

IN RE: PETITION FOR ADMIN. VARIANCE
NE side of Windsor Mill Road, 104 feet
NW of Richwood Avenue
2nd Election District
4th Councilmanic District
(7324 Windsor Mill Road)

Aaron Robinson
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 08-017-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 owner of the subject property, Aaron Robinson for property located at 7324 Windsor Mill Road. The variance request is from Sections 1B02.3.B. and 504 (Baltimore County Zoning Regulations Sections 1B01.2, C2a 1970 Zoning Regulations and Section V.B.5a 1970 Comprehensive Manual of Development Policies, Bill 100-1970) to permit a proposed addition (patio room) with a window to tract boundary setback of 8 feet in lieu of the minimum required 35 feet, and to amend the Final Development Plan for Richwind, Lot 2.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner proposes to construct a 10 foot x 12 foot patio room to be built on the existing 12 foot x 19 foot deck. This is the only location where the patio room can be constructed and utilize the existing door and deck. The property was granted prior zoning relief in Case No. 84-334-A on June 15, 1984. That variance granted a window to tract boundary setback on the west side of Lot 2 of 10 feet in lieu of the required 35 feet, and a side yard setback on the east side of the existing two apartment dwelling on Lot 1 of 7.7 feet more or less in lieu of the required 25 feet.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated July 27, 2007, which does not oppose the Petitioner's request. The comment further indicates

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ps

that there is an existing deck with an 8 foot side yard setback and the proposed patio room will have that same side yard setback. The side of the property to which the addition is being proposed abuts a heavily vegetated area, which keeps the addition out of the view of neighboring properties. Planning recommends that the height of the proposed patio room not exceed that of the existing home and any proposed building materials should compliment the existing structure.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 22, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of August, 2007, that a variance from Sections 1B02.3.B. and 504 (Baltimore County Zoning Regulations Sections 1B01.2, C2a 1970 Zoning Regulations and Section V.B.5a 1970 Comprehensive Manual of Development Policies, Bill 100-1970) to permit a proposed addition (patio room) with a window to tract boundary setback of 8 feet in lieu of the minimum

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required 35 feet, and to amend the Final Development Plan for Richwind, Lot 2 is hereby

GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The height of the proposed patio room shall not exceed that of the existing home and any proposed building materials shall compliment the existing structure.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
8-10-07
PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 10, 2007

AARON ROBINSON
7324 WINDSOR MILL ROAD
BALTIMORE MD 21244

Re: Petition for Administrative Variance
Case No. 08-017-A
Property: 7324 Windsor Mill Road

Dear Mr. Robinson:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bob Whitmer, 7110 Golden Ring Road, Baltimore MD 21221

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 7324 Windsor Mill Rd.
Address:
Baltimore MD 21244
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to build a patio room (10'x12') on our existing 12'x19' deck on the side of our house. The problem is the width of our property is only 59.39 sf wide in the front, and 54.44sf in the rear, there is a window to property line setback of a min of 15ft on the north east side of our lot. This leaves us with a side setback of 8ft. Our neighbor (7322 Windsor Mill Rd) lot# 1 has a variance of 7' side setback. Therefore we are asking for a variance of 8' in lieu of the required 10'

*This is the only place on our house where we can build a Patio Room
There is a Existing door & Deck at This Location
The Rear of the house has No Ext door and The rooms are
a Bedroom & Bath*

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.

[Signature]
Signature
Aaron Robinson
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature] Rob, 7507
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires
 **DELORES A. KAZMERSKI**
Notary Public
Harford Co., MD
My Comm. Exps. Nov. 1, 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7324 Windsor Mill Rd.
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)

1 B02, 3, B & 504, BC2R (Section 1 B01.2, C, 2.4, 1970 Zoning Regulations & Section V, B, 5.0, 1970 CMDP; Bill 100-1970) to permit a proposed addition (patio room) with a window to tract boundary setback of 8 feet in lieu of the minimum required 35 feet, and to amend the Final Development Plan for Richwind, Lot #2,

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):

Aaron Robinson
Name - Type or Print

Signature

Name - Type or Print

Signature

7324 Windsor Mill Rd. (410) 281-9240

Address

Telephone No.

