

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Falls Road, 540 feet W of Pretty
Boy Garth
7th Election District
3rd Councilmanic District
(1911 Falls Road)

Ronald E. Watts, et ux
Petitioners

* BEFORE THE
* ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0310-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Ronald E. Watts and his wife, Sharon M. Watts. Variance relief is requested from Section 1A09.7.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 30 feet in lieu of the required 35 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation

~~RECEIVED~~
11-24-09


contained within the case file.

This administrative variance case supposedly closed on June 22, 2009. In reviewing the case file, it was discovered that the required posting was not done for the closing on June 22, 2009. The file is marked with a closing date of June 22, 2009; however, paperwork contained in the file shows a closing date of July 6, 2009. The file was returned to the Zoning Review Office for further processing. However, the file was not returned to this Office with the other administrative variance case files that closed on July 6, 2009, even though the closing date on the file was changed to July 6, 2009. On November 18, 2009, the file for the above-captioned case was brought to the Zoning Commissioner's Office. The whereabouts of the case file between June 23, 2009 and November 18, 2009 is unknown.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners desire to construct an addition measuring 22 feet x 16 feet 6 inches onto the left side of the dwelling. An in-ground swimming pool with decking and fencing is located on the left side of the home which prevents the proposed addition from being moved back on the property. The site plan also shows another proposed addition to be constructed on the right side of the dwelling. That second proposed addition will be constructed within the setback. Petitioners' dwelling was constructed closer to Falls Road than the adjacent dwellings. The subject property contains 1.25 acres zoned R.C. 8 and is served by private well and sewer systems which are located in the backyard. 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.

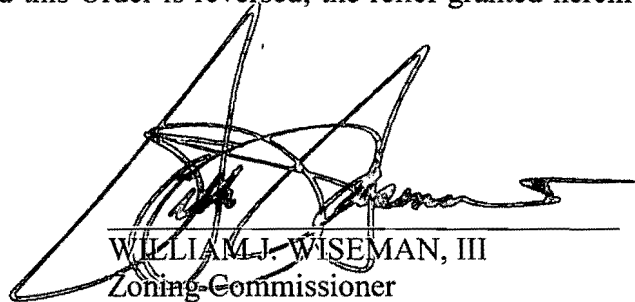
11-24-09
13

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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 Zoning Commissioner for Baltimore County, this 24th day of November, 2009 that a variance from Section 1A09.7.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 30 feet in lieu of the required 35 feet for addition is hereby GRANTED, subject to the following:

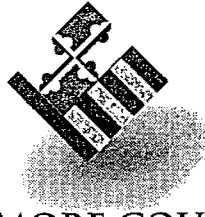
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



WILLIAM J. WISEMAN, III
Zoning-Commissioner
for Baltimore County

WJW:pz

11-24-09
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 24, 2009

Ronald E. and Sharon M. Watts
1911 Falls Road
Parkton MD 21120

Re: Petition for Administrative Variance
Case No. 2009-0310-A
Property: 1911 Falls Road

Dear Mr. and Mrs. Watts:

Enclosed please find the decision rendered in the above-captioned case.

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 "Will Wiseman", with a long horizontal line extending to the right.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1911 Falls Rd Parkton, MD 2120
which is presently zoned RCB

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) 1A09.7.B.5; BCZR, To permit

a front setback of 30ft. in lieu of the required 35ft for an addition.

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

Address

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 11 day of 2009 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. 2009-0310-A

REV 10/25/01

Reviewed By JCM Date 5.27.09

Estimated Posting Date 6.21.09

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

1911 Falls Rd
Address
Parkton MD 21120
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):

Additions will be located within setback.

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

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald Eugene Watts + Sharon Marie Watts
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 1/6/2013

NICHOLAS J. PINACA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN. 06, 2013

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 ☒ presently reside at

Address 1911 Falls Rd
City Parkton State MO Zip Code 21120

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):

Additions will be located within setback.

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

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald Eugene Watts + Sharon Marie Watts
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

1/6/2013

REV 10/25/01

NICHOLAS J RINACA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN. 06, 2013



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1911 Falls Rd, Parkton MD 21120
which is presently zoned RC8

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) 1A09.7.B.5; BCZR, TO Permit

a front setback of 30ft. in lieu of the required 35ft. for addition.

