

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Woodmans Court, 26 feet S		
of intersection of c/l of Highvilla Road	*	DEPUTY ZONING
15 th Election District		
7 th Councilmanic District	*	COMMISSIONER
(100 Woodmans Court)		
	*	FOR BALTIMORE COUNTY
Timothy M. and Melissa M. Baldwin		
<i>Petitioners</i>	*	Case No. 08-085-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, Timothy M. and Melissa M. Baldwin for property located at 100 Woodmans Court. The variance request is from Sections 1B01.2.C.1.b and 301.1 to permit an addition (proposed screen room) on rear of existing dwelling with a setback of 6 feet in lieu of the required 15 feet; to permit an attached garage (built under building permit B553493) with a rear setback of 12 feet in lieu of the required 20 feet; and to amend the Final Development Plan of Goldentree, Lot 157, Section I. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a screen room that measures 20 feet x 12 feet in size. The subject property is a corner lot located at the corner of Highvilla Road and Woodmans Court. The Petitioners provided a letter of support from the neighbor who resides at 619 Highvilla Road, which is located behind the subject property.

The file contains a memorandum from Aaron Tsui, Planner II, with the Department of Permits and Development Management, dated August 14, 2007, which explains that the previous owner built the attached garage which encroaches into the building setback line that is 20 feet from the rear. Building permit no. B551435 was issued for said garage on April 5, 2004. The site plan for the garage contained two errors by indicating the property was not a corner lot and

JPOBA RECEIVED FOR FILING
 9-18-07
 PB

showed the setback as 16 feet. The property is a corner lot and the building envelope as shown in the approved minor subdivision plan had been rotated with a required minimum rear setback of 20 feet now facing house 619 Highvilla Road. A second building permit no. B553493 was issued on April 23, 2004 to amend the size of the attached garage addition. The permit showed that the property was a corner lot, but no change in rear setback. Both permits were issued without picking up the rear setback requirement. The attached garage addition was built in 2004 with an approximately 12 foot rear setback. The 12 foot setback distance was not picked up during inspection stages in 2004 for the garage addition.

Administrative Variance 08-0085-A will clear what has been built (the attached garage under building permit no. B551435) and the proposed screen room.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 26, 2007 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 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.

~~ADMINISTRATIVE VARIANCE~~

9-18-07

103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 11, 2007

TIMOTHY M. AND MELISSA M. BALDWIN
100 WOODMANS COURT
ESSEX MD 21221

Re: Petition for Administrative Variance
Case No. 08-085-A
Property: 100 Woodmans Court

Dear Mr. and Mrs. Baldwin:

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,

Handwritten signature of Thomas H. Bostwick in black ink.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Aaron Tsui, Planner II, with the Department of Permits and Development Management

CERTIFICATE OF POSTING

RE: Case No. 08-085-A

Petitioner/Developer: TIMOTHY

BALDWIN

Date of Hearing/Closing: 9-10-07

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:

100 WOODMANS CT.

The sign(s) were posted on 8-26-07
(Month, Day, Year)

Sincerely,

Robert Black 8-27-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

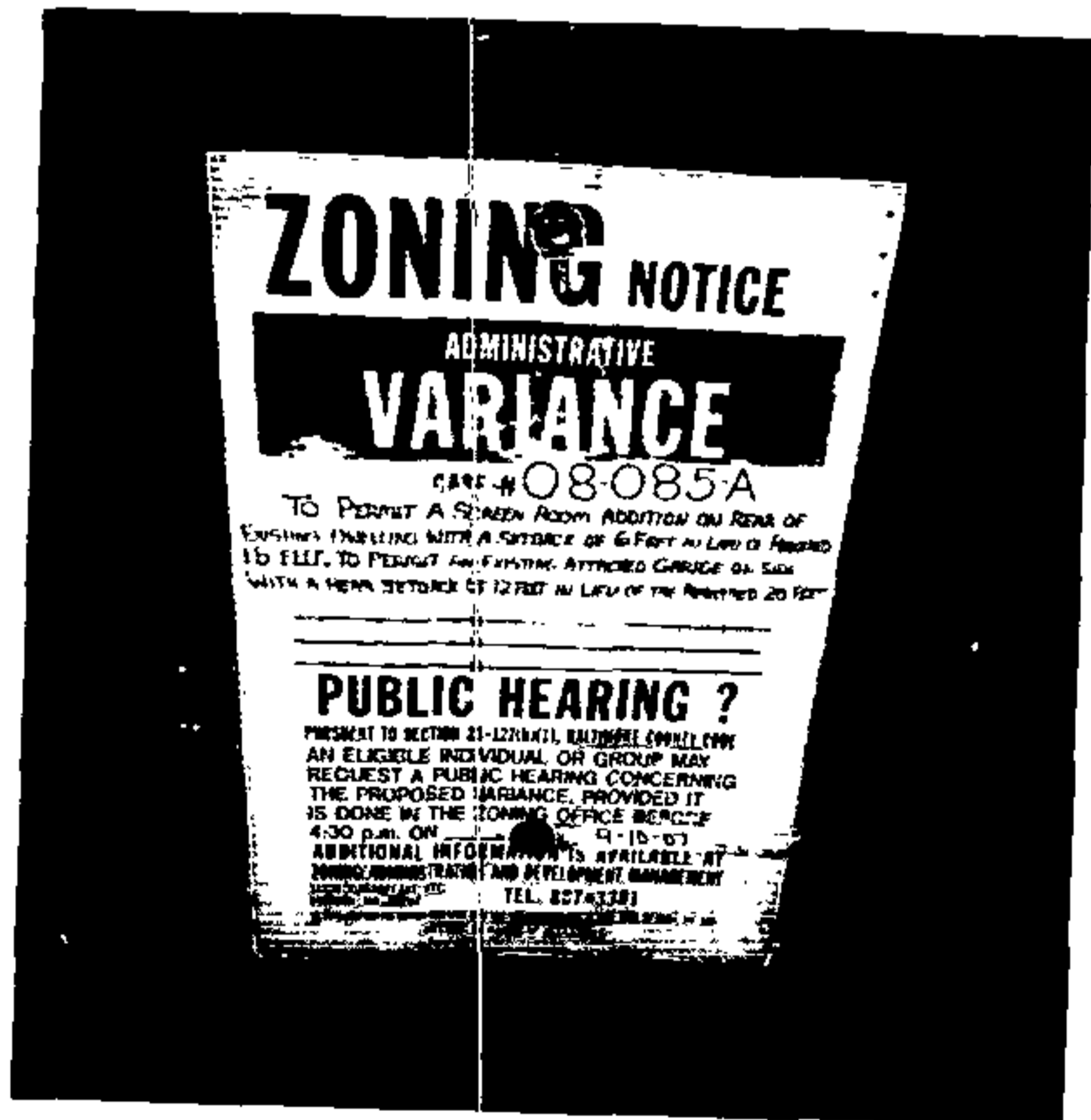
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



MEMO

From: Aaron Tsui, Planner II

August 14, 2007

To: Zoning Commissioner/File

Re: Variance Case no. 08-085-A
Adm. Var. for a rear addition & existing attached garage setbacks
100 Woodmans Court, 15th Election District

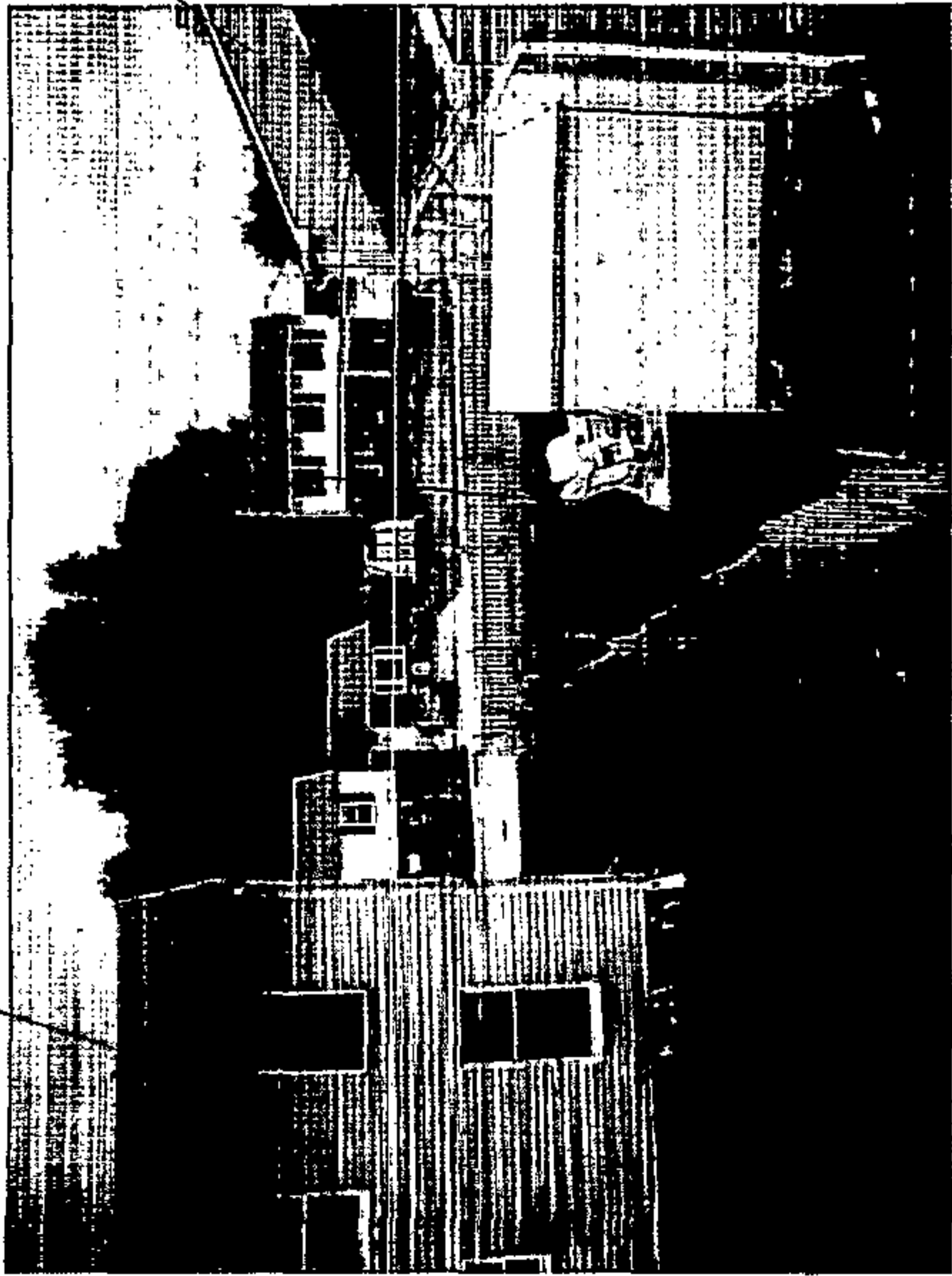
The Petitioner purchased the property two years ago and filed an Administrative Variance for a screen room addition on rear of existing dwelling. The site plan submitted by the petitioner indicated that an attached garage built by previous owner, in fact, **encroached** the building setback line that is 20 feet from the rear. My research of the permit history revealed the following:

1. A building permit no. B551435 issued on 4/5/04 for the attached garage addition showed two irregularities: a) The property was **NOT** a corner lot; b) It showed a rear setback of **16 feet**. The property is a **corner lot** and the building envelope as shown in the approved minor subdivision plan had been rotated with a required minimum rear setback of **20 feet** now facing house no.619 on Highvilla Road.
2. A second building permit no. B553493 was issued on 4/23/04 to amend the size of the attached garage addition. This permit showed that the property was **in a corner lot** but **no change in rear setback**. Both permits were issued without picking up the rear setback requirement. The attached garage addition was built in 2004 with an approximately **12 feet** rear setback (this dimension is scaled off from the location survey plan as submitted and confirmed by the petitioner). Such 12 feet setback distance was not picked up during inspection stages in 2004 for the garage addition.