Baltimore

MD

21244

City

State

Zip Code

Representative to be Contacted:

Bob Whitmer

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO.

08-017-A

REV 10/25/01

Reviewed By JNP

Date 7/9/07

Estimated Posting Date

7/22/07

8-10-07

pb

Zoning Description for 7324 Windsor Mill Rd.

Beginning at a point on the north^{east} side of Mill^{Windsor} Rd. which is 60 ft. wide at the distance of 104ft. north west of the centerline of the nearest improved intersecting street Richwood Ave which is 50 ft. wide. *Being lot #2, in the subdivision of Richwind as recorded in the Baltimore county Plat Book #53, Folio #105, containing 7,211SF. Also known as 7324 Windsor Mill Rd. and located in the 2nd election district, 4th Councilmanic District.

08-017-A

CERTIFICATE OF POSTING

RE: Case No. 08-017-A

Petitioner/Developer: AARON

ROBINSON

Date of Hearing/Closing: 8-6-07

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

7324 WINDSOR MILL RD

The sign(s) were posted on

7-22-07
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

7-23-07
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

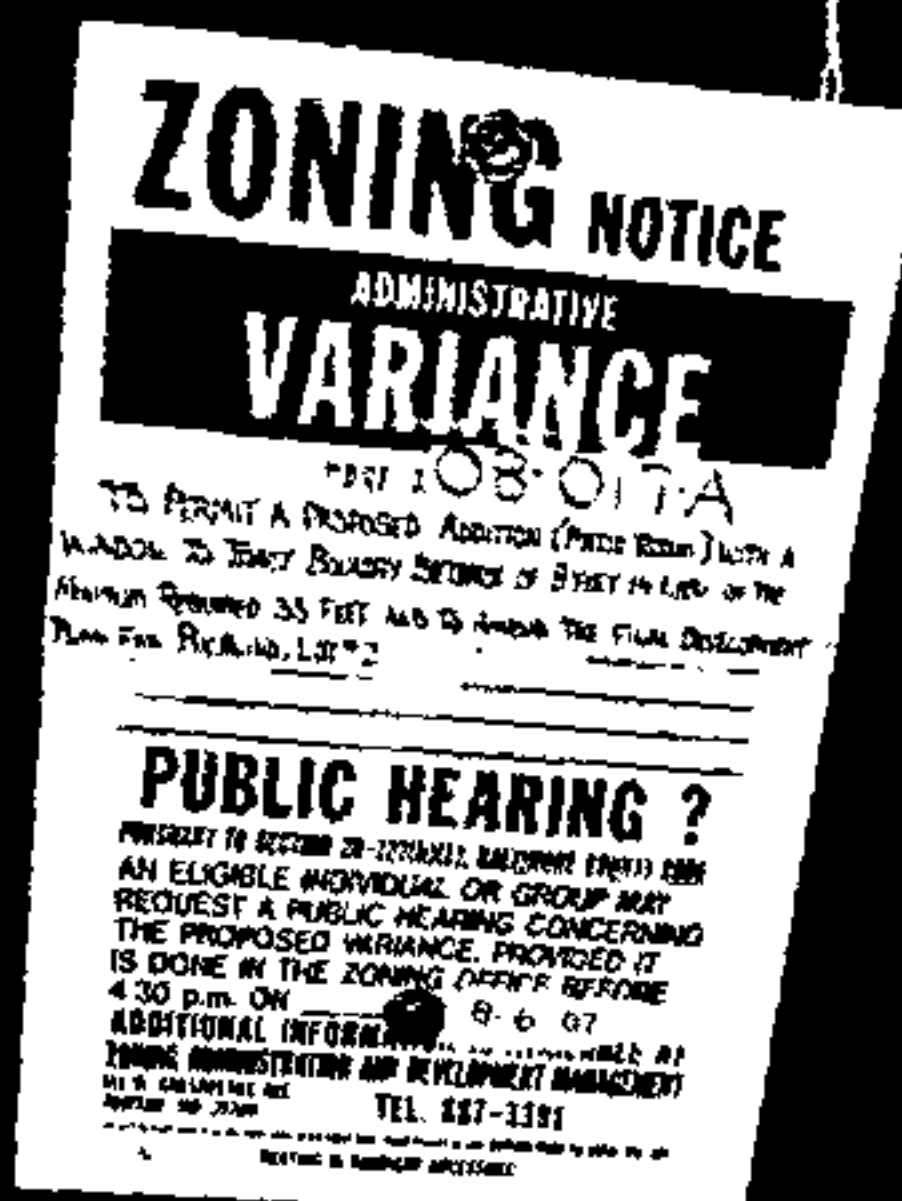
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 017 -A Address 7324 Windsor Mill Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/9/07 Posting Date: 7/22/07 Closing Date: 8/6/07