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 RONALD EUGENE WATTS
Signature Ronald Eugene Watts
Name - Type or Print SHARON MARIE WATTS
Signature Sharon Marie Watts
1911 Falls Rd 410-848-0781
Address _____ Telephone No. _____
Parkton MD 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Stux
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. 2009-0310-A

REV 10/25/01

Reviewed By JCM Date 5-27-09

Estimated Posting Date 6/2/09

ZONING DESCRIPTION FOR 1911 Falls Road, Parkton, MD 21120

BEGINNING for a point and a corner on the South 60 degrees 28 minutes 33 seconds 100.00 foot line of the plat "Robinson Property," and recorded in the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 37 folio 47, said point being 24.18 feet from the end thereof; thence leaving said line and for the outline of said lot

- (1) South 12 degrees 39 minutes 34 seconds West 239.67 feet; thence
- (2) North 72 degrees 24 minutes 12 seconds West 208.00 feet; thence
- (3) North 09 degrees 33 minutes 06 seconds East 259.32 feet; thence
- (4) North 57 degrees 29 minutes 20 seconds East 13.40 feet; to a point 30 feet South of the proposed centerline of Falls Road; thence by curve to the right whose radius is 595.93 feet and arc distance of 141.79 feet, the long chord of which is (5) South 67 degrees 17 minutes 32 seconds East 141.46 feet to a steel pin 30 feet South of the proposed centerline of Falls Road; thence still with said road (6) South 60 degrees 20 minutes 33 seconds East 75.82 feet to the place of beginning.

Containing 1.225 acres of land, more or less.

Being also known as Lot No. 2 on the Plat of "Robinson Property, Lots 1, 2, and 3 and Tract A," which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 37 folio 47 and located in the 7 Election District, 3 Councilmanic District.

No. 39837
Date: 5.27.09

Date: 7-1-04

[illegible]

W. E. B. DUBOIS

NO. 2121

Total:

1990

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/22/09

Case Number: 2009-0310-A

Petitioner / Developer: MICHAEL WATTS

Date of Hearing (Closing): JULY 6, 2009

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:
1911 FALLS ROAD

The sign(s) were posted on: JUNE 19, 2009



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0310 -A Address 1911 FALLS Rd.

Contact Person: J. MERLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-27-09 Posting Date: 6/21 Closing Date: 7/6

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0310 -A Address 1911 FALLS Rd.

Petitioner's Name RONALD WATTS Telephone 443-992-2726

Posting Date: 6/21 Closing Date: 7/6

Wording for Sign: To Permit A FRONT SETBACK OF 30ft.
IN LIEU OF THE REQUIRED 35ft. FOR AN
ADDITION

APPLICANT Did NOT CONTACT SIGN-POSTER IN TIME

WCR - Revised 7/7/08

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:

0310

✓ Petitioner: Michael Watts

✓ Address or Location: 1911 Falls Rd Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

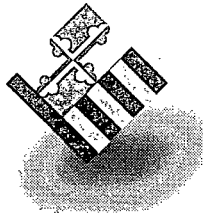
Name: _____

Address: _____

SAME.

Telephone Number: ✓ 443-992-2726

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

June 22, 2009

Ronald & Sharon Watts
1911 Falls Road
Parkton, MD 21120

Dear: Ronald & Sharon Watts

RE: Case Number 2009-0310-A, 1911 Falls Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 27, 2009. 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 2009

RECEIVED

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

JUN 10 2009

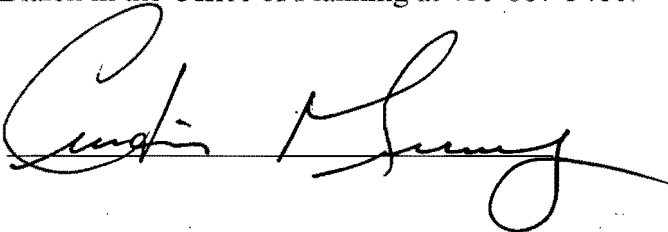
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-310- 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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

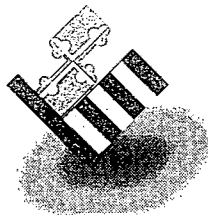
FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2009
Item Nos. 2009-302, 303, 304, 305,
306, 308, 309 and 310

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-06082009 -NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMEST. 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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 1, 2009

Item Numbers 0302, 0303, 0304, 0305, 0306, 0308, 0309, 0310

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 2009

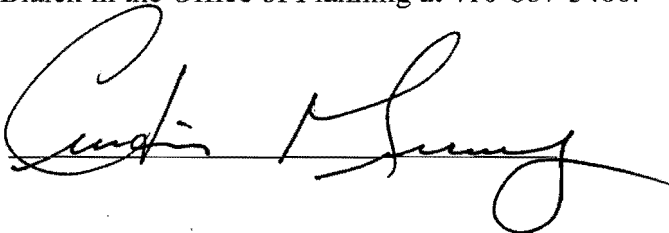
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-310- 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 black ink, appearing to read 'Arnold F. Keller', is written over a horizontal line.