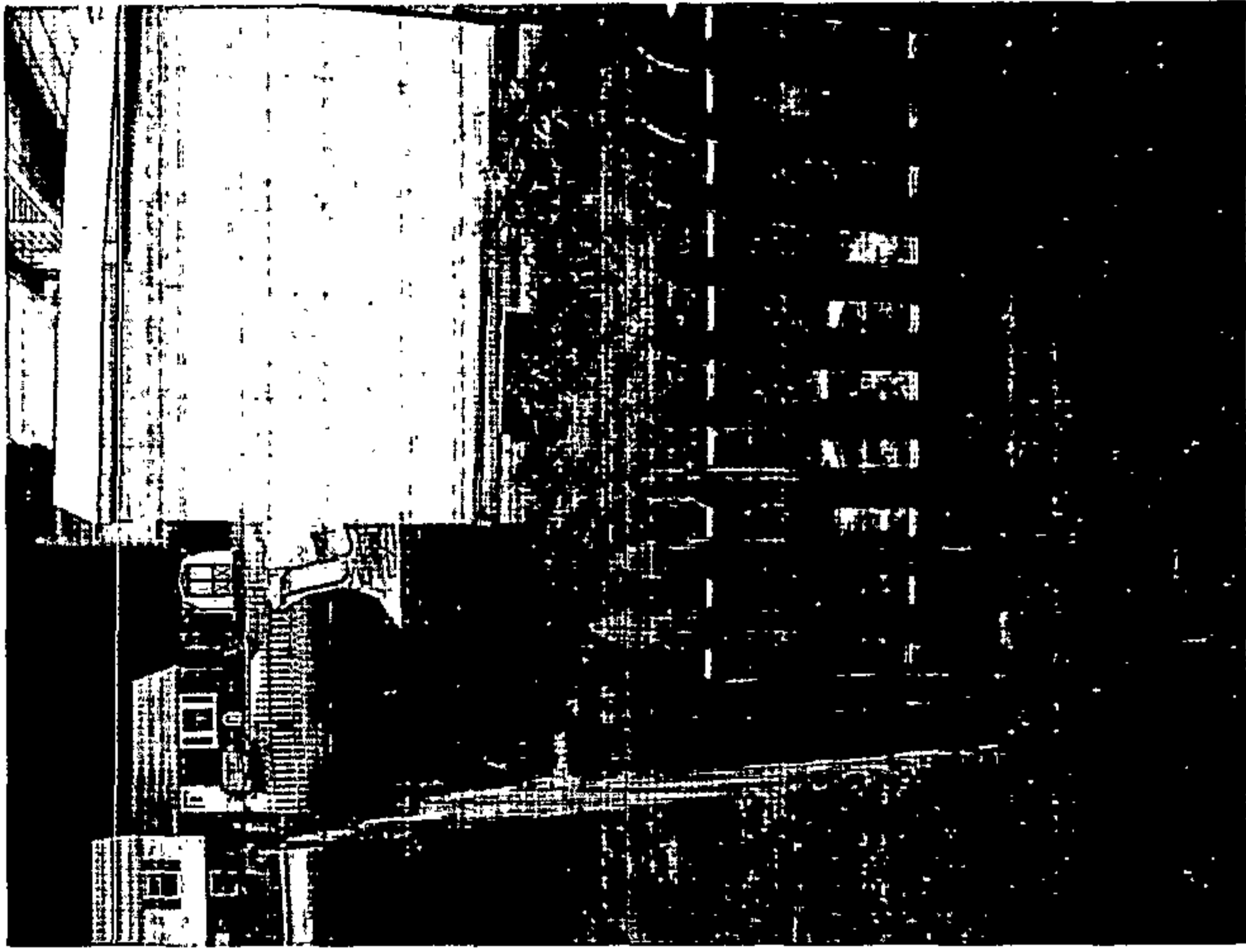
This Administrative Variance will clear: 1) what's been built, and 2) for the proposed new screen room addition on the rear. The petitioner has a support statement from owner of 619 Highvilla Road for a rear addition.

Copies of both permits and the support statement are attached in the file for reference.

#619 HIGH VILLA RD



#100 WOODMANS CT.



#100 WOODMANS



REAR LEFT

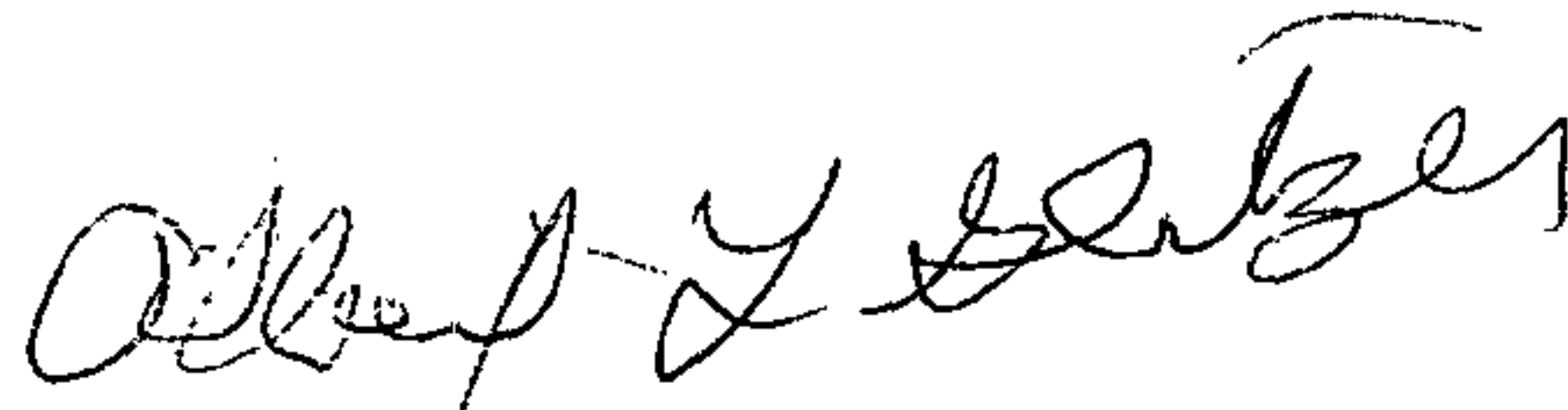
08-085A

July 29, 2007

To Whom It May Concern:

I, Albert L. Slitzer, residing at 619 Highvilla Road, Baltimore MD 21221, approve of my neighbor, Timothy M. Baldwin, at 100 Woodmans Court, Baltimore MD 21221, to build a deck/screen room structure that will overrun the setback boundary in his backyard as it is identified as Lot # 157, Section #1 in the subdivision of Goldentree Amended as recorded in Baltimore County Plat #2, Book #43, Folio #080.

Sincerely,

A handwritten signature in cursive script, appearing to read "Albert L. Slitzer".

Albert L. Slitzer

08-085-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁸ 085 -A Address 100 WOODMANS CT.
Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 08/13/2007 Posting Date: 08/26/07 Closing Date: 09/10/07

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 ⁰⁸ 085 -A Address 100 WOODMANS CT.
Petitioner's Name TIMOTHY BALDWIN Telephone (410) 913-7960
Posting Date: _____ Closing Date: 9/10/07
Wording for Sign: To Permit A SCREEN ROOM ADDITION ON REAR OF EXISTING DWELLING WITH A SETBACK OF 6 FEET IN LIEU OF REQUIRED 15 FEET ; TO PERMIT AN EXISTING ATTACHED GARAGE ON SIDE WITH A REAR SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FEET.

WCR - Revised 6/25/04

Revision

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

ISSUED

DATE: 4-23-09

OE: K11A
HISTORIC DISTRICT/BLDG.

PERMIT #: B552493
RECEIPT #: A500835
CONTROL #: MR
XREF #:

PROPERTY ADDRESS 100 Woodmans Ct. YES NO
SUITE/SPACE/FLOOR
SUBDIV: Goldentree Amended DO NOT KNOW
TAX ACCOUNT #: 18-00-005878 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) 15 01
NAME: Giblin, Barbara (Barksdale)
ADDR: 100 Woodmans Ct. 21221

FEE: 12
PAID:
PAID BY: App
INSPECTOR: App

DOES THIS BLDG.
HAVE SPRINKLERS
YES -- NO --

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Mavis Barksdale (Husband)
COMPANY:
STREET: 100 Woodmans Ct.
CITY, ST, ZIP: Balto, MD 21221
PHONE #: 410-238-3659 MHIC # 68926 MHBR #
APPLICANT SIGNATURE: [Signature] DRG#
PLANS: CONST PLOT / PLAT DATA RL 1 PL 2
TENANT
CONTR: Lamb Contracting
ENGR:
SELLR:

- TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: Construction of a one car Garage Addition on side of Ex SFD. 17'4" x 24' x 13' = 415 sq ft

TYPE OF USE

- RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY (ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

- NON-RESIDENTIAL Replaces B551435; Expires 4/5/04
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) SIDE SETBACK SAME AS PERMITS (B)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME B551435
15. OFFICE, BANK, PROFESSIONAL PER APP LOC
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT NOT F.P.
20. SWIMMING POOL NO SIDE WINDOWS
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

- TYPE FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE
BASEMENT
1. FULL
2. PARTIAL
3. NONE

- TYPE OF CONSTRUCTION
1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE
TYPE OF HEATING FUEL
1. GAS 3. ELECTRICITY
2. OIL 4. COAL
TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$
OF MATERIALS AND LABOR
PROPOSED USE: SFD + Addition
EXISTING USE: SFD

- OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: #6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. 2. NO BATHROOMS CLASS 04 Scot-1
POWDER ROOMS KITCHENS LIBER 43 FOLIO 80 Plat-2

BUILDING SIZE 7783 sq ft
FLOOR SIZE 87.48 x
WIDTH 17'4" FRONT STREET
DEPTH 24' SIDE STREET
HEIGHT 13' FRONT SETBK NC
STORIES 1 SIDE SETBK 8' / NC
LOT #'S 157 SIDE STR SETBK
CORNER LOT REAR SETBK NC
1. YES 2. NO ZONING