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

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 08- 017 -A Address 7324 Windsor Mill Road
Petitioner's Name Aaron Robinson Telephone 410-281-9240
Posting Date: 7/22/07 Closing Date: 8/6/07
Wording for Sign: To Permit a proposed addition (patio room) with a window to tract boundary setback of 8 feet in lieu of the minimum required 35 feet, and to amend the Final Development Plan for Richwind, Lot #2.

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/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: 08-017-A

Petitioner: Aaron Robinson

Address or Location: 7324 Windsor Mill RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto Md 21221

Telephone Number: 410 780-0062

Revised 7/11/05 - SCJ



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

August 6, 2007

Aaron Robinson
7324 Windsor Mill Road
Baltimore, MD 21244

Dear Mr. Robinson:

RE: Case Number: 08-017-A, 7324 Windsor Mill Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 9, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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
Bob Whitmer 7110 Golden Ring Road Baltimore 21221

AV
8-607

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: 07/27/07

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

RECEIVED
AUG 06 2007

SUBJECT: 7324 Windsor Mill Road

BY:.....

INFORMATION:

Item Number: 08-017

Petitioner: Mr. Aaron Robinson

Zoning: DR5.5

Requested Action: Petition for Variance to the Zoning Commissioner of Baltimore County 1B02.3B, and 504 (BCZR Section 1B01.2, C2a 1970 Zoning Regulations & Section V.B 5a, 1970 CMDP, Bill 100-1970) to permit an addition (patio room) with a window to tract boundary setback of 8 feet in lieu of the minimum required 35 feet and to amend the final development plan for Richwind, lot #2.

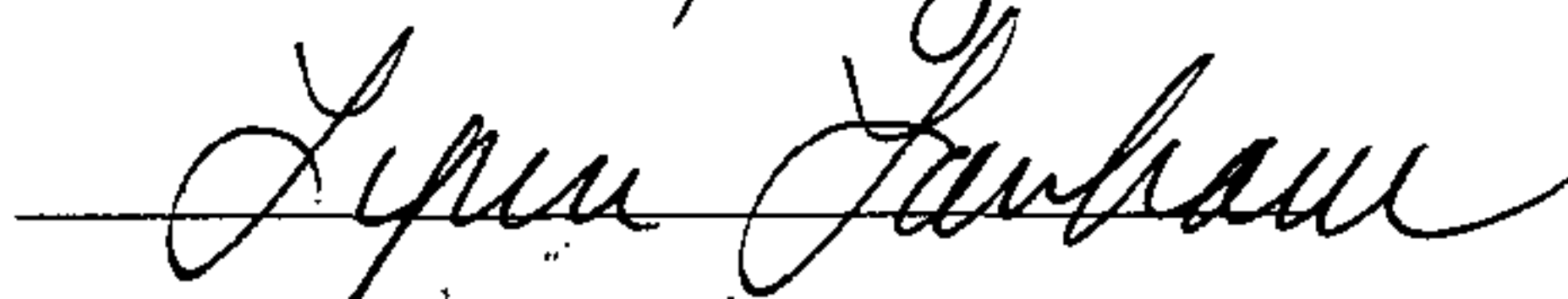
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. There is an existing deck with an 8-foot side yard setback and the proposed patio room will have that same side yard setback. The side of the property to which the addition is being proposed abuts a heavily vegetated area, which keeps the addition out of the view of neighboring properties.

