS ROAD 410 961 5645
Address Telephone No.

TOWSON
City

MD
State

21204
Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 07-273-A day of July, 2006, 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.

07-273-A

Reviewed By

JNP

Date

12/14/06

REV 10/25/01

2-27-07

Estimated Posting Date

12/24/06

Zone Description

Zoning Description for 1416 Jeffers Road, Towson MD 21204.

Beginning at a point on the North side of Jeffers Road which is 60 feet wide.

At the North East Corner of the intersection of Jeffers Circle which is 60 feet wide.

Being Lot #5, section #2 in the subdivision of Thornleigh as recorded in Baltimore County plat book # 25, Folio #66, containing 5568 square feet.

Also known as 1416 Jeffers Road. Located in the 8th election district, #2 Councilman District.

07-273-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23051

DATE

12/14/06

ACCOUNT

R-001-006-6150

AMOUNT

\$ 65.00

RECEIVED
FROM:

Wolff

FOR:

Alm, Var - 1416 Jefferson Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

07-273-A (Wolff)

PAID RECEIPT

BUSINESS ACTUAL TIME

12/14/2006 12/14/2006 09:25:02

2

RECEIPT & 490142 12/14/2006

Dept. 5 503 ZONED VERIFICATION

CR NO. 023051

Receipt Tot

\$65.00

4.00 (1)

\$76.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: # 07-273-A
1416 Jeffers Road
N/Side of Jeffers Road at
corner of East side of
Jeffers Circle
8th Election District
2nd Councilmanic District
Legal Owner(s): Jeff & Ann
Wolff

Variance: to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 feet.

Hearing: Tuesday, February 13, 2007 at 9:00 a.m.
In Room 106, County Office Building, 111 West Chesapeake 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) 887-3868.

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

JT 1/7/91 Jan. 30 123168

CERTIFICATE OF PUBLICATION

2/11, 2007

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 1/30, 2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-273-A

Petitioner/Developer: JEFF
E. ANN WOLFF

Date Of Hearing/Closing: 1/8/07

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 1416 JEFFERS ROAD

This sign(s) were posted on December 23, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 12/23/06
(Signature of sign Poster and Date)

Martin Ogle

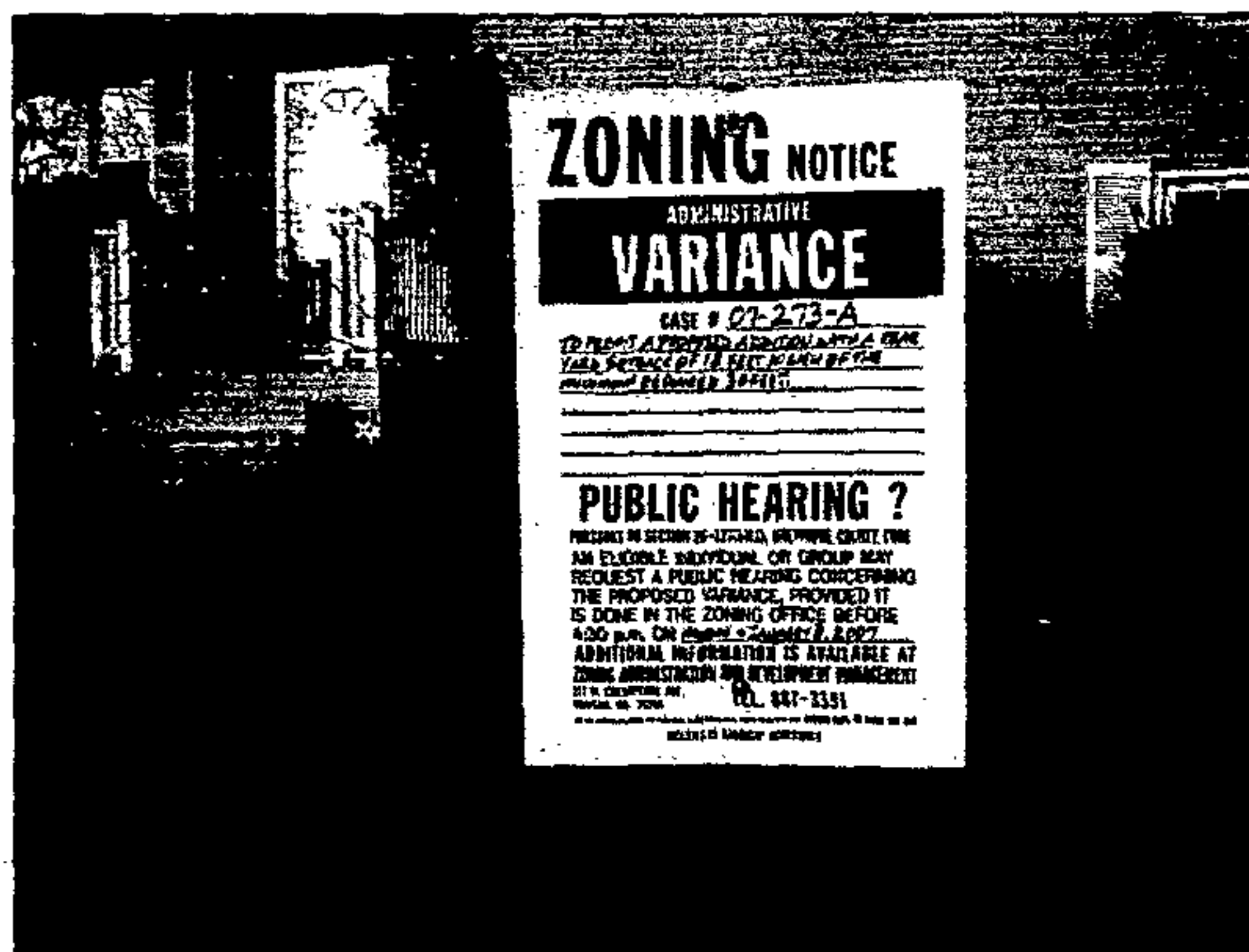
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



