

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E side of Rider Avenue, NE corner of Rider		
Avenue and West Joppa Road	*	DEPUTY ZONING
8 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(8001 Rider Avenue)		
	*	FOR BALTIMORE COUNTY
Rhonda Wyskiel		
<i>Petitioner</i>	*	Case No. 08-479-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, Rhonda Wyskiel for property located at 8001 Rider Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed family room addition on rear of existing dwelling with a rear setback of 25 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a modest size family room. The adjacent property owners at 8003 Rider Avenue do not object to the proposed addition. The property is located on the corner of Rider Avenue and West Joppa Road and contains .38 acres.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 13, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RESERVED FOR FILE
 5-5-08
 [Signature]

The Petitioner has 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 5th day of May, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed family room addition on rear of existing dwelling with a rear setback of 25 feet in lieu of the required 30 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

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 FILE
5.5.08
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 5, 2008

RHONDA WYSKIEL
8001 RIDER AVENUE
BALTIMORE MD 21204

Re: Petition for Administrative Variance
Case No. 08-479-A
Property: 8001 Rider Avenue

Dear Ms. Wyskiel:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 8001 Rider Avenue Baltimore, MD 21241

which is presently zoned DR 3.5

Deed Reference: ----- / --- Tax Account # 0820068190

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 1 B02.3C.1

TO PERMIT A PROPOSED FAMILY ROOM ADDITION ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 30 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

Rhonda WYSKIEL

Name - Type or Print

Rhonda M. Wyskiel

Signature

Name - Type or Print

Signature

8001 Rider Ave

Wd-K-410-502-1048

Address

Baltimore

MD

Telephone No.

410 825 8148

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.

Case No. 08-0479-A

Reviewed By A. TSU

Date 04/11/08

REV 7/20/07

Estimated Posting Date 04/13/08 - 04/28/08

Zoning Commissioner of Baltimore County

JOHN RECEIVED FOR FILING

5.5.08

P3

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 8001 RIDER AVE
Address
BALTO 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):

- ① family room size will be too small for our family.
- ② The addition will not be in proportion to the rest of the house without the additional square footage.

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.

Rhonda M Wyskiel
Signature

Signature

Rhonda M Wyskiel
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rhonda M Wyskiel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Yvonne Jackson
Notary Public

My Commission Expires

Nov 1, 2010

Zoning Description

Zoning description for 8001 Rider avenue Baltimore, MD 21204
Beginning at a point on the East side of Rider avenue which is ^{20ft}~~30~~ feet wide
at the distance of 30 feet North of the centerline of the nearest improved
intersecting street West Joppa Road which is 60 feet wide. Containing 0.38
acres. Also known as
8001 Rider avenue and located in the 9 Election District, 2 Councilman
District

08-0479-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **2139**

Date: **4/11/08**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/11/2008 4/11/2008 15:18:02 1
 REC 001 WALKIN JRIC JHR
 >>RECEIPT # 370849 4/11/2008 DFLH
 Dept: 5 528 ZONING VERIFICATION
 012137
 Recpt Tot 645.00
 645.00 TX 4.00 Ca
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec
From:

RHONDA WYSKIEL

For:

8001 RIDER AVE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

08-0479-A

CERTIFICATE OF POSTING

RE: Case No.: 08-479-A

Petitioner/Developer: RHONDA

WYSKIEL

Date of Hearing/Closing: 4-28-08

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:

8001 RIDER AVE

The sign(s) were posted on 4-13-08
(Month, Day, Year)

Sincerely,

Robert Black 4-16-08
(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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 0479 -A Address 8001 RIDER AVENUE
Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 04/11/2008 Posting Date: 04/13/08 Closing Date: 04/28/08

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.

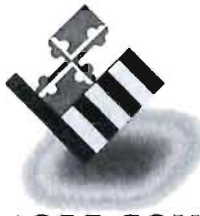
(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 0479 -A Address 8001 RIDER AVE
Petitioner's Name RHONDA WYSKIEL Telephone (410) 825-8148
Posting Date: _____ Closing Date: _____
Wording for Sign: To Permit A PROPOSED FAMILY ROOM ADDITION ON
REAR OF EXISTING DWELLING WITH A REAR SETBACK OF
25 FEET IN LIEU OF THE 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

April 28, 2008

Rhonda Wyskiel
8001 Rider Avenue
Baltimore, MD 21204

Dear Ms. Wyskiel:

RE: Case Number: 2008-0479-A, 8001 Rider Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 2008. 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,

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: April 28, 2008

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

RECEIVED
APR 30 2008

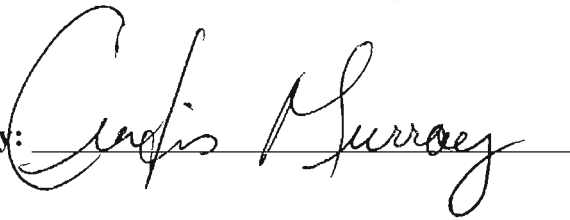
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-479- Administrative Variance**

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

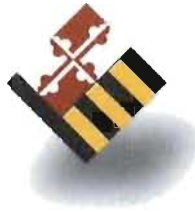
For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

+ -



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481,
482, 483, 484, 485, 486 and 488

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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

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

Maryland Department of Transportation

Date: APRIL 21, 2008

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

RE: Baltimore County
Item No. 8-479-A
8001 RIDER AVENUE
WYSKIEL 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. 8-479-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,

A handwritten signature in blue ink that reads "Michael P. Bailey".