However, the Office of Planning does feel that the following recommendation must be met:

The height of the proposed patio room should not exceed that of the existing home and any proposed building materials should compliment the existing structure.

Prepared by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 20, 2007
Item Nos. 07-470, 08-001, 002, 003, 004,
005, 006, 007, 008, 009, 011, 012, 013, 014,
015, 016, 017 018 and 019

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-07202007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 16, 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. 8-17-A
7324 WINDSOR MILL ROAD
ROBINSON 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. 8-17-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,

Foe 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

July 17, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: July 16, 2007

Item No.: 001, 003, 004, 007, 008, 009, 010, 011, 012, 013, 014,
016, 017, 018, 019

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

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.

Acting Lieutenant William F. Connolly Jr.
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-29
MS-1102F

cc: File

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



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PETITION FOR ZONING VARIANCE 94-334-4

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 1 B01. 2. C. 2. a. To Permit a Window to Tract Boundary, Setback of 10' instead of the required 35' and a side yard setback of 7 ft. in lieu of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The required 35' Window to Tract Boundary setback line for Lot #2 would eliminate the development of Lot #2 altogether. Any dwelling proposed for this lot with the 35' setback restriction would end up to be no wider than approximately 12'-14' in width. Existing 3 apt. house to be converted to 2 apts.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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.

Legal Owner(s):

PETER F. WASKY

(Type or Print Name)

Signature

LOIS M. WASKY

(Type or Print Name)

Signature

1917 HILLSIDE DR.

Address

Baltimore, Md. 21202

City and State

944-7330 or 944-7308

Phone No

Name, address and phone number of legal owner, co-tract purchaser or representative to be contacted

Name

Address

Phone No.

Attorney's Telephone No.:

City and State

Address

Signature

(Type or Print Name)

City and State

Address

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(Type or Print Name)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s), requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 15th day of June, 1984, that the herein Petition for Variance(s) to permit a window

