

IN RE: PETITION FOR ADMIN. VARIANCE

SW corner of Flintstone Road and
Middletown Road
6th Election District
3rd Councilmanic District
(20458 Middletown Road)

Jocelyn and Carol Salisbury
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0037-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, Jocelyn and Carol Salisbury for property located at 20458 Middletown Road. The variance request is from Section 1A01.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one story addition with a 44 feet setback to the centerline of the front street in lieu of the required 75 feet and 31 feet front setback to the front property line in lieu of the required 35 feet.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners want to construct a one-story addition measuring 30 feet x 25 feet to accommodate two bedrooms and a bathroom for the growing family. The addition will be constructed on the left side of the home and will be flush with the existing sidewalls of the home. The property is deep at 347 feet, however, the home and detached garage are constructed on the front portion of the property. The rear yard is encumbered with the septic area.

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.

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The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 15, 2008 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 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 22nd day of September, 2008 that a variance from Section 1A01.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a one story addition with a 44 feet setback to the centerline of the front street in lieu of the required 75 feet and 31 feet front setback to the front property line in lieu of the required 35 feet 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.

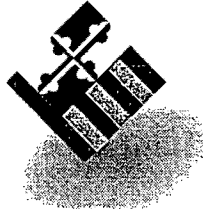
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Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED ACH PLANNING
9.22.08
[Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 22, 2008

JOCELYN AND CAROL SALISBURY
20458 MIDDLETOWN ROAD
FREELAND MD 21053

Re: Petition for Administrative Variance
Case No. 2009-0037-A
Property: 20458 Middletown Road

Dear Ms. Salisbury and Ms. Salisbury:

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 "Th. H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TAX. ACCOUNT # 0623041500

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20458 Middletown Rd, Freeland
which is presently zoned RC 2

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) IA01.3.B.2

To permit a one story addition with a 44 feet setback to the centerline of the front street in lieu of the required 75 feet and 31 feet front set back to the front property line in lieu of the required 35 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

20458 Middletown Rd 443271996
Address Telephone No.

Freeland MD 21053
City State Zip Code

Representative to be Contacted:

Jocelyn ZA Salisbury
Name

20458 Middletown Rd 4432719196
Address Telephone No.

Freeland MD 21053
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. 2009 - 0037-A

Reviewed By [Signature]

Date 8/5/08

REV 10/25/01

Estimated Posting Date 8/17/08

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 20458 Middletown Rd
Address
Freeland MD 21053
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):

With an expanding family, this one story addition will accomodate two bedrooms, a bathroom and storage space.

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.

Jocelyn Z.A. Salisbury
Signature
Jocelyn Z.A. Salisbury
Name - Type or Print

Carol Z.A. Salisbury
Signature
Carol Z.A. Salisbury
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of AUGUST, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jocelyn Z.A. Salisbury and Carol Z.A. Salisbury
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Rosa A. R. Moore
Notary Public
My Commission Expires August 9, 2009

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 20458 Middletown Rd
Address
Freeland MD 21053
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):

With an expanding family, this one story addition will accomodate two bedrooms, a bathroom and storage space.

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.

Jocelyn Z.A. Salisbury
Signature
Jocelyn Z.A. Salisbury
Name - Type or Print

Carol Z.A. Salisbury
Signature
Carol Z.A. Salisbury
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of AUGUST, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jocelyn ZA Salisbury and Carol ZA Salisbury
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Rosa R. Moore
Notary Public
My Commission Expires August 9, 2009

ZONING DESCRIPTION FOR:

20458 Middletown Road, Freeland Maryland 21053
Property of Jocelyn Z.A. Salisbury & Carol Z.A. Salisbury
Election District No. 6
Map 6, Grid 19, Parcel 70
Acct. No. 0623041500 / 2200025687
Baltimore County, Maryland

Consisting of two parcels of land. The first containing 1/3 acres of land, more or less; the second containing 2/3 acres of land, more or less.

Recorded among the Land Records of Baltimore County in Liber S.M. No. 8423, folio 139
and in Liber S.M. No. 11319, folio 451.

BEGINNING for the same at a point marking the intersection of the south side of Flintstone Road with the west side of Middletown Road and thence along the Middletown road south 29 degrees east 80 feet 6 inches to a point thence along the lands now of formerly of Sallie L. Cooper south 47-1/4 degrees west 364 feet to a point at the edge of the above mentioned flintstone Road thence along said road north 44-1/2 degrees east 380 feet to the place of beginning. Containing 1/3 acres of land, more or less.