ZONING NOTICE

ADMINISTRATIVE
VARIANCE

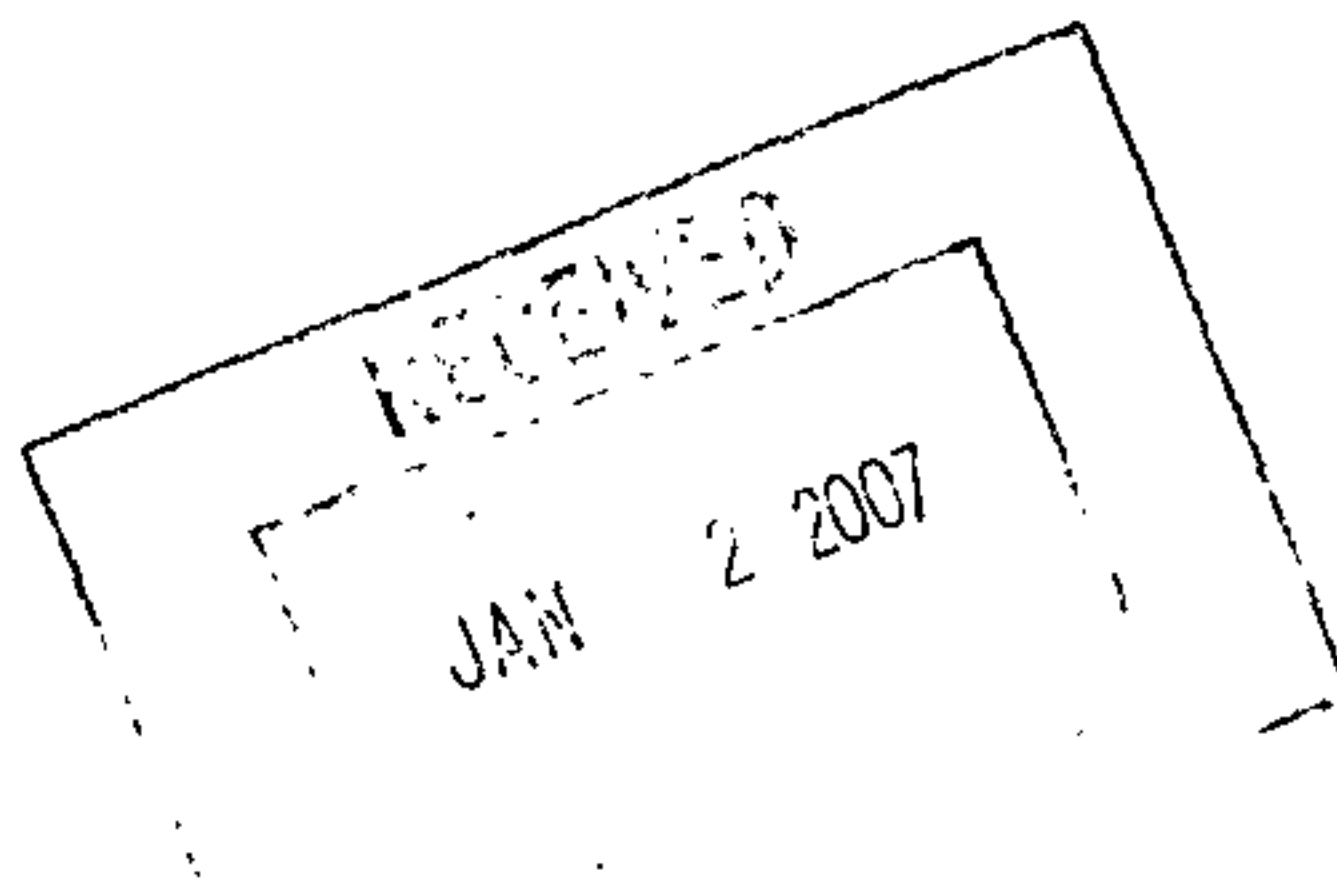
CASE # 07-273-A
TO PERMIT A VARIANCE FROM THE MINIMUM LOT AREA REQUIREMENT OF THE
MINIMUM LOT AREA REQUIREMENT OF THE
MINIMUM LOT AREA REQUIREMENT OF THE

PUBLIC HEARING ?

PERSONS OR BUSINESS OR OTHER INTERESTED PARTY
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY
 REQUEST A PUBLIC HEARING CONCERNING
 THE PROPOSED VARIANCE, PROVIDED IT
 IS DONE IN THE ZONING OFFICE BEFORE
 4:00 P.M. ON THURSDAY, JANUARY 2, 2007
 ADDITIONAL INFORMATION IS AVAILABLE AT
 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
 CITY OF CHICAGO, ILL.
 (773) 321-7351

FOR INFORMATION OF APPLICANT, A PUBLIC HEARING WILL BE HELD ON JANUARY 2, 2007 AT 4:00 P.M. IN THE ZONING OFFICE, CITY OF CHICAGO, ILL. 60607.

Masterfile 12/23/06



CERTIFICATE OF POSTING

RE: Case No: 07-273-A

Petitioner/Developer: JEFF & ANN WOLFF

Date Of Hearing/Closing: 2/13/07

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 1416 JEFFERS RD.