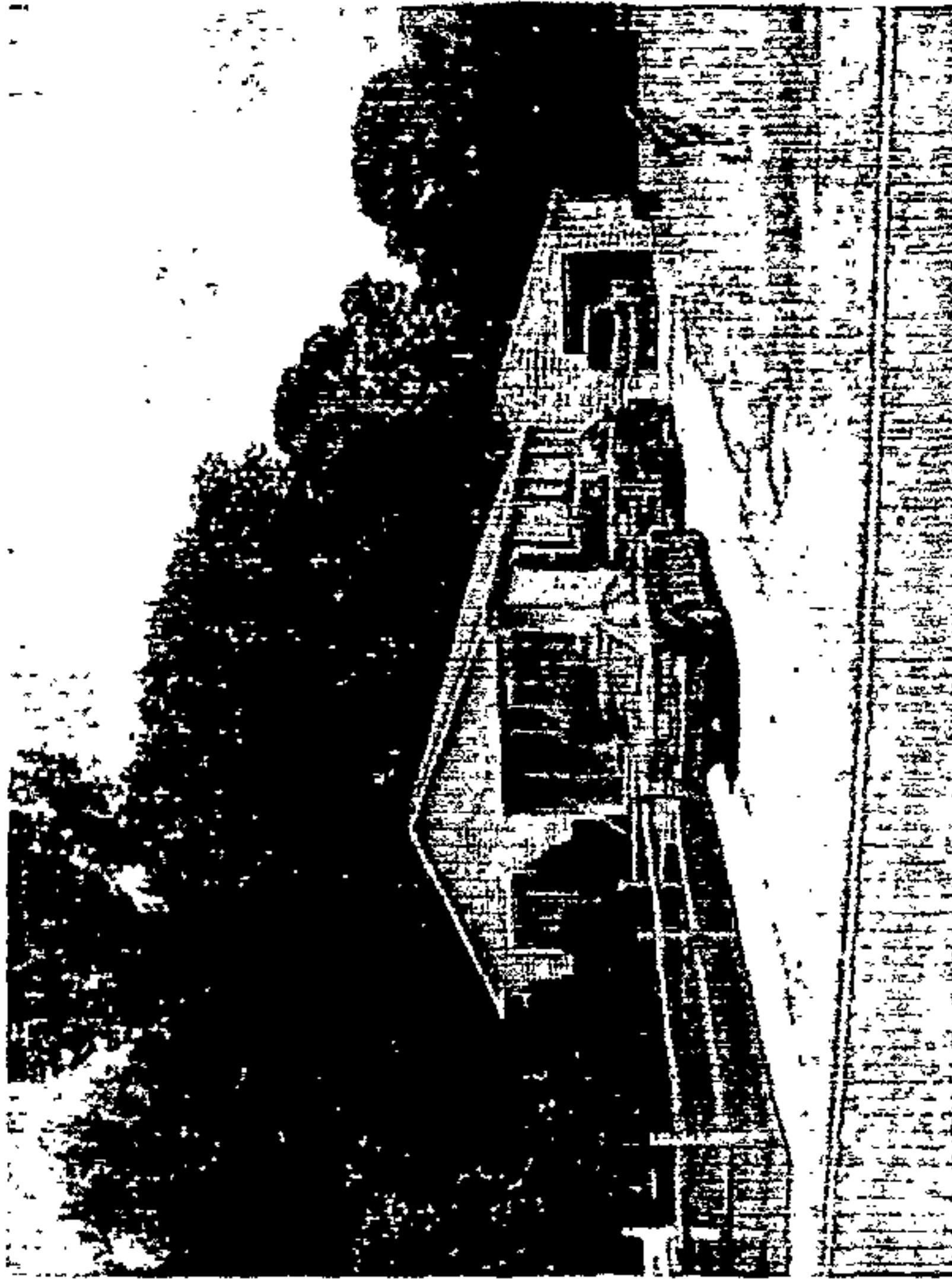
to tract boundary setback on the west side of Lot 2 of 10 feet in lieu of the required 35 feet and a side yard setback on the east side of the existing 2 apartment dwelling on Lot 1 of 7.7 feet, more or less, in lieu of the required 25 feet, in accordance with the site plan prepared by Keller & Keller, revised April 30, 1984, and marked Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Parking spaces shall be arranged so that it is not necessary for vehicles to back into public roads.
2. Individual head-in parking spaces shall be provided on Lot 1.
3. A revised site plan shall be submitted and approved by the Office of Planning and Zoning.

John M. H. Young
Deputy Zoning Commissioner of
Baltimore County

RECEIVED FOR FILING
DATE June 15, 1984 (Clk)
BY Mary Campagna
ADMINISTRATIVE ASSISTANT