APPROVAL SIGNATURES DATE
BLD INSP :
BLD PLAN :
FIRE :
SEDI CPTL :
ZONING : 111 [Signature] 4/23/09
PUB SERV :
ENVRMNT :
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

08-085A

PLOT PLAN

B553493
Application Number

OWNER Morris A. Barksdale

ADDRESS 100 WOODMAN'S COURT MIDDLEBURGH MD 21221

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

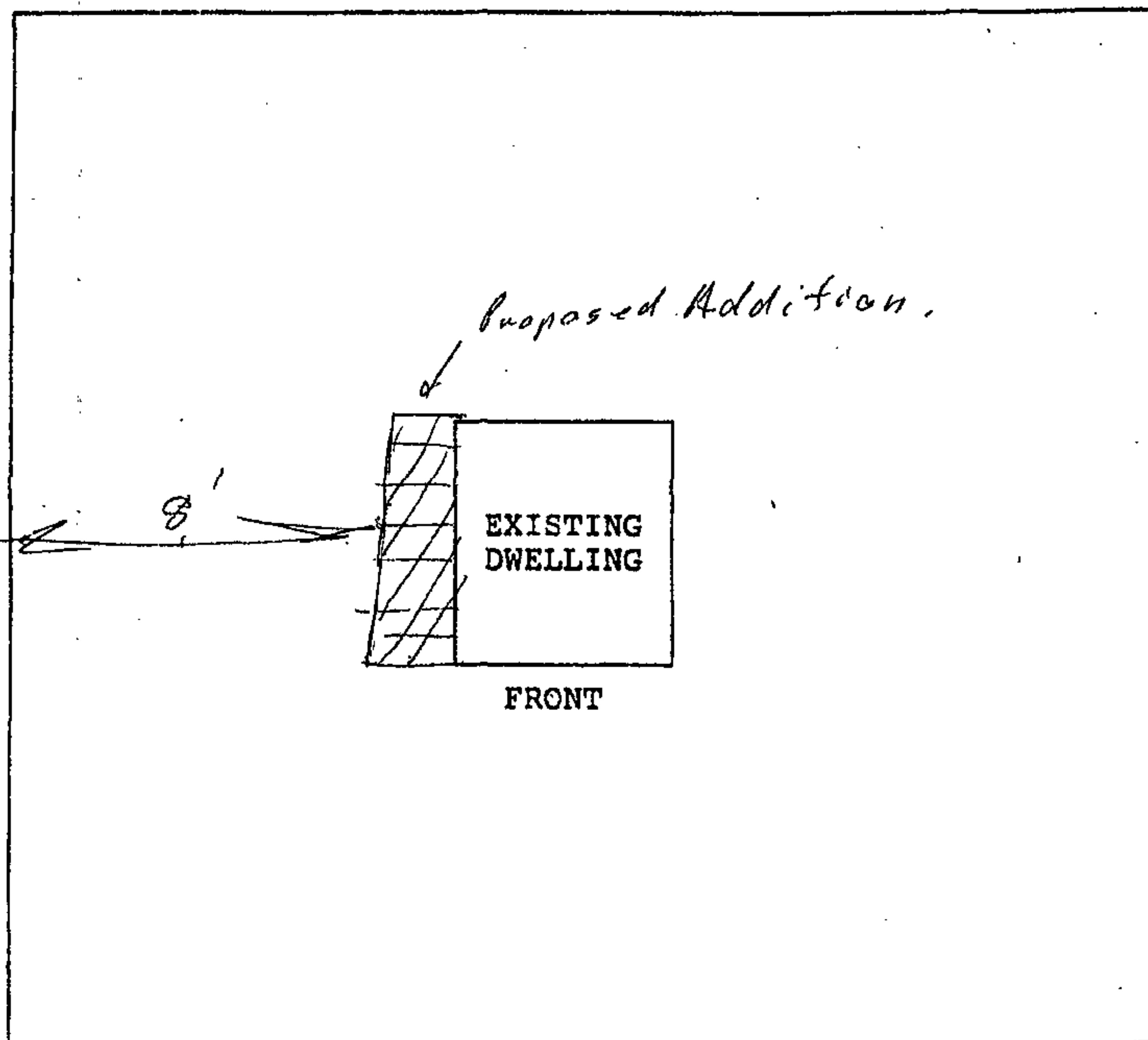
Front Setback _____

Left Setback _____

Rear Setback _____

Right Setback _____

NOTE: Cannot fence access easement.



ROAD NAME 100 WOODMAN'S COURT 21221

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PLANNING & DEVELOPMENT MANAGEMENT
BALTIMORE MARYLAND 21204

DATE: 4/5/04
OEA: CPC/ML
HISTORIC DISTRICT/BLDG.

PERMIT # 551435 PROPERTY ADDRESS 100 Woodmans Court
RECEIPT #: A492642 SUITE/SPACE/FLOOR: YES NO
CONTROL #: ML SUBDIV: GOLDENTREE AMENDED DO NOT KNOW
XREF #: _____ TAX ACCOUNT #: 18-00-005878 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST)
NAME: MORRIS, CARB Barksdale - GIBUN 15 01
ADDR: 100 Woodmans Court

FEE: \$65.00
PAID: _____
PAID BY: _____
INSPECTOR: _____

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Joseph J. Lamb Sr.
COMPANY: LAMB CONTRACTING
STREET: 7109 EASTERN AVE.
CITY, ST, ZIP: BALTO. MD. 21224
PHONE #: 410-285-1554 MHBR #: 68926
APPLICANT SIGNATURE: Joseph J. Lamb Sr. DRC# _____
PLANS: CONST PYOT PLAT DATA EL 1 PL 2
TENANT _____
CONTR: LAMB CONTRACTING
ENGNR: _____
SELLR: _____

- TYPE OF IMPROVEMENT
- 1. NEW BLDG CONST
 - 2. ADDITION
 - 3. ALTERATION
 - 4. REPAIR
 - 5. WRECKING
 - 6. MOVING
 - 7. OTHER

DESCRIBE PROPOSED WORK: Construct an 17' x 25' garage attached to single family dwelling split level 15' high level with existing roof structure.

TYPE OF USE

- RESIDENTIAL AS PER THE APPROVED I.D.P. NON-RESIDENTIAL
- 01. ONE FAMILY
 - 02. TWO FAMILY
 - 03. THREE AND FOUR FAMILY
 - 04. FIVE OR MORE FAMILY (ENTER NO UNITS) _____
 - 05. SWIMMING POOL
 - 06. GARAGE
 - 07. OTHER
 - 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
 - 09. CHURCH, OTHER RELIGIOUS BUILDING
 - 10. FENCE (LENGTH _____ HEIGHT _____)
 - 11. INDUSTRIAL, STORAGE BUILDING
 - 12. PARKING GARAGE
 - 13. SERVICE STATION, REPAIR GARAGE
 - 14. HOSPITAL, INSTITUTIONAL, NURSING HOME
 - 15. OFFICE, BANK, PROFESSIONAL
 - 16. PUBLIC UTILITY
 - 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
 - 18. SIGN
 - 19. STORE _____ MERCANTILE _____ RESTAURANT _____ SPECIFY TYPE _____
 - 20. SWIMMING POOL _____ SPECIFY TYPE _____
 - 21. TANK, TOWER
 - 22. TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
 - 23. OTHER

- TYPE FOUNDATION
- | | |
|--------------------------------------|-------------------------------------|
| 1. <input type="checkbox"/> SLAB | 1. <input type="checkbox"/> FULL |
| 2. <input type="checkbox"/> BLOCK | 2. <input type="checkbox"/> PARTIAL |
| 3. <input type="checkbox"/> CONCRETE | 3. <input type="checkbox"/> NONE |

- | | | |
|---|---|--|
| TYPE OF CONSTRUCTION | TYPE OF HEATING FUEL | TYPE OF SEWAGE DISPOSAL |
| 1. <input type="checkbox"/> MASONRY | 1. <input type="checkbox"/> GAS | 1. <input checked="" type="checkbox"/> PUBLIC SEWER <input checked="" type="checkbox"/> EXISTS <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> WOOD FRAME | 2. <input type="checkbox"/> OIL | 2. <input type="checkbox"/> PRIVATE SYSTEM |
| 3. <input type="checkbox"/> STRUCTURE STEEL | 3. <input type="checkbox"/> ELECTRICITY | <input type="checkbox"/> SEPTIC <input type="checkbox"/> EXISTS <input type="checkbox"/> PROPOSED |
| 4. <input type="checkbox"/> REINF. CONCRETE | 4. <input type="checkbox"/> COAL | <input type="checkbox"/> PRIVY <input type="checkbox"/> EXISTS <input type="checkbox"/> PROPOSED |

- CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM EXISTS PROPOSED
ESTIMATED COST: \$16,000.00 2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SFD w/ ADDN
EXISTING USE: SFD

- OWNERSHIP
- 1. PRIVATELY OWNED
 - 2. PUBLICLY OWNED
 - 3. SALE
 - 4. RENTAL

- RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____ 6. HIRISE
1 FAMILY BEDROOMS _____
GARBAGE DISPOSAL 1. Y. 2. NO BATHROOMS _____ CLASS _____
POWDER ROOMS _____ KITCHENS _____ LIBER 43 FOLIO 80

BUILDING SIZE 425 LOT SIZE AND SETBACKS
FLOOR 4600 SIZE 7782sf
WIDTH 18' FRONT STREET _____
DEPTH 25' FRONT SETBK _____
HEIGHT _____ FRONT SETBK NO
STORIES _____ SIDE SETBK 8' NO
LOT #'S 157 SIDE SETBK _____
CORNER LOT REAR SETBK 16'
1. YL 2. N ZONING DR 10.5

APPROVAL SIGNATURES DATE

BLD INSP :	:	:
BLD PLAN :	:	:
FIRE :	:	:
SEDI CTL :	:	:
ZONING RM-1116 <u>RM-1116</u> <u>4/5/04</u>	:	:
PUB SERV :	:	:
ENVRMNT <u>RM-410</u> <u>4/5/04</u>	:	:
PERMITS <u>ML</u>	:	:

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

08-085A

PLOT PLAN

Application Number

OWNER Mavis & Barb Barkdale

ADDRESS 100 Woodmans Court

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

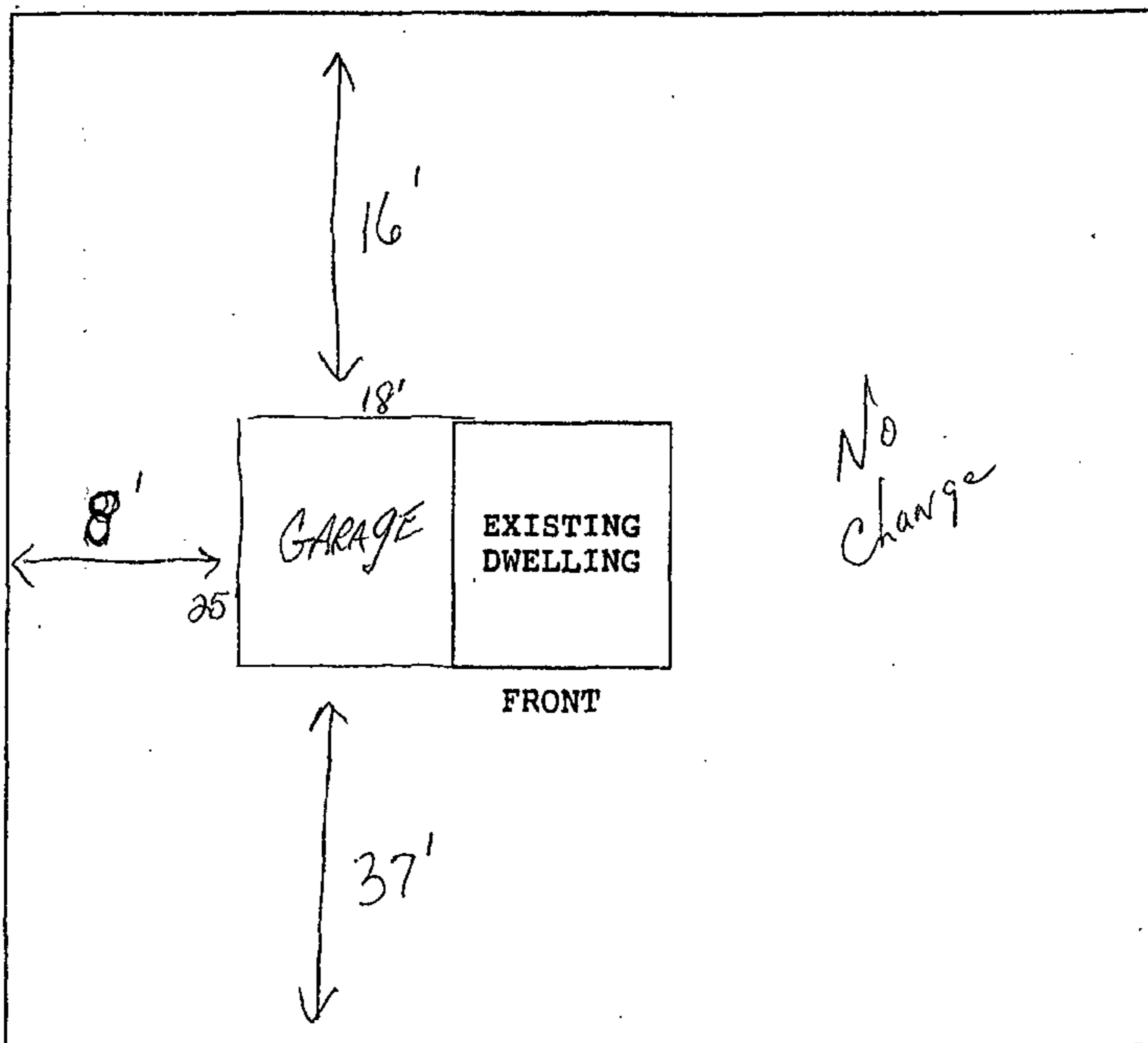
Front Setback 37'

Left Setback 7'

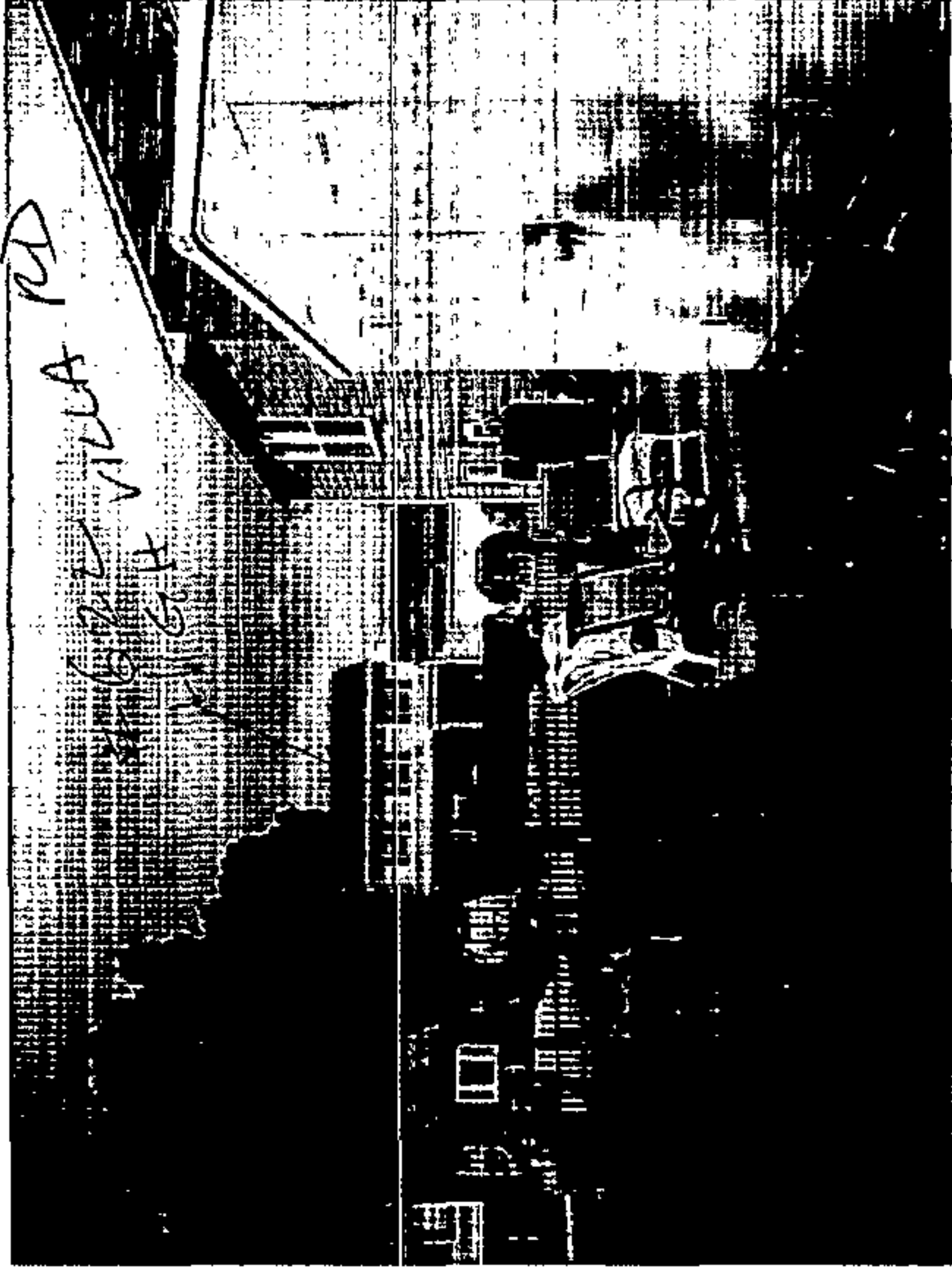
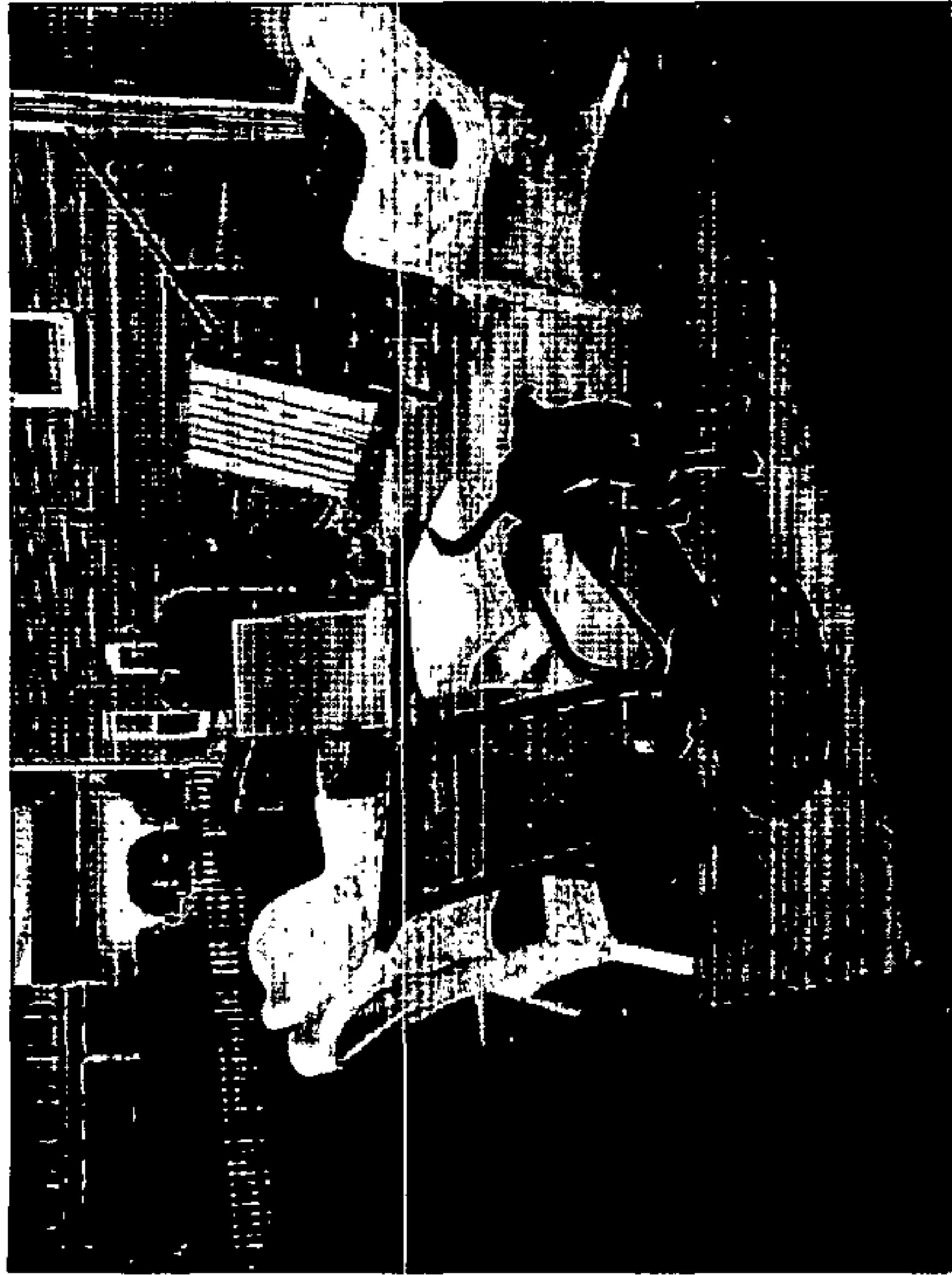
Rear Setback 16'

Right Setback ?