This sign(s) were posted on January 27, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 1/27/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



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
January 10, 2007

Jeff Wolff
Ann Wolff
1416 Jeffers Road
Towson, MD 21204

Dear Mr. & Mrs. Wolff:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 07-273-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing concerning the above proposed administrative procedure by the Thornleigh Improvement Association.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted 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 me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Thornleigh Improvement Association, 1605 Landon Road, Towson 21204
Thomas O'Neill, III, 1414 Jeffers Road, Towson 21204



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, Director
January 10, 2007
Department of Permits and
Development Management

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: 07-273-A

1416 Jeffers Road

N/side of Jeffers Road at corner of East side of Jeffers Circle

8th Election District – 2nd Councilmanic District

Legal Owners: Jeff & Ann Wolff

Variance to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 feet.

Hearing: Tuesday, February 13, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Jeff & Ann Wolff, 1416 Jeffers Road, Towson 21204
Thornleigh Improvement Assoc., 1605 Landon Road, Towson 21204
Thomas O'Neill, III, 1414 Jeffers Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2007.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 30, 2007 Issue - Jeffersonian

Please forward billing to:
Jeff Wolff
1416 Jeffers Road
Towson, MD 21204

410-961-5645

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: 07-273-A

1416 Jeffers Road

N/side of Jeffers Road at corner of East side of Jeffers Circle

8th Election District – 2nd Councilmanic District

Legal Owners: Jeff & Ann Wolff

Variance to permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 feet.

Hearing: Tuesday, February 13, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN IN
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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 273 -A Address 1416 Jeffers Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 12/14/06 Posting Date: 12/24/06 Closing Date: 1/8/07

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- 273 -A Address 1416 Jeffers Road
Petitioner's Name Jeff & Ann Wolff Telephone 410-961-5645
Posting Date: 12/24/06 Closing Date: 1/8/07
Wording for Sign: To Permit a proposed addition with a rear yard setback of 18 feet in lieu of the minimum required 30 feet.

WCR - Revised 6/25/04



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

February 7, 2007

Jeff Wolff
Ann Wolff
1416 Jeffers Road
Towson, MD 21204

Dear Mr. and Mrs. Wolff:

RE: Case Number: 07-273-A, 1416 Jeffers Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 28, 2006

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

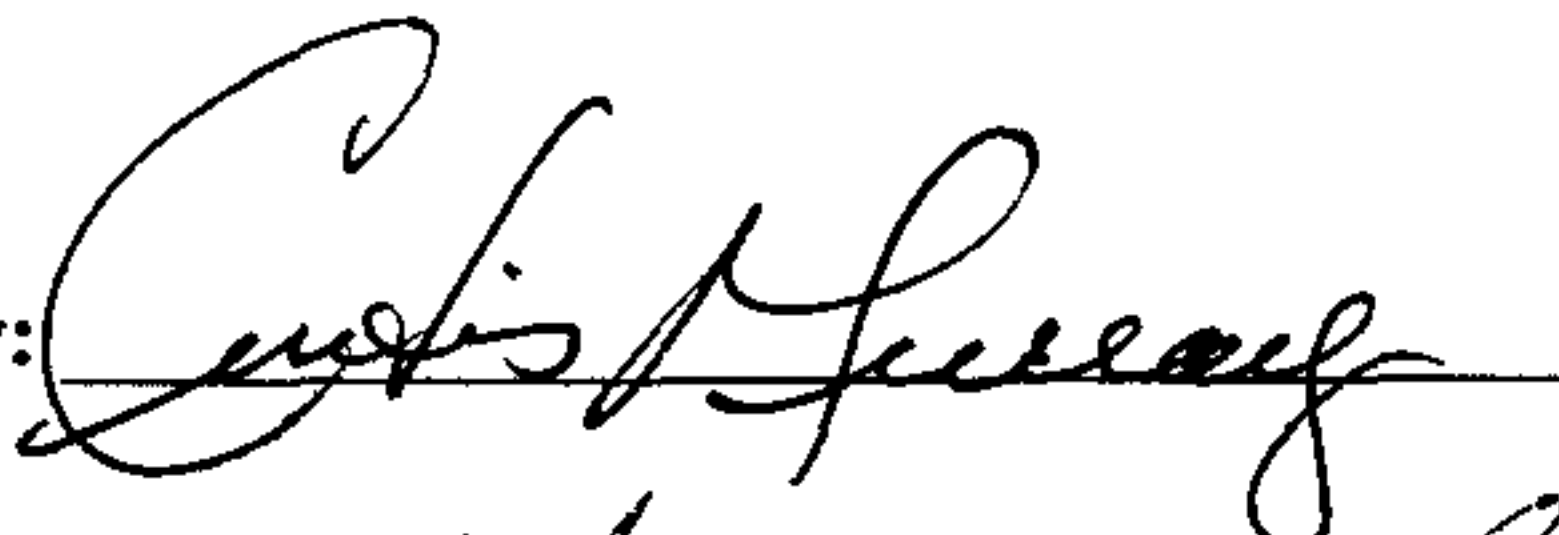
SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-273- Administrative Variance**

SUMMARY OF RECOMMENDATIONS:

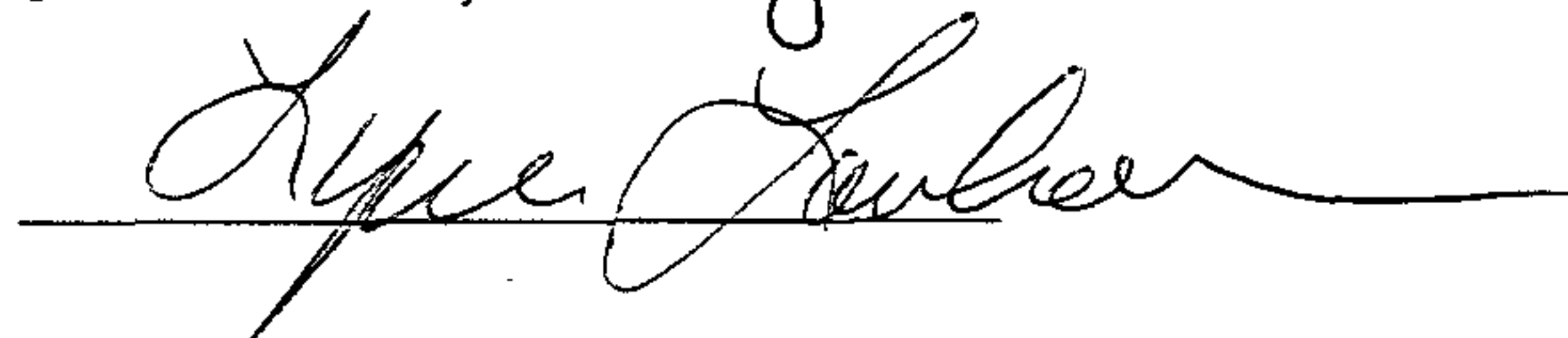
The petitioners request an administrative variance for a rear yard setback of 18 feet in lieu of 30 feet. The house is sitting at an angle on the lot and has a rear yard of 28 feet at the most distant point. It is the opinion of the office that the owners have a practical difficulty, therefore this office does not oppose the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1 - 2 - 2007

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

RE: Baltimore County
Item No. 7-273-A
1416 JEFFEYS RD
WOLFF PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-273-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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. Hohman, Chief

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

December 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 25, 2006

Item Number(s): 267 through 269 and 271 through 280

273

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

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



Printed on Recycled Paper



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 13, 2007

JEFF AND ANN WOLFF
1416 JEFFERS ROAD
TOWSON MD 21204

Re: Petition for Administrative Variance – formal hearing
Case No. 07-273-A
Property: 1416 Jeffers Road

Dear Mr. and Mrs. Wolff:

Enclosed please find the decision rendered in the above-captioned case.

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: Thomas O'Neill, 1414 Jeffers Road, Towson MD 21204
Amy Black, 1607 Jeffers Road, Towson MD 21204
Randy Evensen, 8203 Jeffers Road, Towson MD 21204

2-13-07
103

January 3, 2007

Zoning Administration &
Development Management
111 W. Chesapeake Avenue
Towson, Md. 21204

RE: Administrative Variance
Case # 07-273-A

To whom it may concern:

On December 23, 2006 a sign was posted at 1416 Jeffers Road, Towson Md. 21204, which notified the public that a zoning variance has been requested. Pursuant to Section 26-127 (b) (1) of the Baltimore County Zoning Code , I am requesting a public hearing concerning the matter.

Please, notify me in writing when a date has been set for the public hearing. My mailing address is as follows:

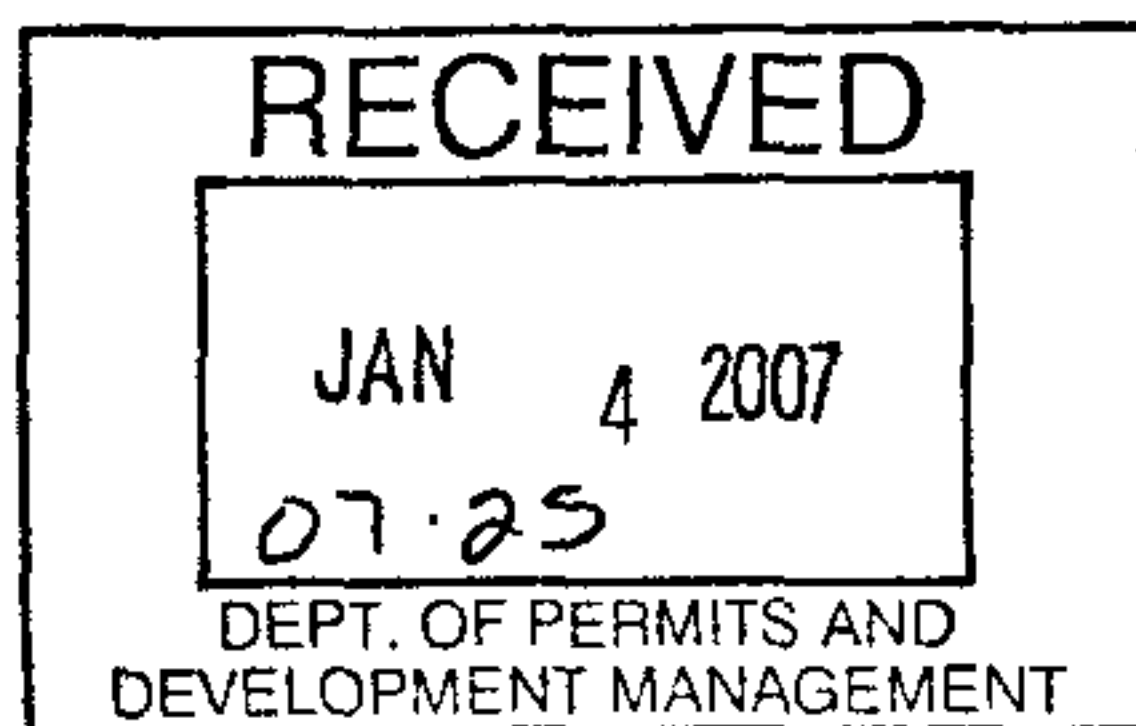
1414 Jeffers Road
Towson, Md. 21204

Respectfully,

A handwritten signature in cursive script, reading "Thomas E. O'Neill III".