BEGINNING for the same at a point on the West side of Middletown Road, said point being 80.57 feet south of the intersection formed by the south side of Flintstone Road and the west side of Middletown Road, thence binding on said west side of Middletown Road;

1. South 28 degrees 40 minutes East 43.98 feet, thence leaving Middletown Road and running two (2) new lines of division;
2. South 44 degrees 28 minutes West 347.40 feet; and
3. North 45 degrees 32 minutes West 119.19 feet, thence binding on the southern line of the 0.34 acre parcel of land owned by Jocelyn Z.A. Salisbury & Carol Z.A. Salisbury;
4. North 56 degrees 33 minutes East 368.32 feet to the place of beginning.

Containing 2/3 acres of land, more or less.

2009-0637-A

as recorded in deeds Liber____, Folio____

BEGINNING for the same at a point marking the intersection of the south side of Flintstone Road with the west side of Middletown road and running thence along the said Middletown Road south 29 degrees East 124 feet 5 inches, thence leaving Middletown Road and running two (2) new lines of division; 1. South 44 degrees 28 minutes West 347 feet 0 inches; and 2. North 45 degrees 32 minutes West 119 feet 0 inches thence binding on Flintstone Road North 44 degrees 30 minutes East 380 feet 0 inches to the place of beginning. Containg 1.0 acres of land, more or less.

BEGINNING for the same at a point marking the intersection of the south side of Flintstone Road with the west side of Middletown Road and thence along the Middletown road south 29 degrees east 80 feet 6 inches to a point thence along the lands now of formerly of Sallie L. Cooper south 47-1/4 degrees west 364 feet to a point at the edge of the above mentioned flintstone Road thence along said road north 44-1/2 degrees east 380 feet to the place of beginning. Containing 1/3 acres of land, more or less.

BEGINNING for the same at a point on the West side of Middletown Road, said point being 80.57 feet south of the intersection formed by the south side of Flintstone Road and the west side of Middletown Road, thence binding on said west side of Middletown Road;

1. South 28 degrees 40 minutes East 43.98 feet, thence leacing Middletown Road and running two (2) new lines of division;
2. South 44 degrees 28 minutes West 347.40 feet; and
3. North 45 degrees 32 minutes West 119,19 feet, thence binding on the southern line of the 0.34 acre parcel of land owned by Jocelyn Z.A. Salisbury & Carol Z.A. Salisbury;
4. North 56 degrees 33 minutes East 368.32 feet to the place of beginning.

Containing 2/3 acres of land, more or less.

BEING also the same lot of ground which by Deed dated September 8, 1972 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr., No. 5299, folio 237, was

BEING the same lot of ground which by a Deed dated 3/26/68 and recorded among the Land Records of BALTIMORE COUNTY in Liber No. 4866, folio 164, was granted and conveyed by Marion E. Bollinger and Bianche Bollinger, His Wife, Parties, unto Albert H. Wyatt and Juniata S. Wyatt, His wife, Parties.

0037-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/17/08

Case Number: 2009-0037-A

Petitioner / Developer: JOCELYN & CAROL SALISBURY

Date of Hearing (Closing): SEPTEMBER 1, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
20458 MIDDLETOWN ROAD

The sign(s) were posted on: AUGUST 15, 2008



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18585**

Date: **8/5/08**

PAID RECEIPT

BUSINESS DATE TIME
 8/5/2008 8/4/2008 09:13:54

REG 605 WALRIN REC 000
 PRE CPT 0 404290 000/0000 0000

\$ 500.00 BALANCE
 10.00

Amount Due

8/5/08

8/5/08

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

Total: **65.00**

Rec

From: **Jocelyn S. [Signature]**

For:

2045R / [Signature] 2009-C037-A
21053

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

2009
Case Number 00- 0037 -A Address 20458 Middletown Rd.
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name 08/20/08 08/31/08 09/15/08
Filing Date: 8/5/08 Posting Date: 8/17/08 Closing Date: 09/01/08

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

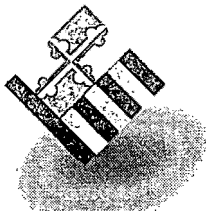
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

2009
Case Number 00- 0037 -A Address 20458 Middletown Rd.
Petitioner's Name Joseph + Carol Salisbury Telephone 443 271 9196
Posting Date: 8/17/08 8/31/08 Closing Date: 09/01/08 9/15/08

Wording for Sign:

To permit a one story addition with a 44 feet setback to the centerline of the front street in lieu of the required 75 feet and 31 feet front set back to the front property line in lieu of the required 35 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

September 15, 2008

Jocelyn & Carol Salisburg
20458 Middletown Rd.
Freeland, MD 21053

Dear: Jocelyn & Carol Salisburg

RE: Case Number 2009-0037-A, 20458 Middletown Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 5, 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,

