

**IN RE: PETITION FOR ADMIN. VARIANCE**

S side Doe Meadow Drive 323.03 feet NE  
of c/l Kingsbury Road  
4<sup>th</sup> Election District  
2<sup>nd</sup> Councilmanic District  
(405 Doe Meadow Drive)

Brian L. and Sharon L. Morris  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* Case No. 08-180-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, Brian L. and Sharon L. Morris for property located at 405 Doe Meadow Drive. The variance request is from Sections 504 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P. 1990) to permit an addition (sunroom) with a 7 foot window to property line setback in lieu of the required 15 feet and to amend the latest Final Development Plan for Worthington Glen, Section 6, Lot 2. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a sunroom measuring 12 feet x 16 feet in size to accommodate the growing family. The proposed sunroom is actually smaller in size than the existing deck and the sunroom will be placed on a portion of the existing deck.

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 October 2

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.

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 15<sup>th</sup> day of November, 2007 that a variance from Sections 504 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P. 1990) to permit an addition (sunroom) with a 7 foot window to property line setback in lieu of the required 15 feet and to amend the latest Final Development Plan for Worthington Glen, Section 6, Lot 2 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.



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

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

November 15, 2007

BRIAN L. AND SHARON L. MORRIS  
405 DOE MEADOW DRIVE  
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance  
Case No. 08-180-A  
Property: 405 Doe Meadow Drive

Dear Mr. and Mrs. Morris:

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





**ZONING DESCRIPTION FOR 405 DOE MEADOW DRIVE**

Beginning at a point on the south side of **Doe Meadow Drive** which is **50 feet** wide at the distance of **323.03 feet north-east** of the centerline of the nearest improved intersecting street **Kingsbury Road** which is **60 feet** wide. Being **Lot #2, Section #6** in the subdivision of **Worthington Glen** as recorded in Baltimore County **Plat Book #62, Folio #149**, containing **9,139 square feet**. Also known as **405 Doe Meadow Drive** and located in the **4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District**.



