Thomas E. O'Neill III

cc: William M. Levy, Esq.
Jeff Wolff
Ann M. Wolff
Thornleigh Covenant Committee





FORMAL DEMAND FOR HEARING

CASE NUMBER: 07-273-A

Address: 1416 Jeffers Rd. Towson Md 21204

Petitioner(s): Jeff and Ann Wolff

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/we Thornleigh Improvement Association
Name - Type or Print

() Legal Owner OR (X) Resident of

1605 LONDON RD - REPRESENTING THE THORNLEIGH
Address IMPROVEMENT ASSOCIATION

TOWSON MD 21204
City State Zip Code

(410) 296-7062
Telephone Number

which is located approximately _____ 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.

Carl P. Berch 1/8/07
Signature Date

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

JANUARY 8, 2007

ON BEHALF OF THE THORNLEIGH IMPROVEMENT ASSOCIATION,
WE ARE REQUESTING A PUBLIC HEARING FOR CASE # 07-273-A
~~AND~~ JEFF AND ANN WOLPE 1416 JEFFER'S RD. TOWSON MD 21204
BASED ON THE FOLLOWING FACTS.

- 1). TO GET MORE INFORMATION PERTAINING TO THE
ADDITION
- 2). NO FORMALIZED COVENANT REQUEST WAS SUBMITTED
TO BEGIN BUILDING
- 3). CONCERNS FROM NEIGHBORS.

THANK YOU.

CARL BEERNINK ON BEHALF OF THE THORNLEIGH IMPROVEMENT ASSOCIATION.
(CARL BEERNINK)
410-296-7062

DATE _____

E-MAIL

Ann Wolf

8203 JEFFERS AVE

1416 letters rd

TOWSON, MD 21204

trassen	md	2/2007
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Sanevansen @ AdL. Conn