08-017-A

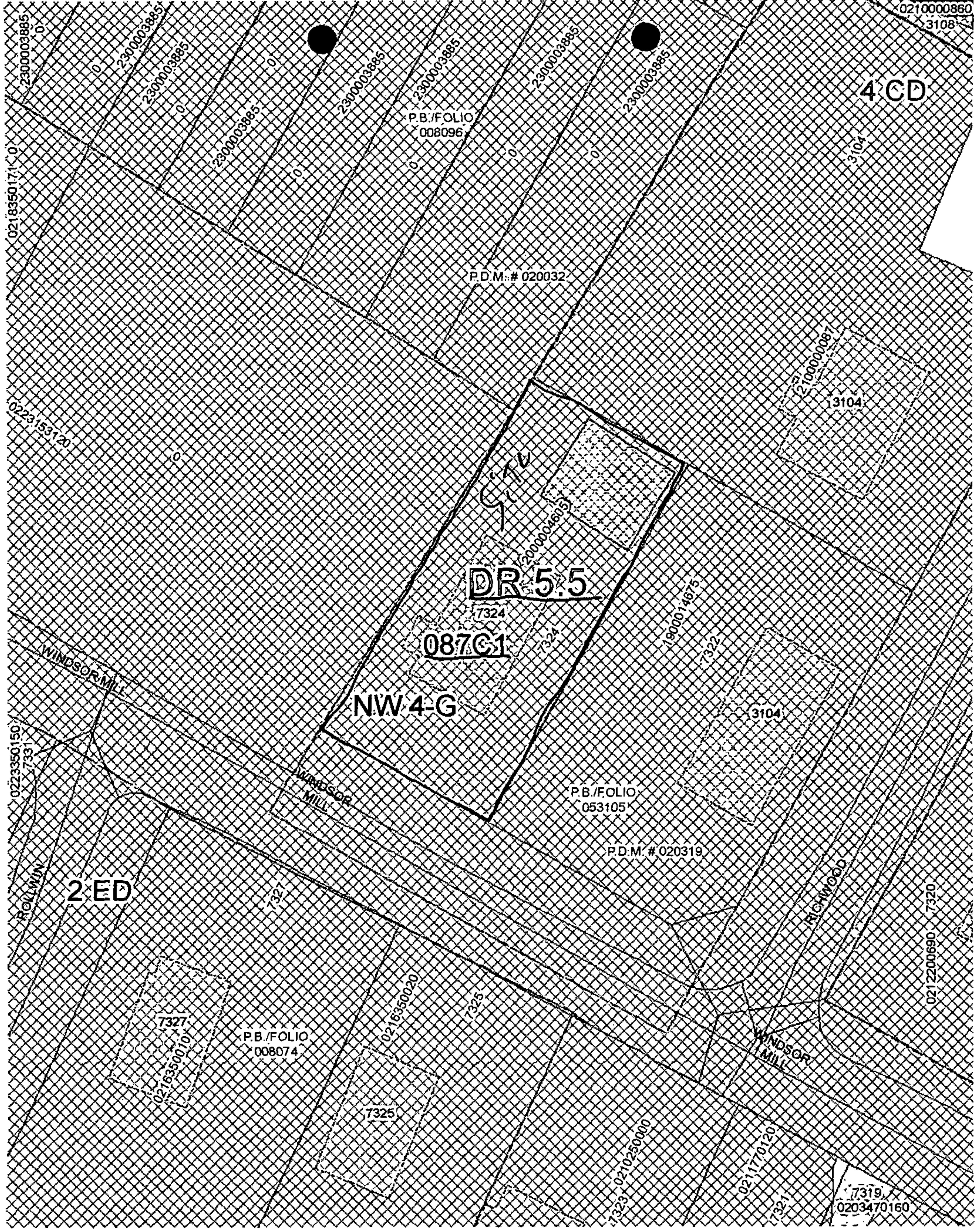


view of 7324 Windsor Mill Rd.