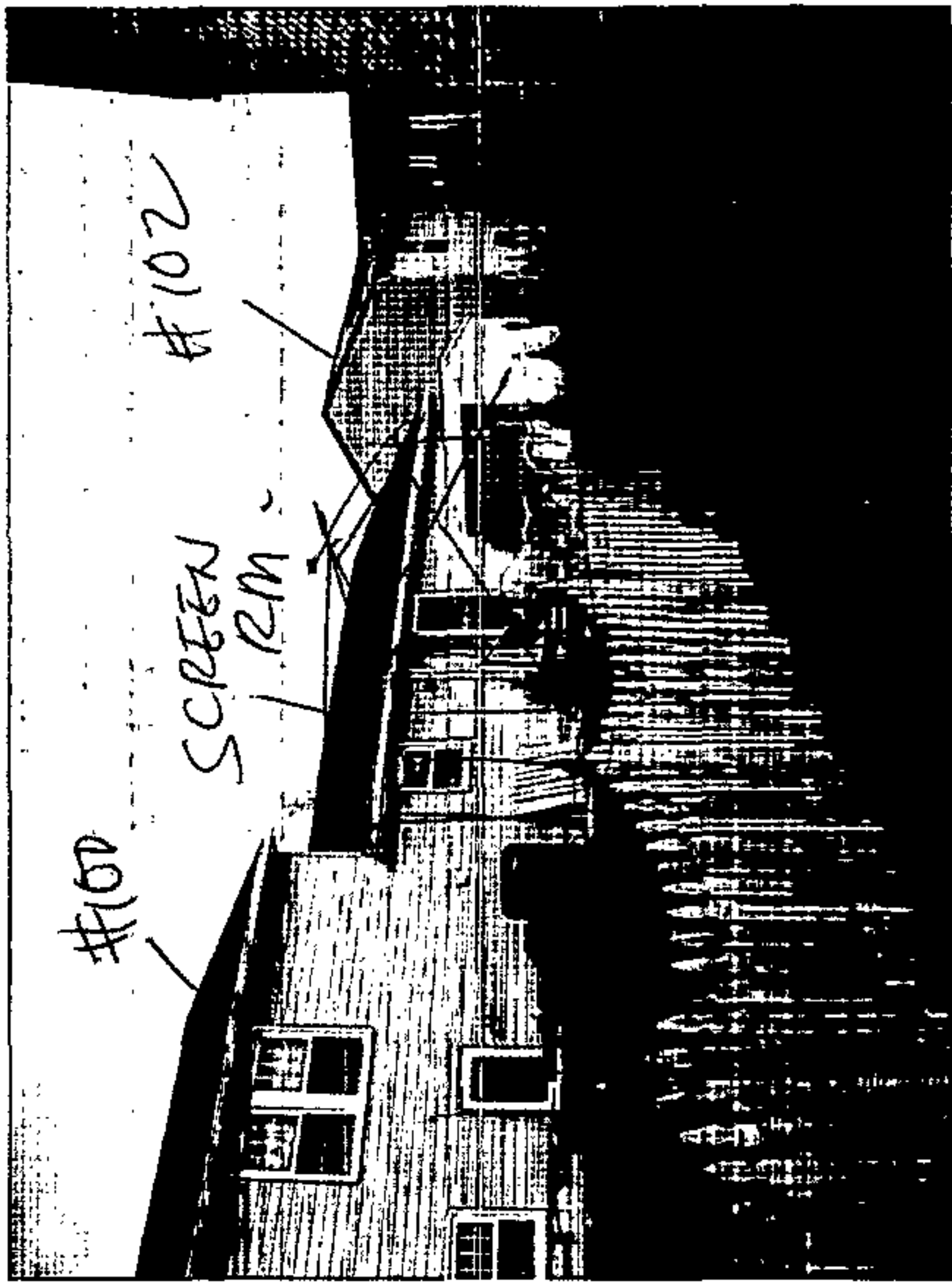
NOTE: Cannot fence access easement.



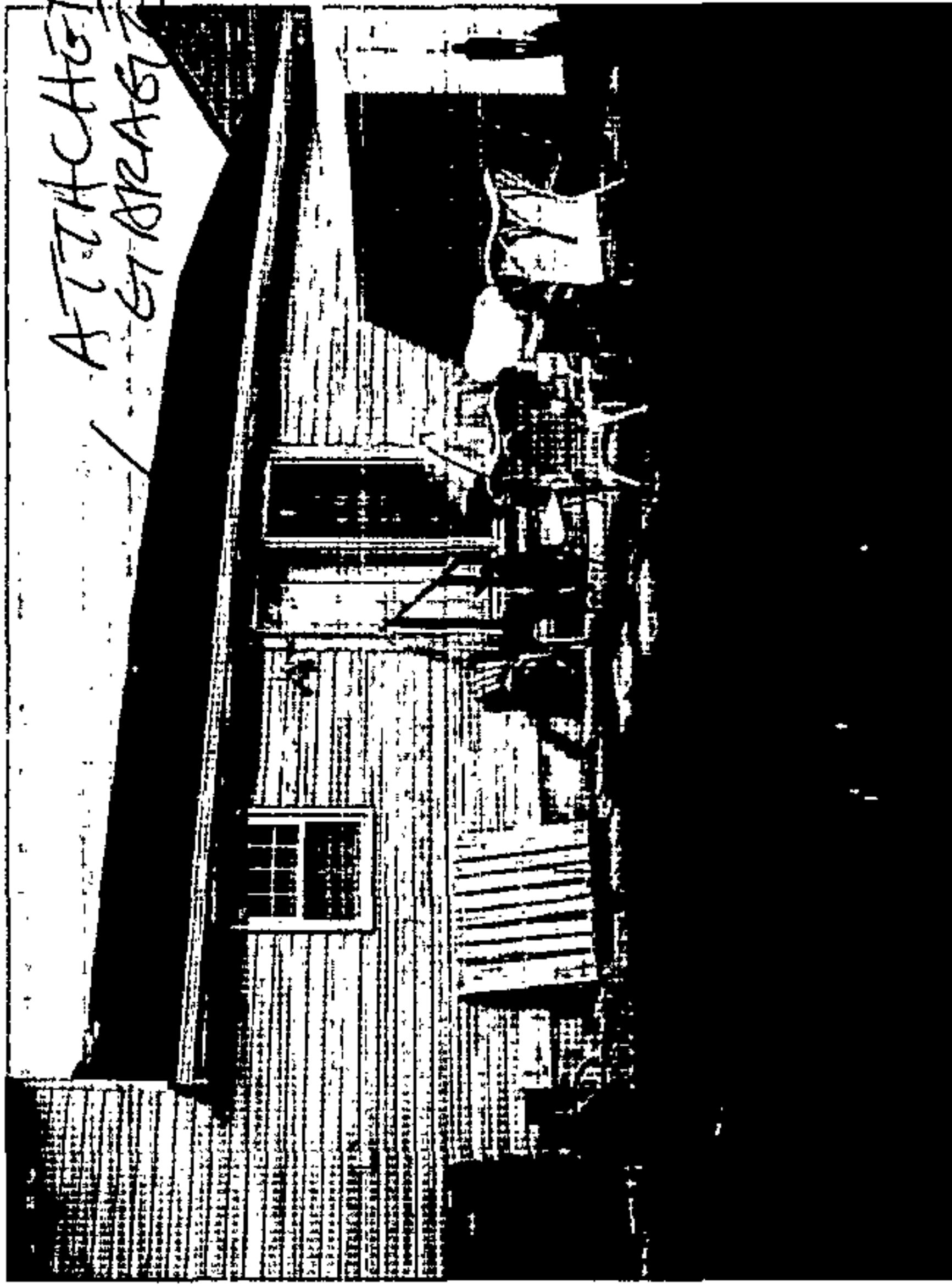
ROAD NAME Woodmans Court



675 VILVA RD
ST



#100
SCREEN RM
#102



ATTACHED
STORAGE

REAR YARD

08-085A
BUILT UNDER
B 553493

Affidavit in Support of Administrative Variance

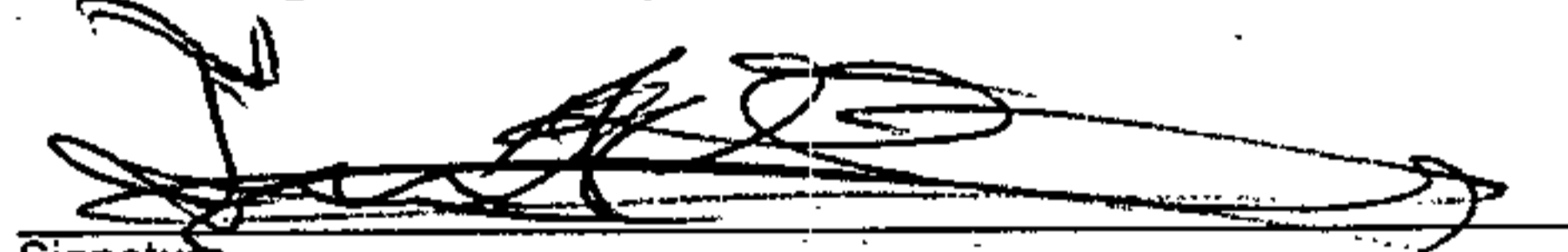
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 100 Woodmans Court
Address
Essex Maryland 21221
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 wish to build a deck/screenroom that will overstep the setback boundary in my backyard.
- VARIANCE TO PERMIT AN ATTACHED GARAGE (BUILT UNDER BUILDING PERMIT NO. B 55 3493) WITH A REAR SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FEET.

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
Timothy M. Baldwin
Name - Type or Print


Melissa M. Baldwin
Signature
Melissa M. Baldwin
Name - Type or Print

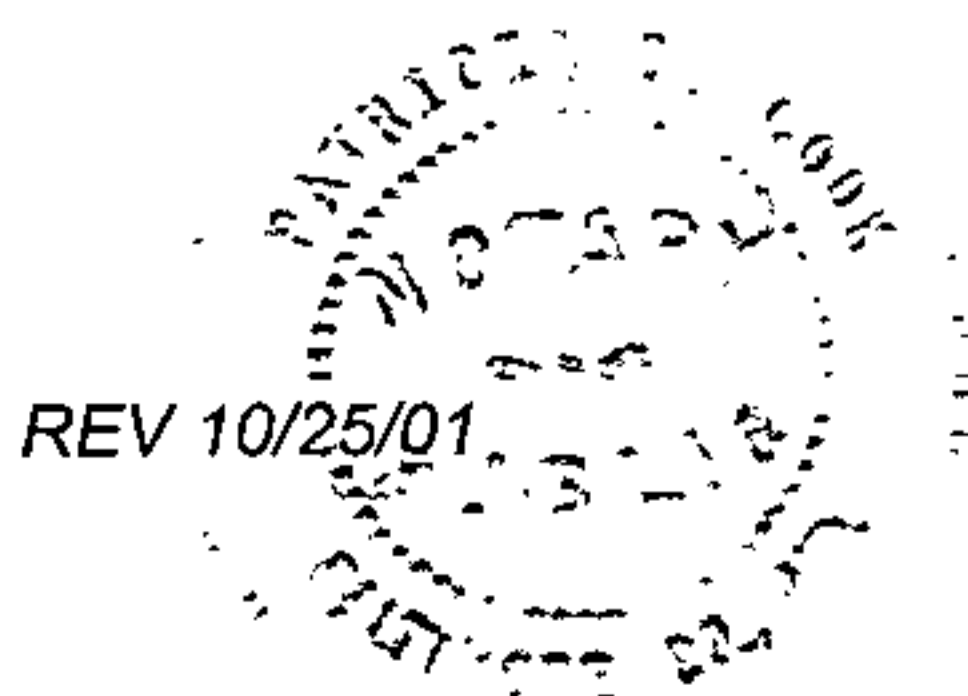
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of AUGUST, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY M. BALDWIN AND MELISSA M. BALDWIN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 12/01/2007





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 100 Woodmans Ct, Essex MD 21221
which is presently zoned DR 10.5

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) BCZR | B01.2 C | .6 .E 301.1

TO PERMIT AN ADDITION (PROPOSED SCREEN ROOM) ON REAR OF EXISTING DWELLING WITH A SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 15 FEET; TO PERMIT AN ATTACHED GARAGE (BUILT UNDER BUILDING PERMIT B 553493) WITH A REAR SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FEET; AND TO AMEND THE FINAL DEVELOPMENT PLAN OF GOLDENTREE FOR LOT 157 SECTION I.