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:lnw

Enclosures

c: People's Counsel



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

August 28, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 25, 2008

Item Number: 0033, 0037, 0039, 0047, 0048, 0049, 0050

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

Pursuant to your request, this Bureau has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2008
Item Nos. ~~09-0037~~, 0039, 0046, 0047, 0048
0049 and 0050

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

DAK:CEN:lrk
cc: File
ZAC- 08262008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 3, 2008

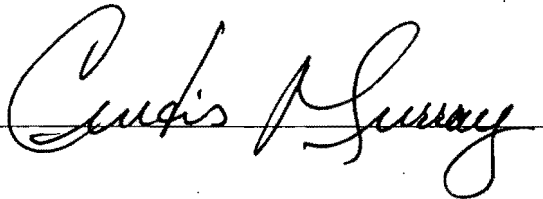
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-037- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.



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: AUGUST 26, 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. 2009-0037-A
20458 MIDDLE TOWN RD
SALISBURY 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. 2009-0037-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 ^A 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





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 06 Account Number - 0623041500

Owner Information

Owner Name:	SALISBURY JOCELYN Z SALISBURY CAROL Z	Use:	RESIDENTIAL
Mailing Address:	20458 MIDDLETOWN RD FREELAND MD 21053-9621	Principal Residence:	YES
		Deed Reference:	1) /20269/ 665 2)

Location & Structure Information

Premises Address	Legal Description
20458 MIDDLETOWN RD	MIDDLETOWN RD 2640FT NW KEENEY MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
6	13	70						2	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	900 SF	14,853.00 SF	04

Stories	Basement	Type	Exterior Siding
1	YES	STANDARD UNIT	

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	
Land	72,710	102,710			
Improvements:	69,030	102,090			
Total:	141,740	204,800	162,760	183,780	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: MCGINNIS RENEE	Date: 06/21/2004	Price: \$160,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20269/ 665	Deed2:
Seller: WYATT ALBERT H	Date: 03/08/1990	Price: \$70,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8423/ 137	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

IN RE: PETITION FOR ADMIN. VARIANCE
S/W corner Middletown & Flintstone Rds.
6th Election District
3rd Councilmanic District
(20458 Middletown Road)

Renee L. McGinnis
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 01-457-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Renee L. McGinnis, legal owner of that property known as 20458 Middletown Road in the Freeland area of Baltimore County. The Petitioner herein seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (to replace a recently existing open front porch) with a 27 ft. property line and 40 ft. street centerline setback in lieu of the required 35 ft. and 75 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, 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 as required by Section 26-127 (b)(1) 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.

CR RECEIVED FOR FILING
LUC 5/28/01
R. J. J. J.

09-37-A

2400005978

Pt. Bk. 76 Folio 137

RC 2

CLARK, FRANK PROPERTY (PDM File/Project # 6-110)

2602

Flood Zone X

NW 36-F
3 CD

006A3
6 ED

FLINTSTONE RD

CLARK, FRANK H. PROPERTY (PDM File/Project #)

2200025687

20458

0619000075

MIDDLETOWN RD

0623041500

2603

DYKES PROPERTY (PDM File/Project # MS 00030)

RC 5

2300010051

2400005979

2300010050

2009-0037-A

Jocelyn Z.A. Salisbury and Carol Z.A. Salisbury
20458 Middletown Road
Freeland MD 21053

Front from Middletown Road



Side of house where addition will be built.

2009-0037A

Jocelyn Z.A. Salisbury and Carol Z.A. Salisbury
20458 Middletown Road
Freeland MD 21053

Front from Middletown Road



Side of house where addition will be built.

2009-0037-A

Jocelyn Z.A. Salisbury and Carol Z.A. Salisbury
20458 Middletown Road
Freeland MD 21053

Front from Middletown Road



Side of house where addition will be built.