1

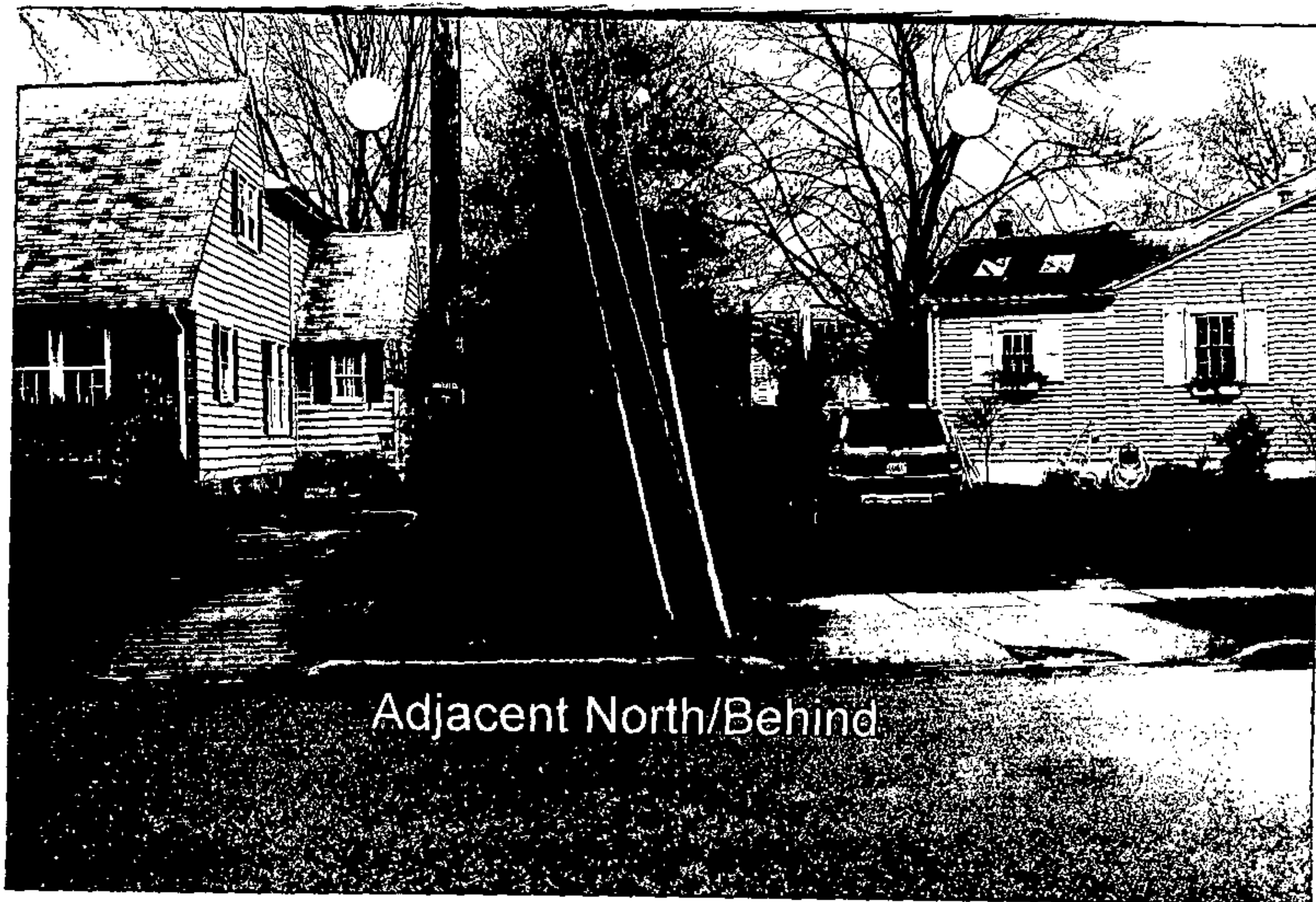
DATE _____

E-MAIL

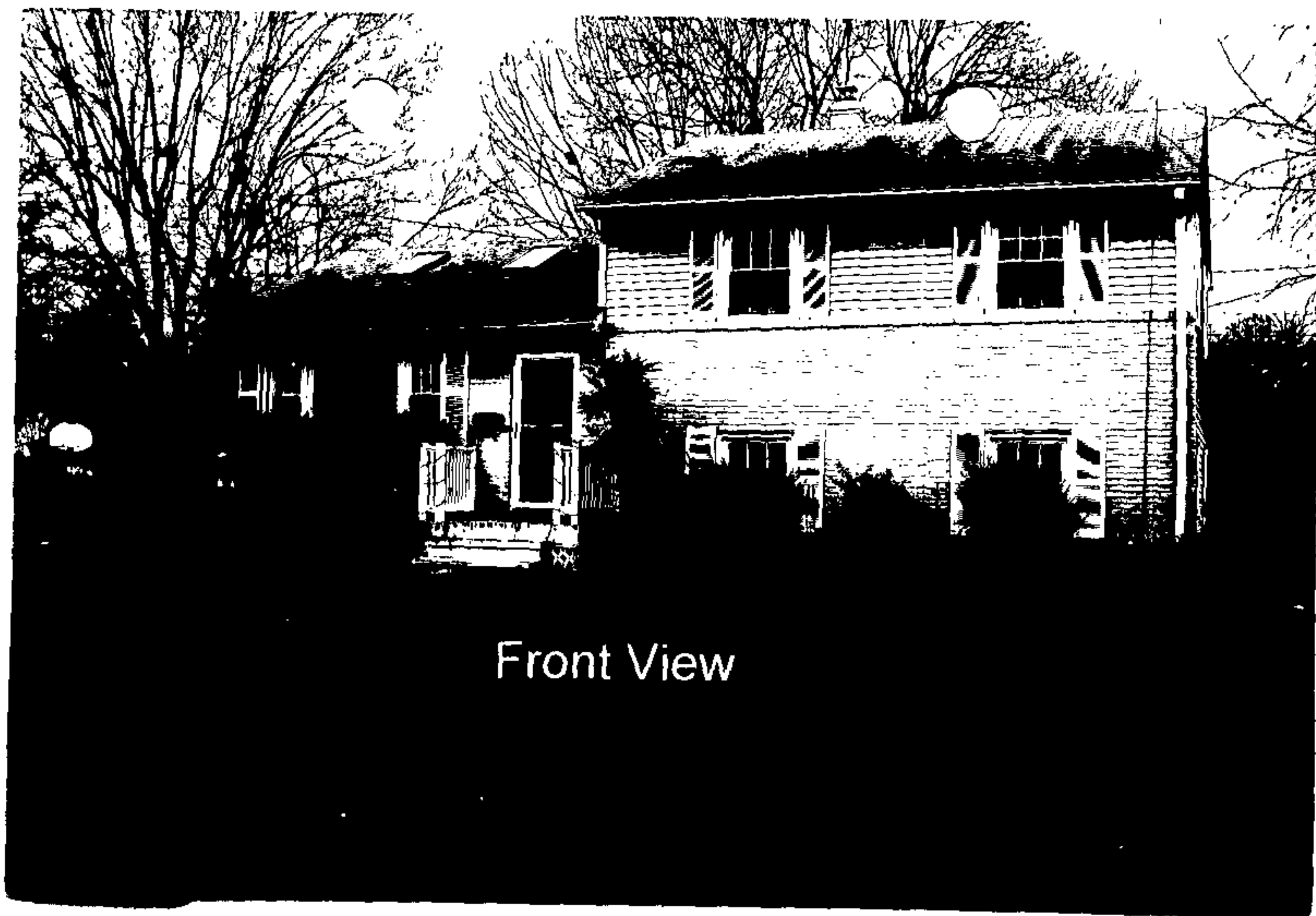
Towson MD 21204
Towson MD 21204



Area For proposed addition