Location of proposed sunroom on existing deck
on side of house

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087C1

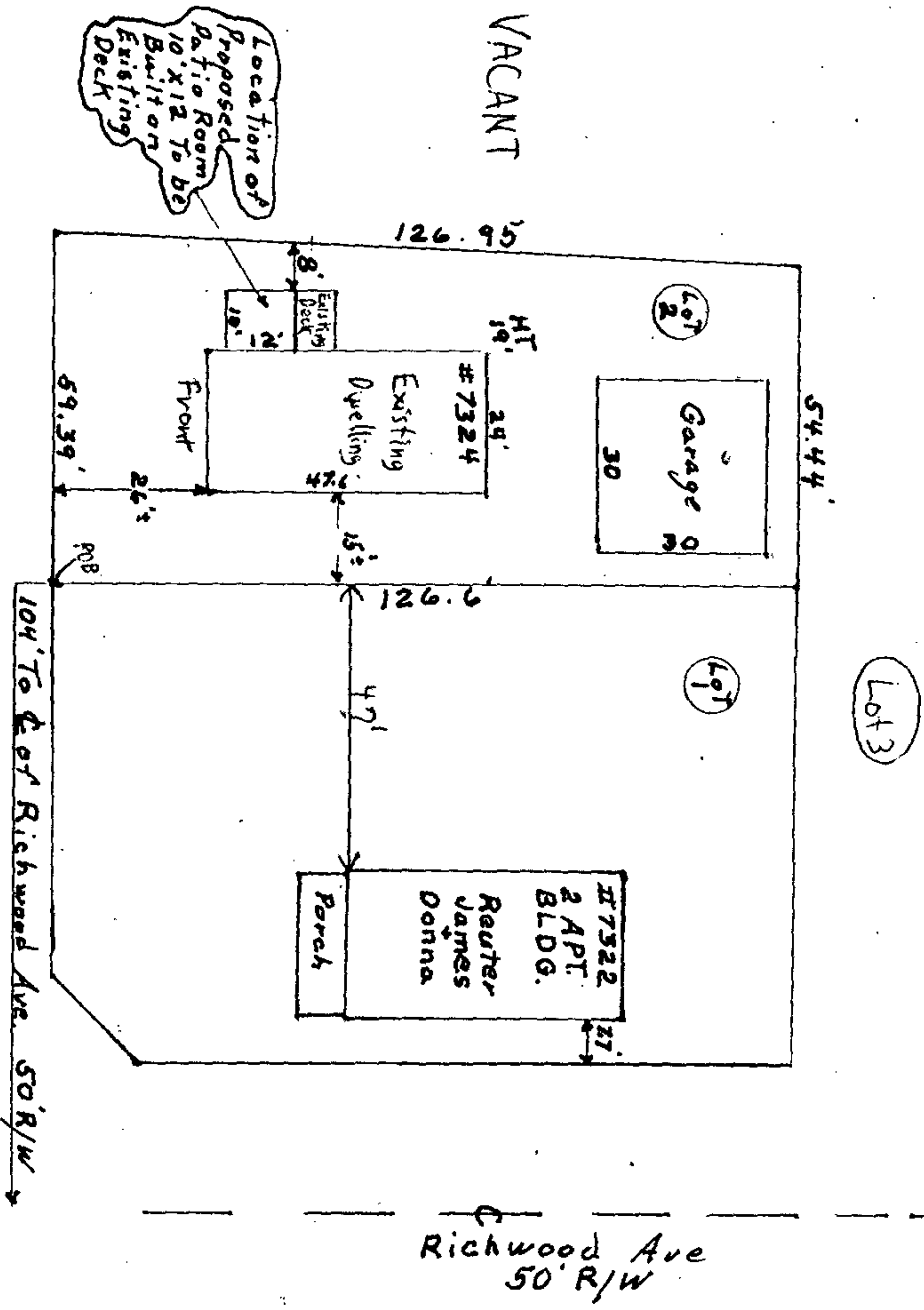
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 7324 Windsor Mill Rd

SUBDIVISION NAME Richwind

PLAT BOOK # 53 FOLIO # 105 LOT # 2 SECTION #

OWNER Aaron Robinson



Windsor Mill Rd
60' R/W

Prepared By Gerard Andersen

SCALE OF DRAWING: 1" = 30'

ITEM NO. 271 - CASE NO. 84-334-A :
VARIANCE HAS BEEN GRANTED FOR 10' SETBACK FROM N.W. PROP. LINE(TRACT BOUNDARY) OF LOT NO. 2;
VARIANCE HAS BEEN GRANTED FOR 7' SETBACK OF EXISTING DWG. ON LOT NO. 1 (5/15/84)

VICINITY SKETCH SCALE: 1" = 400'	
LOCATION INFORMATION	
ELECTION DISTRICT 2	COUNCILMANIC DISTRICT 4
1" = 200' SCALE MAP # 082C1	
ZONING DR 5.5	LOT SIZE 4.166 ACRES
	SQUARE FEET 7,211
SEWER ☒ PUBLIC ☐ PRIVATE	WATER ☒
CHESAPEAKE BAY CRITICAL AREA ☐	100 YEAR FLOOD PLAIN ☐
HISTORIC PROPERTY/ BUILDING ☐	PRIOR ZONING HEARING 84-334-A
ZONING OFFICE USE ONLY	REVIEWED BY JMR DATE 10/17/88