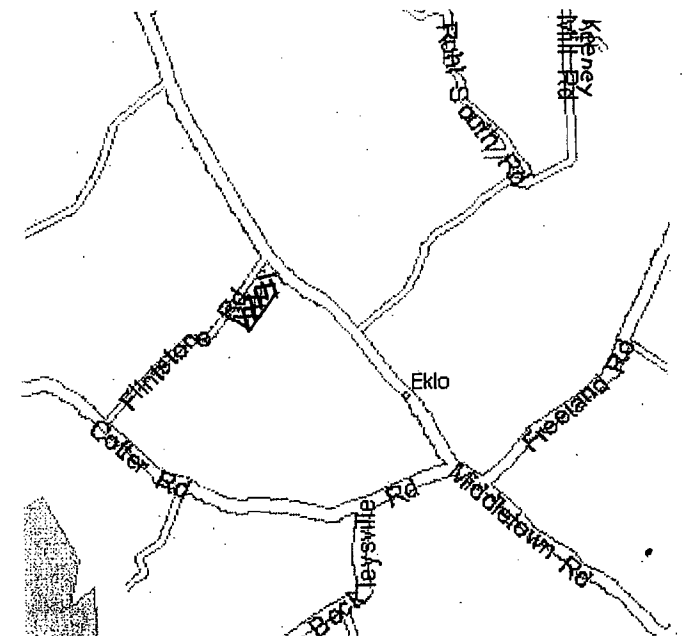
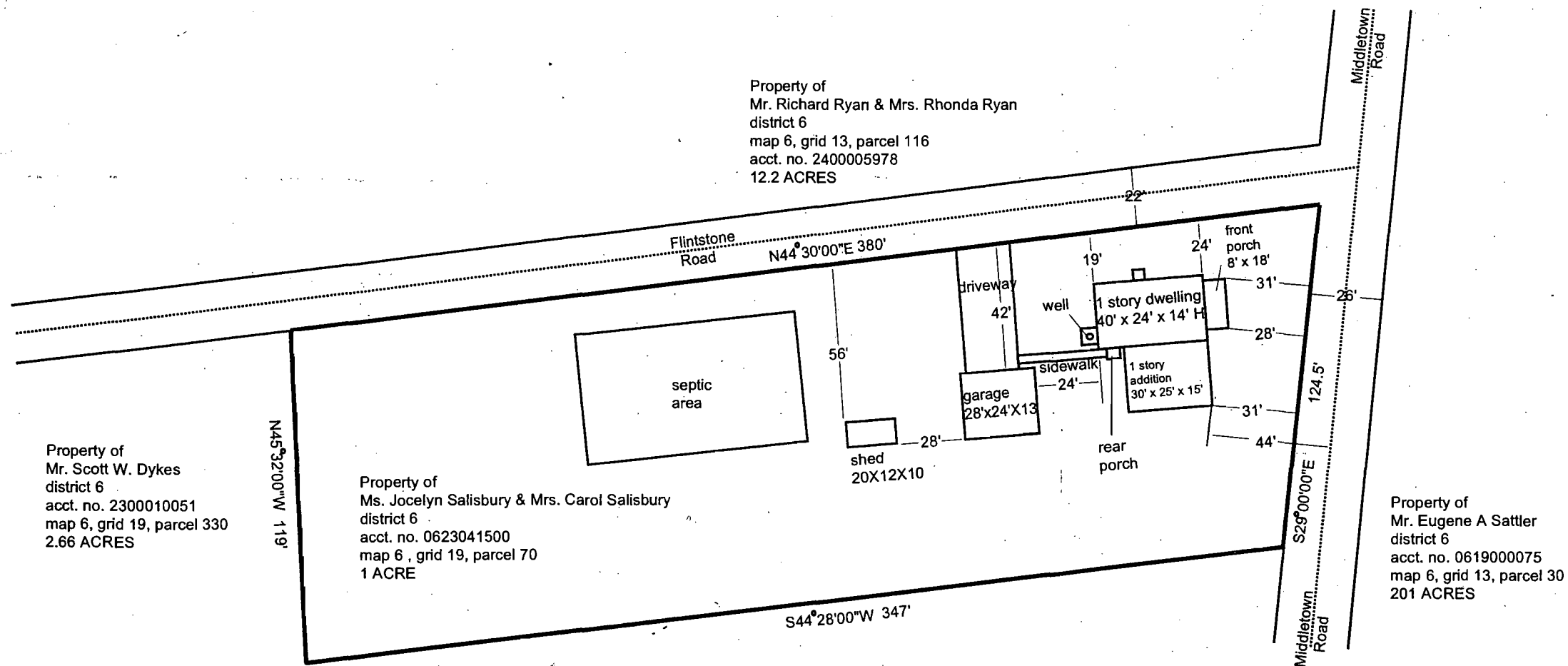
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 20458 Middletown Road Freeland, Md 21053

Subdivision name: n/a

plat book # n/a ,folio # n/a , section # n/a

OWNER: Ms. Jocelyn Salisbury & Mrs. Carol Salisbury



Vicinity Map
scale: 1" = 2000'

LOCATION INFORMATION

Election District: 6
Councilmanic District: 3
1' = 200' scale map: 006A3
Zoning: RC-2
Lot size: 1.0 43,602
acres square feet

	public	private
SEWER:	☐	☒
WATER:	☐	☒
Cheasapeake Bay Critical Area:	☐	☒
Flood Plain:	☐	☒
	yes	no

Prior Zoning Hearings: case# 01-457-A

Zoning Office USE ONLY!

reviewed by:	ITEM#:	CASE#:
	2009	0037-A

date: 7/21/08

prepared by: JJP

Scale of Drawing: 1" = 50'