Adjacent North/Behind



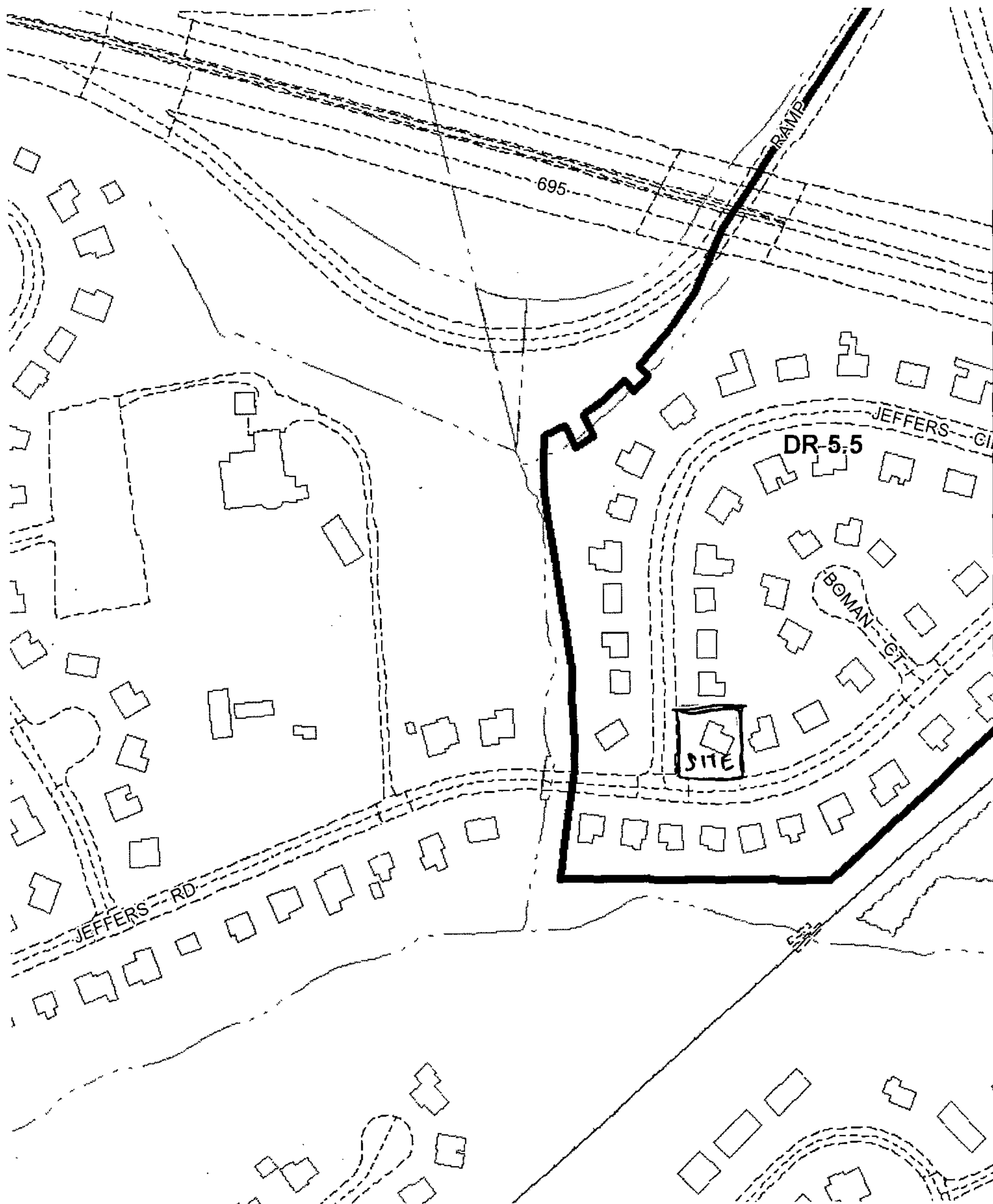
Front View



Back View Adjacent East



Adjacent East



07-273-A

060B3
1" = 200'