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

Legal Owner(s):

Timothy M. Baldwin
Name - Type or Print
[Signature]
Signature
Melissa M. Baldwin
Name - Type or Print
Melissa M. Baldwin
Signature
100 Woodmans Ct (410) 682-087 (W)
Address Telephone No.
Essex Maryland 21221
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State 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 ___ 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. 08-085A
REV 10/25/01 9-18-07
[Signature]

Reviewed By AARON TSUI Date 08/13/2007
Estimated Posting Date 08/26/07 ~ 09/10/07



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

September 11, 2007

Timothy M. Baldwin
Melissa M. Baldwin
100 Woodmans Court
Essex, Maryland 21221

Dear Mr. and Mrs. Baldwin:

RE: Case Number: 08-085-A, 100 Woodmans Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 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 that reads "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
INTEROFFICE CORRESPONDENCE

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

DATE: October 29, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2007
Item No. 08-085

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The proposed addition may not extend into the county drainage and utility easement. The minimum setback must be 7.5-feet. We have no objection to the rear setback being 12-feet instead of the required 20-feet.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 08-085-10292007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2007

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

RECEIVED
SEP 05 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-085- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

Candis Murray

Division Chief:

Amy Mantay

CM/LL



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

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

Maryland Department of Transportation

Date: AUGUST 20, 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. 8-85-A
100 WOODMAN'S COURT
BALDWIN 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. 8-85-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



Baltimore County
Fire Department

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

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

August 23, 2007

ATTENTION: Zoning Review Planners

85

Distribution Meeting Of: August 20, 2007

Item Number: Item Number 76 through 079 and 81, 83, 84, 85, 86, 88

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2007

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

SUBJECT: ; Zoning Advisory Petition(s): Case(s) 08-085- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

Candis Murray

Division Chief:

Amy Mantay

CM/LL

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

PAID RECEIPT

No. 03829

Date: 08-13-07

BUSINESS ACTUAL TIME DIV

08/13/07 11:20 AM

08/13/07

08/13/07

08/13/07

08/13/07

08/13/07

08/13/07

08/13/07

Fund	Agcy	Orgn	Sub	Rev	Source	Sub	Rev	Rept	BS	Amount
			Orgn	Source		Orgn	Source	Catg	Acct	
001	006			6000						115

Total: 115

Rec

From:

TIMOTHY BALDWIN

For:

150 WOODMANS CT

ADRIAN WAR 08-085-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

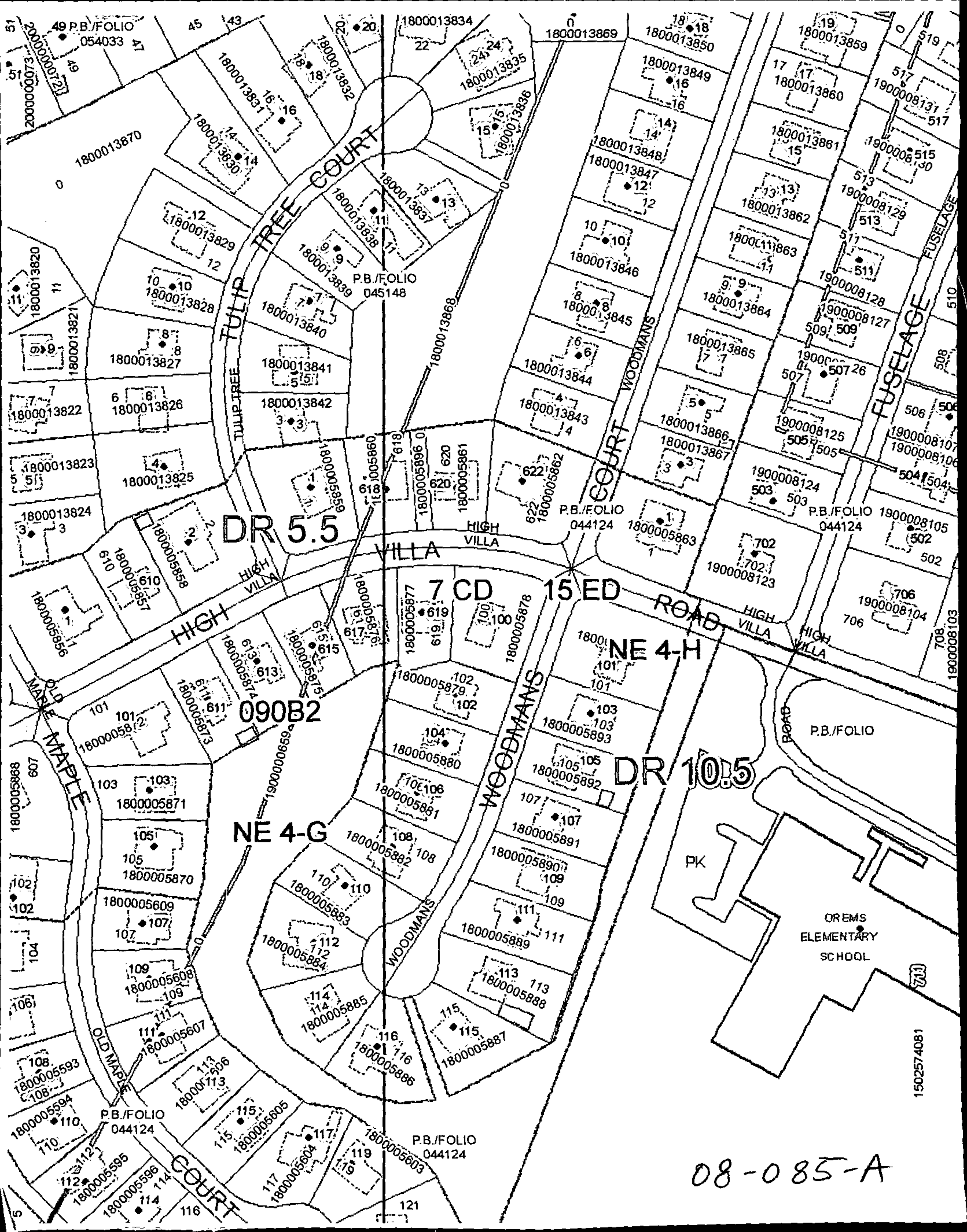
CASHIER'S

VALIDATION

Receipt for \$115.00

PAID BY: 08/13/07

PAID TO: BALTIMORE COUNTY, MARYLAND



49 P.B./FOLIO 054033

P.B./FOLIO 045148

P.B./FOLIO 044124

P.B./FOLIO 044124

P.B./FOLIO

P.B./FOLIO 044124

P.B./FOLIO 044124

08-085-A

DR 5.5

090B2

NE 4-G

7 CD

15 ED

NE 4-H

DR 10.5

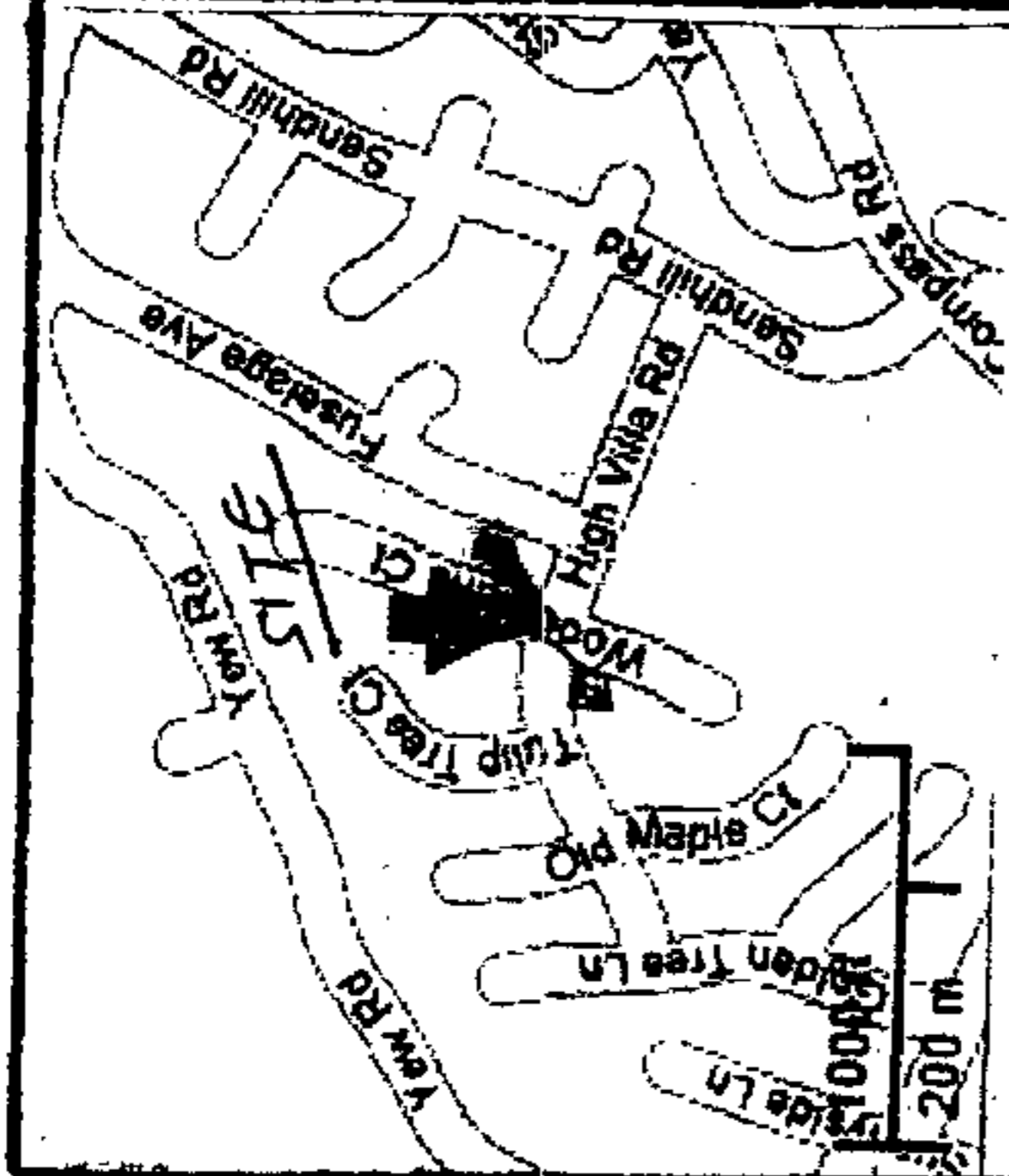
OREMS ELEMENTARY SCHOOL

1502574081

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

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

PROPERTY ADDRESS 100 Woodmans Court
 SUBDIVISION NAME Goldentree Annexed
 PLAT BOOK # 43 FOLIO # 80 LOT # 157 SECTION # 1
 OWNER Timothy & Melissa Baldwin