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

State Highway
Administration

Beverley K. Swain-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 8, 2009

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

RE: Baltimore County
Item No. 2009-0310-A
1911 FALLS RD
WATTS PROPERTY
ADMIN. 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. 2009-0310-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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

MEMORANDUM

DATE: June 23, 2009

TO: To The File

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2009-0310-A, located at 1911 Falls Road

This administrative variance supposedly closed on June 22, 2009. In reviewing the case file, it was discovered that the required posting was not done for the closing on June 22, 2009. The file is marked with a closing date of June 22, 2009; however, paperwork contained in the file shows a closing date of July 6, 2009.

Therefore, the file is returned to the Zoning Review Office.

Note of November 18, 2009: The above memorandum was prepared by the above individual on June 23, 2009 and placed in the case file. However, this memorandum to the case file was not in the file which was received in the Zoning Commissioner's Office on November 18, 2009.

The memorandum is now reprinted and placed in the case file. The whereabouts of the case file between June 23, 2009 and November 18, 2009 is unknown.

DO NOT REMOVE

Patricia Zook - Re: Case No. 2009-0310-A - administrative variance of June and just received November 18, 2009

From: LaShenda Williams
To: Zook, Patricia
Date: 11/23/2009 10:32 AM
Subject: Re: Case No. 2009-0310-A - administrative variance of June and just received November 18, 2009
CC: Bostwick, Thomas; Wiley, Debra

The case was filed away with closed case by mistake. Who ever filed all the cases did not leave it with Kristen or I. I don't know why the closing date was changed. I asked Kristen and she has no knowledge of it either.

>>> Patricia Zook 11/18/2009 10:05 AM >>>
LaShenda -

Please provide information as to where this case file has been since June, 2009. I want documentation in the file to explain why we haven't received the file until Wednesday, November 18, 2009. Once I get an explanation, the variance request will be processed and an Order issued.

I need a case description that shows the revised closing date of July 6, 2009. The description was not included with the other administrative variance cases of July 6, 2009.

Also, the attached memo to the file that I prepared on June 23, 2009 was not in the file. I have reprinted that memo and again placed it in the file.

I wait to hear from you soon.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case No. 2009-0310-A - administrative variance of June and just received November 18, 2009

From: Patricia Zook
To: Williams, LaShenda
Date: 11/18/2009 10:05 AM
Subject: Case No. 2009-0310-A - administrative variance of June and just received November 18, 2009
CC: Bostwick, Thomas; Wiley, Debra

LaShenda -

Please provide information as to where this case file has been since June, 2009. I want documentation in the file to explain why we haven't received the file until Wednesday, November 18, 2009. Once I get an explanation, the variance request will be processed and an Order issued.

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Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Pt. Bk. 46 Folio 14 1800013343