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

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

DAK:CEN:lrk
cc: File

ZAC-04282008-NO COMMENTS



8 ED

Flood Zone X
DR-3-5
NW-11-B

9 ED

← SITE

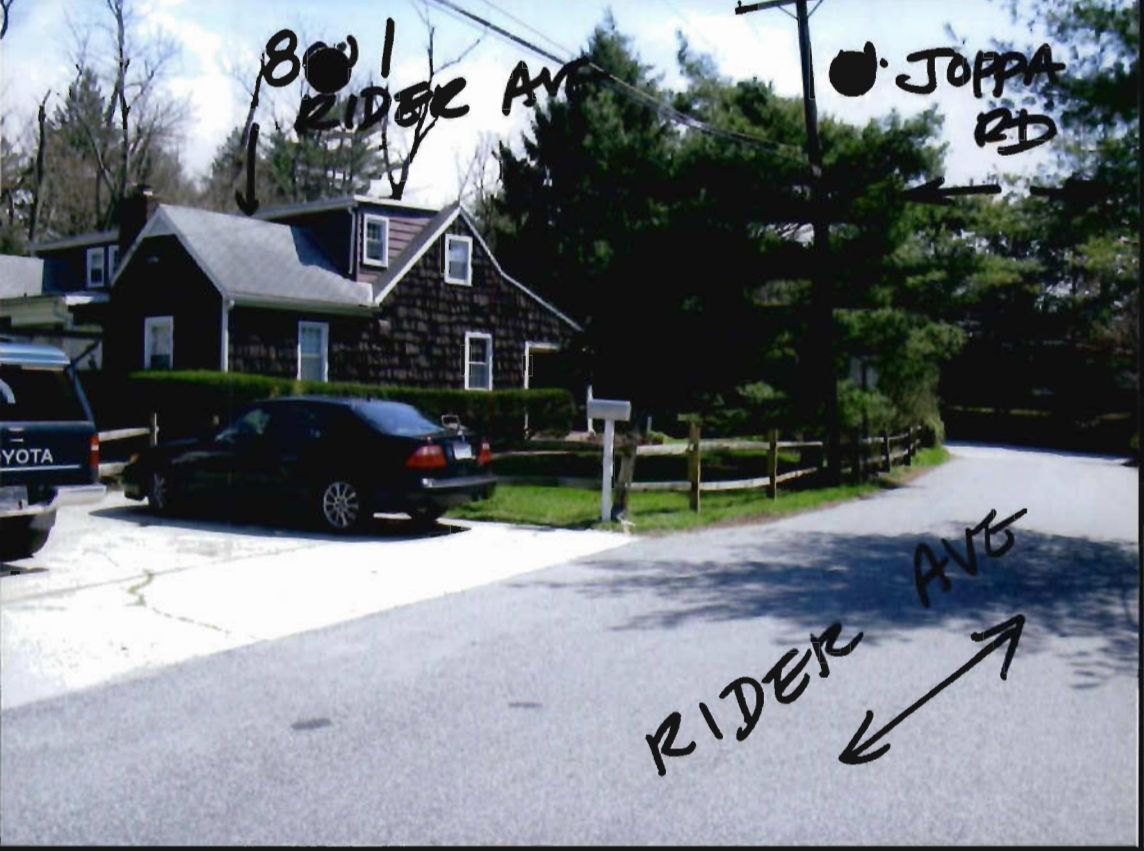
08-0479-A



801
RIDER AVE

JOPPA
RD

RIDER AVE



8001

←
RIDER
AVE



FRONT VIEW



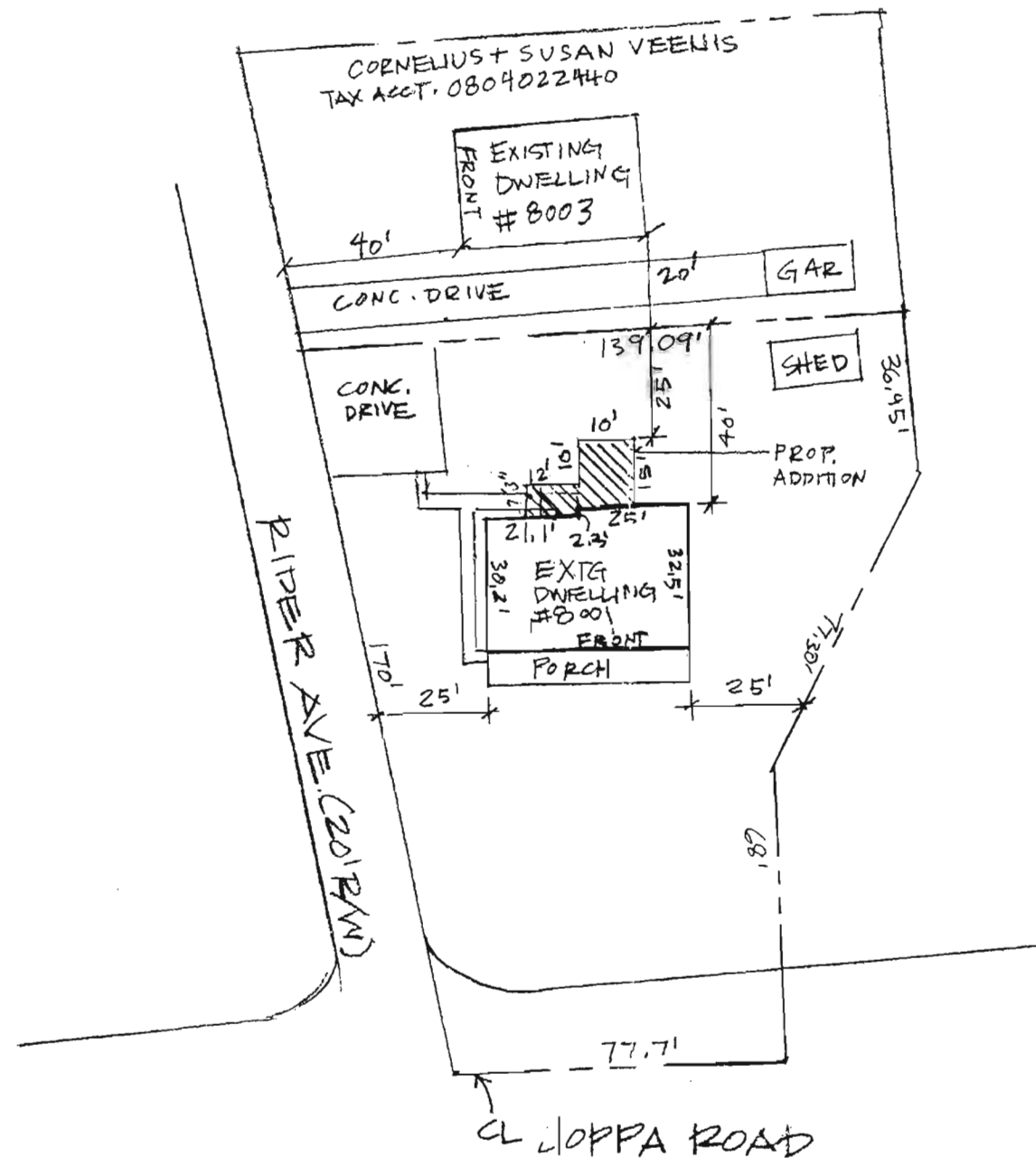
REAR
ADDITION

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

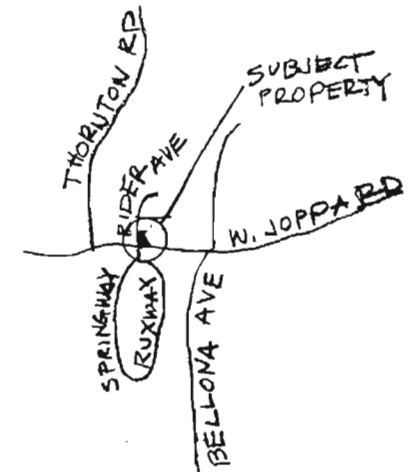
PROPERTY ADDRESS - 8001 RIDER AVENUE

TAX ACCT. # - 0820068190 MAP-69 GRID-4 PARCEL-13

OWNER - RHONDA WYSKIEL



SCALE: 1" = 40'



VICINITY MAP SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT - 8

COUNCILMANIC DIST. - 2

ZONING MAP - 069B1 NW11B

ZONING - DR 3.5

LOT SIZE $\frac{.38}{\text{ACREAGE}}$ $\frac{16,523}{\text{SQ FEET}}$

SEWER - PUBLIC

WATER - PUBLIC

CHES. BAY CRITICAL AREA - NO

100YR FLOOD PLAIN - NO

HISTORIC PROP. / BLDG - NO

PRIOR ZONING HEARING - NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
A. Tsui	0479	08-0479-A

PREPARED BY:

ADR BUILDERS LTD.
1850 YORK RD STE H
TIMONHILL, MD. 21093