LOCATION INFORMATION

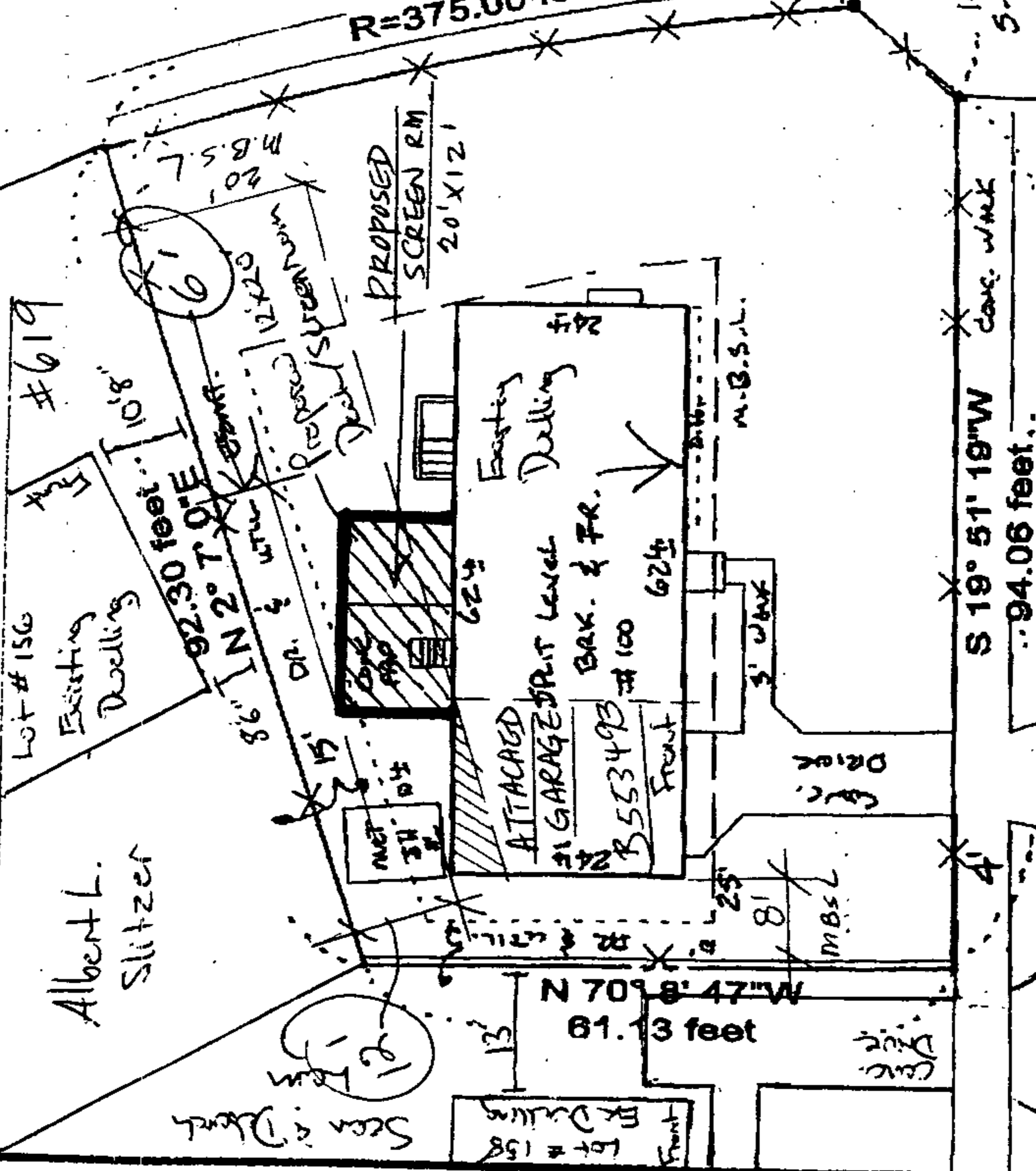
ELECTION DISTRICT 15th
 COUNCILMANIC DISTRICT 7th
 1" = 200' SCALE MAP # 09082
 ZONING DR 10.5
 LOT SIZE .178 ACRES 7,783 SQUARE FEET

SEWER	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____

ARON TSUI 085 | 08-085-A

HIGHVILLE RD.
 38' WIDE



WOODMANS CT.
 32' WIDE

SCALE OF DRAWING: 1" = 20'

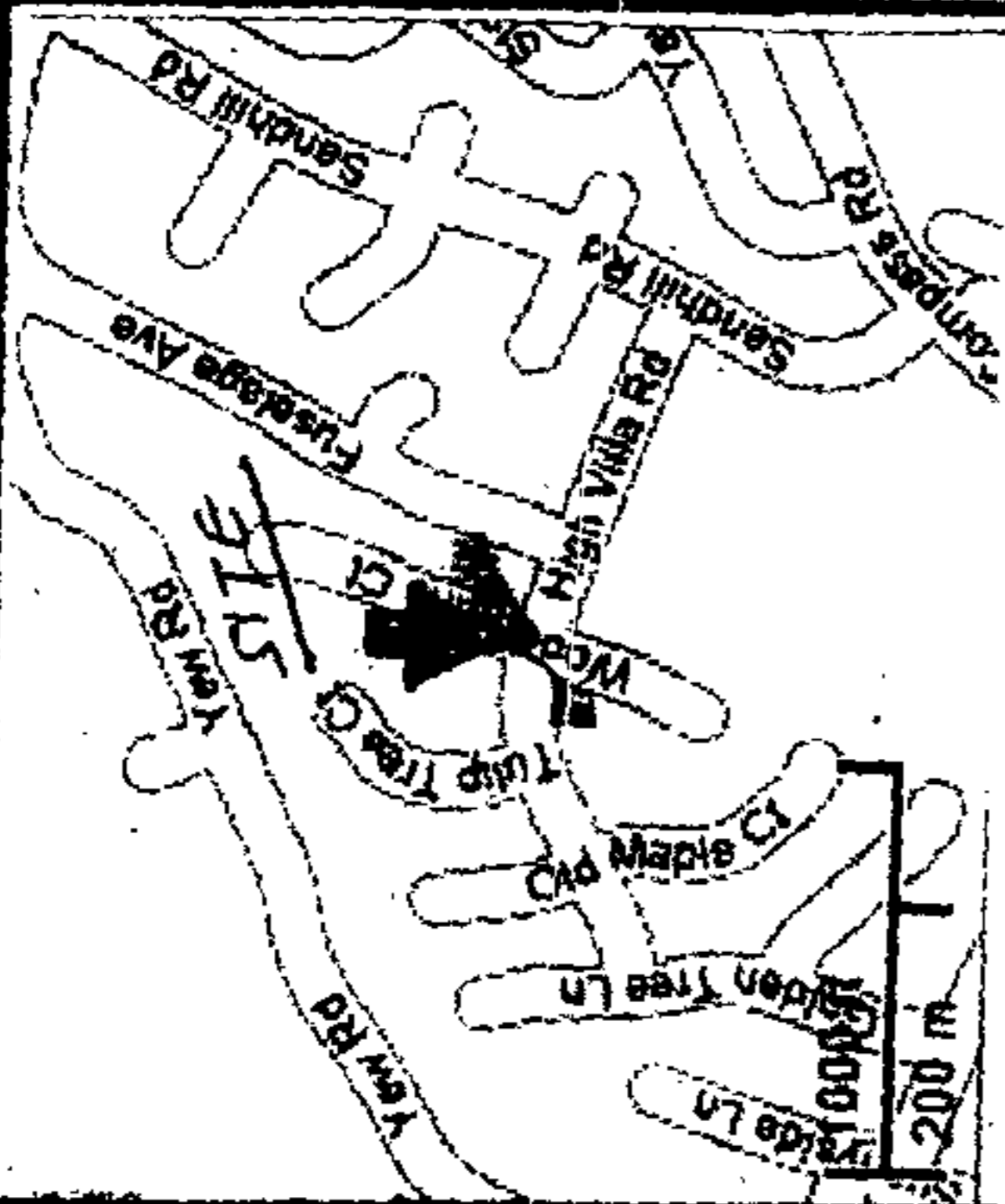
PREPARED BY Timothy M. Baldwin



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

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

PROPERTY ADDRESS 100 Woodmans Court
 SUBDIVISION NAME Geldentree Amended
 PLAT BOOK # 413 FOLIO # 80 LOT # 157 SECTION # 1
 OWNER Timothy & Melissa Baldwin