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

☐ SPECIAL HEARING

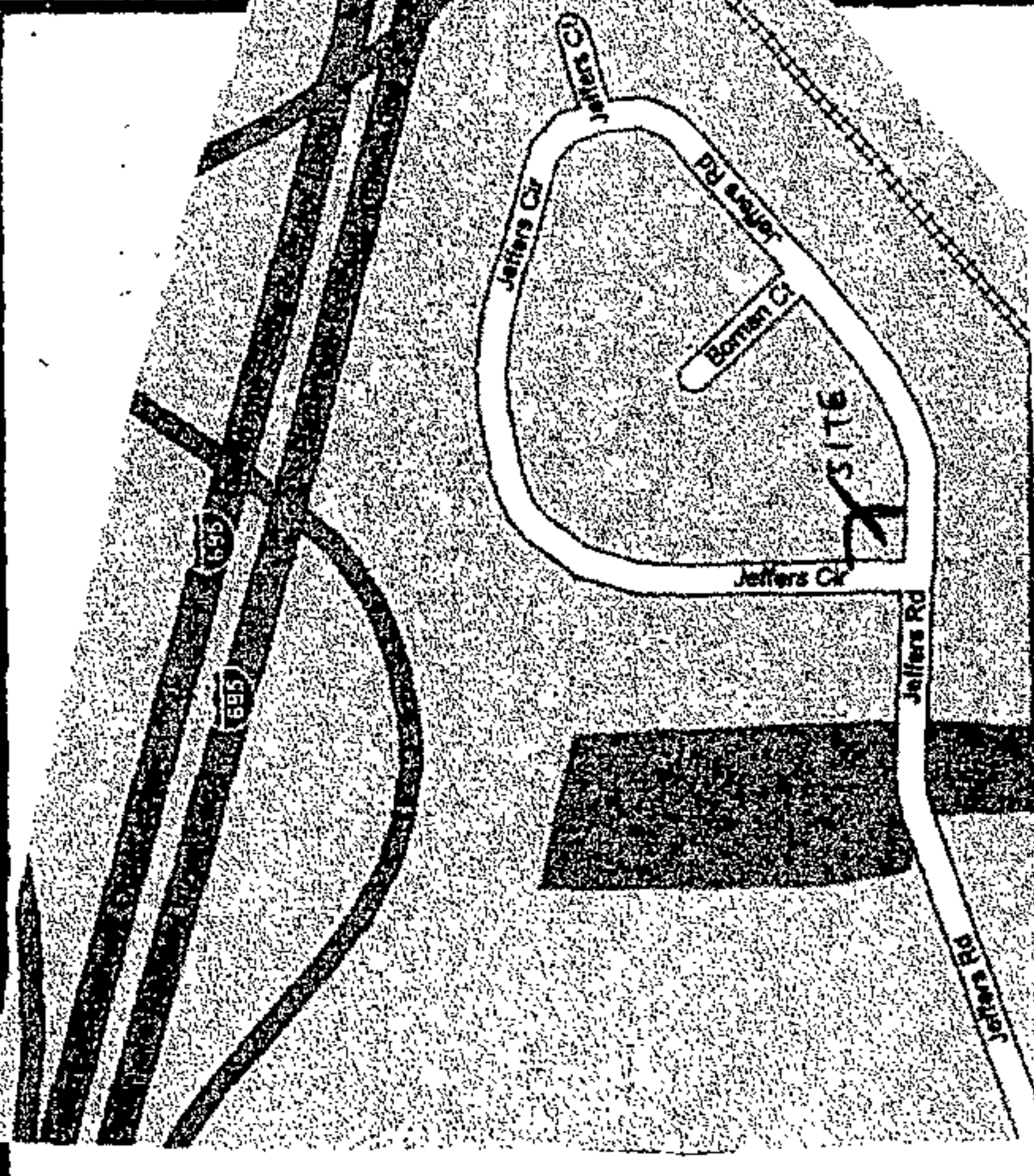
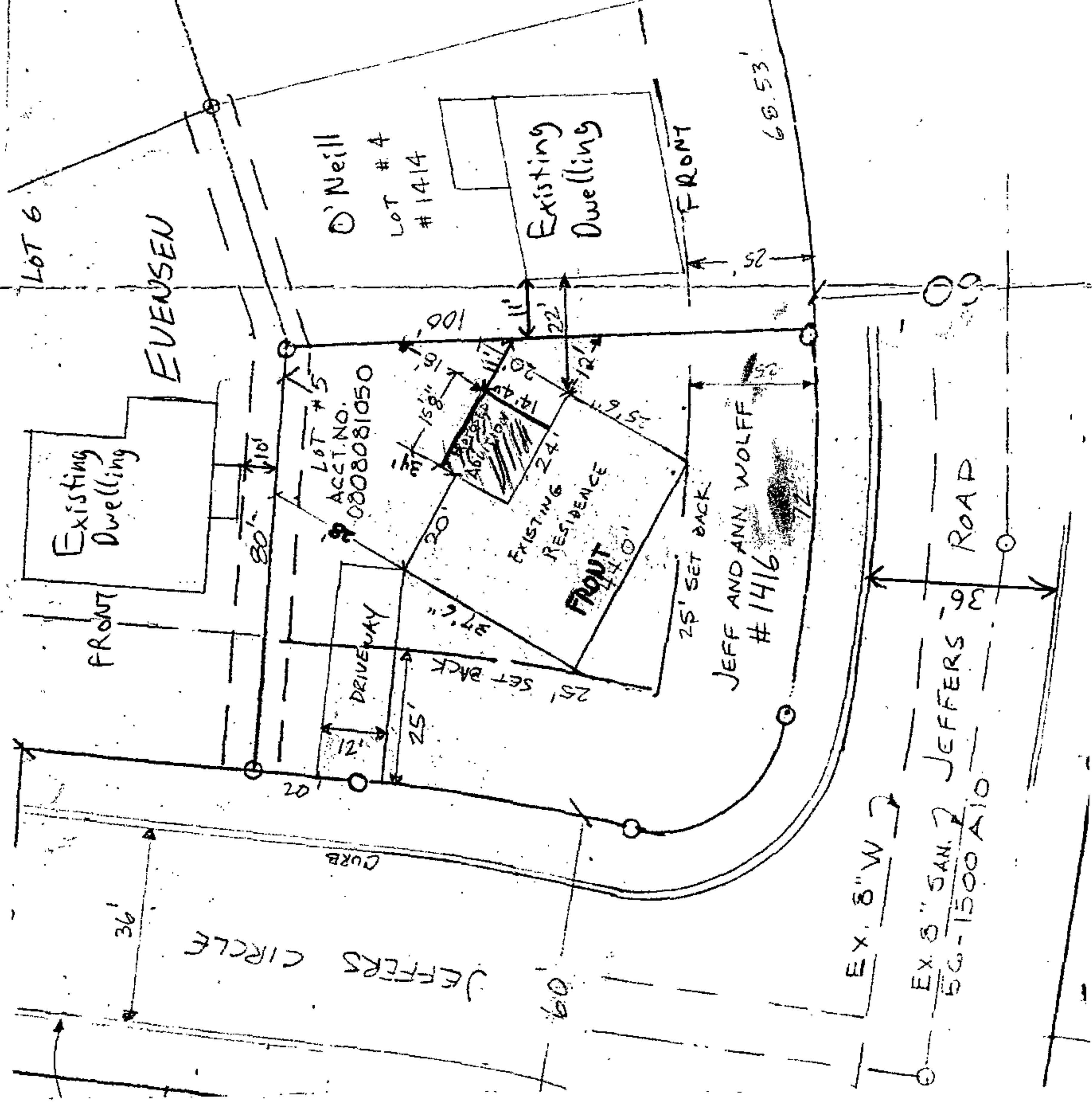
PROPERTY ADDRESS 1416 JEFFERS RD

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

SUBDIVISION NAME THORNLEIGH

PLAT BOOK # 25 FOLIO # 66 LOT # 5 SECTION # 2

OWNER JEFF + ANN WOLFF



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP # 060B3

ZONING DR 5.5 (VESTED R6)

LOT SIZE 1/8 ACREAGE 5568 SQUARE FEET

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 # _____



NORTH

PREPARED BY JEFF WOLFF

SCALE OF DRAWING: 1" = 30'

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 2, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 1, 2006
Item Nos. 07-266, 268, 270, 271, 272, 273,
274, 275, 277, 278, 279, and 280

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-01022007.doc