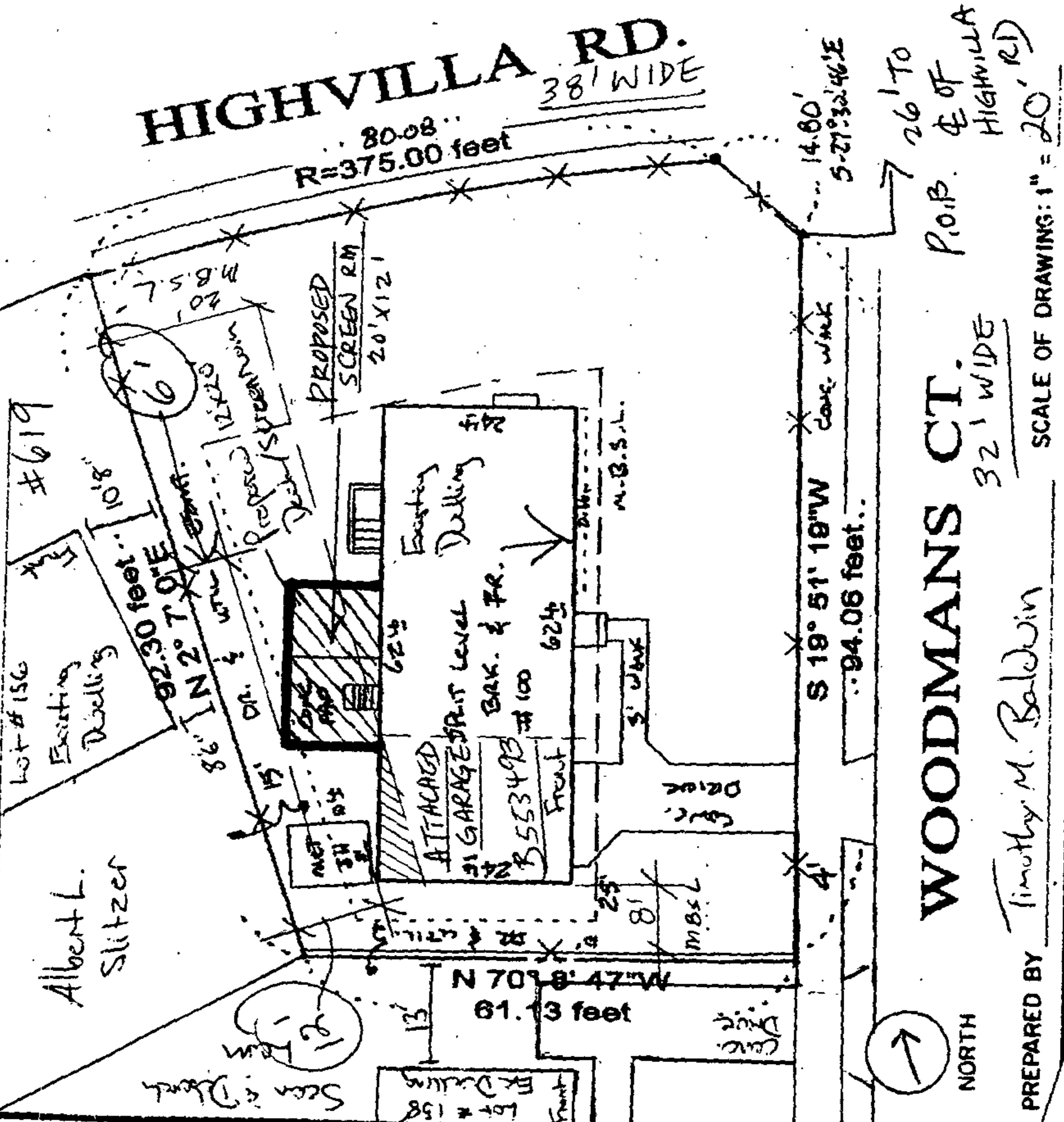
VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th
 COUNCILMANIC DISTRICT 7th
 1" = 200' SCALE MAP # 09082
 ZONING DR 10.5
 LOT SIZE .178 ACRES 7,783 SQUARE FEET
 SEWER PUBLIC PRIVATE
 WATER
 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 #
085 | 08-085-A

HIGHVILLE RD.
 381' WIDE



WOODMANS CT.
 32' WIDE

PREPARED BY Timothy M. Baldwin

SCALE OF DRAWING: 1" = 20'

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 100 Woodmans Court SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

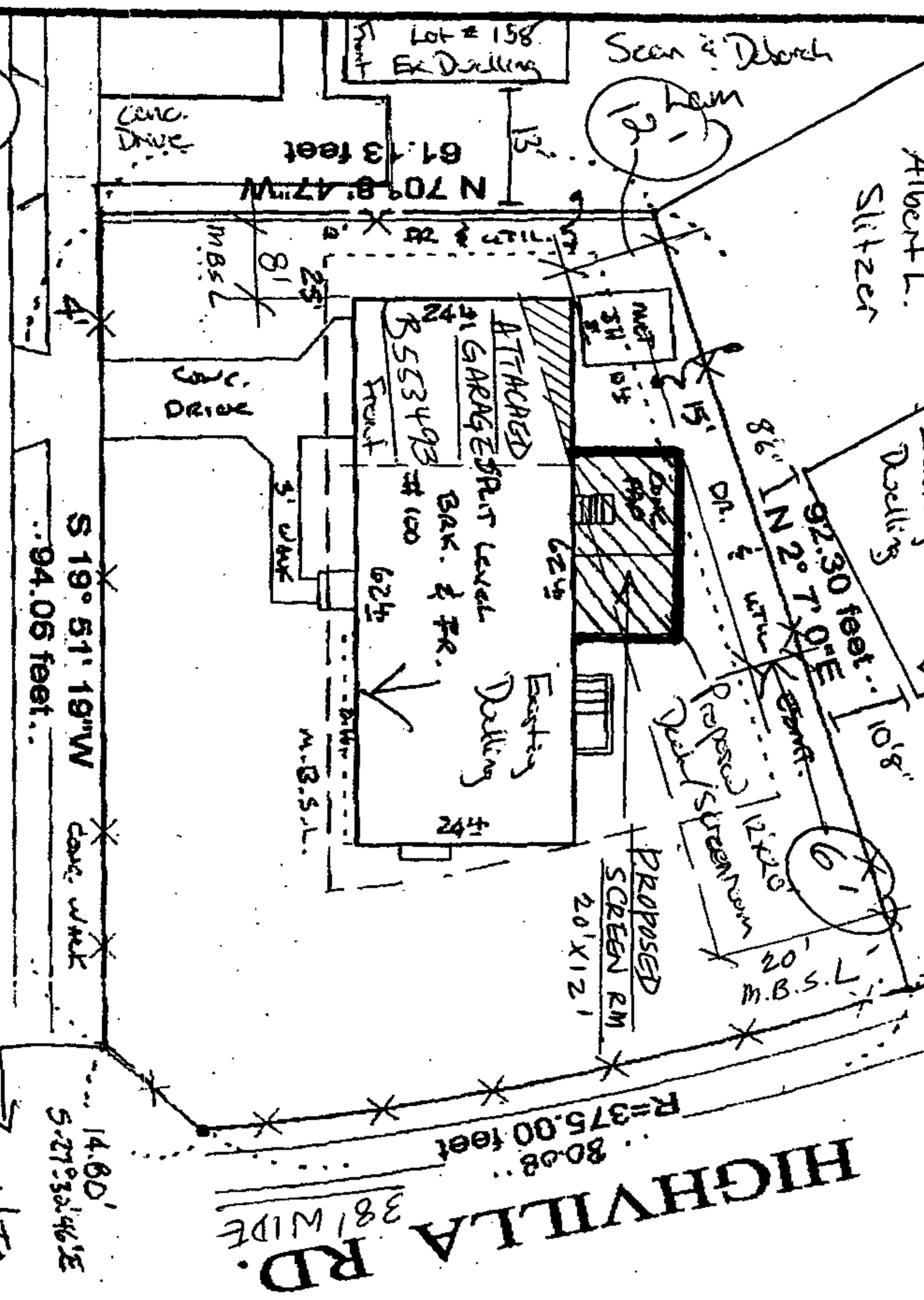
SUBDIVISION NAME Goldentree Avenues

PLAT BOOK # 43 FOLIO # 50 LOT # 157 SECTION # 1

OWNER Timothy & Melissa Baldwin

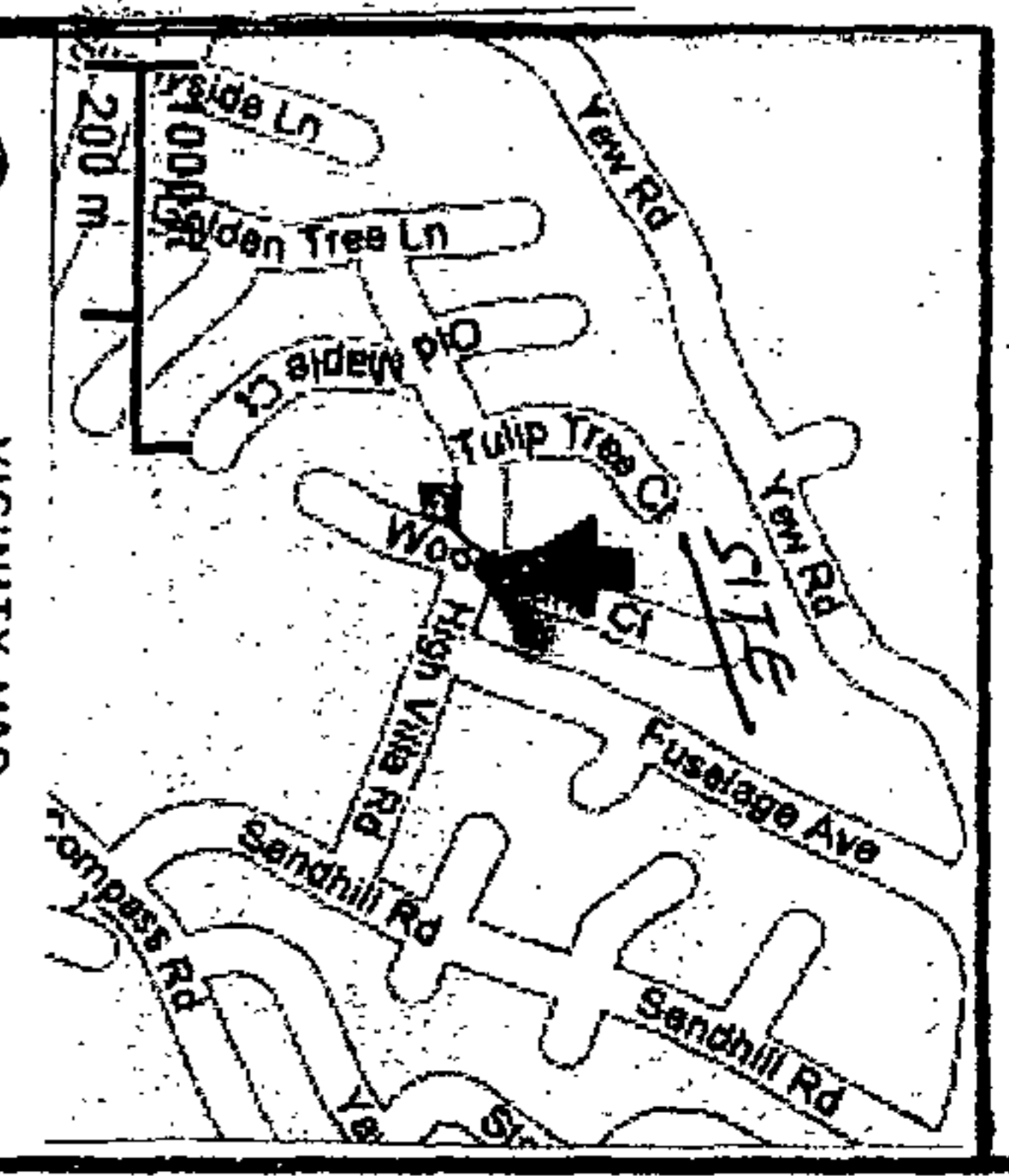
Albert L. Slitzer

Lot # 156 Existing Dwelling # 619



WOODMANS CT. 32' WIDE
 R.O.B. & OF HIGHWILLA RD.
 26' TO
 S 19° 51' 19" W 94.06 feet
 14.80'
 5.27' 30' 46" E

PREPARED BY Timothy M. Baldwin SCALE OF DRAWING: 1" = 20'



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th
 COUNCILMANIC DISTRICT 7th
 1"=200' SCALE MAP # 09082
 ZONING DR 10.5
 LOT SIZE .178 ACREAGE 7,783 SQUARE FEET

SEWER	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
WATER	<input checked="" type="checkbox"/> <input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
100 YEAR FLOOD PLAIN	<input type="checkbox"/> <input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/> <input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ARRON ISAT ITEM # 085 CASE # 08-085