1600006682 RC 7

1600006655

2000

1600006654

1912

1600006653

NW 29-E

FALLS RD

1600006667

1908

7 ED

021B1

1600013760

3 CD

1911

RC 8

1600013761

1909

1600013762

Pt. Bk. 37 Folio 47

1600013763

NW 28-E

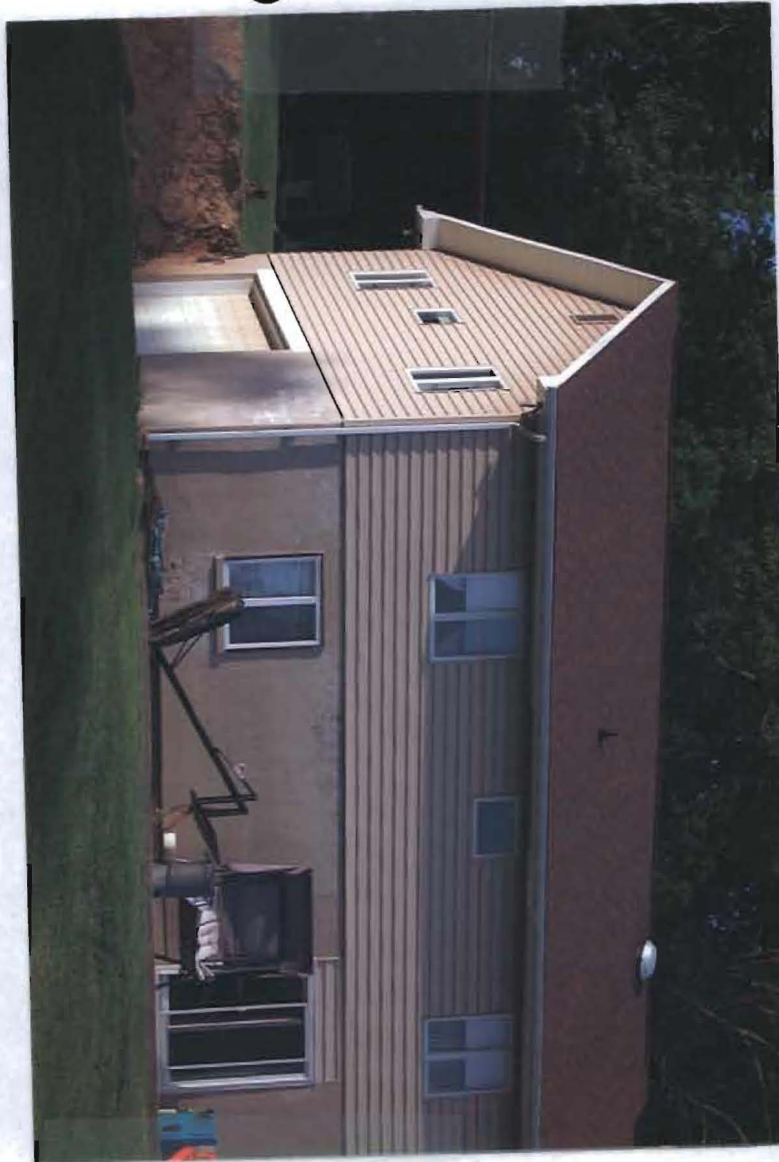
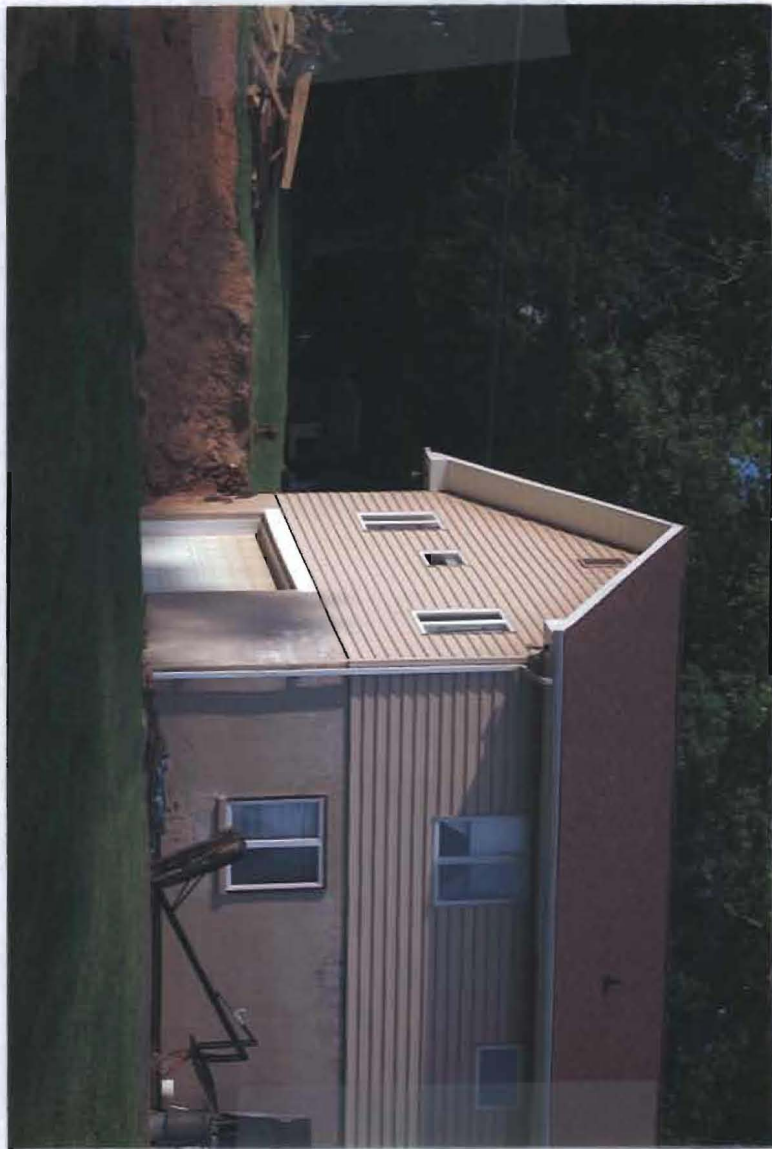
1915

1700011246

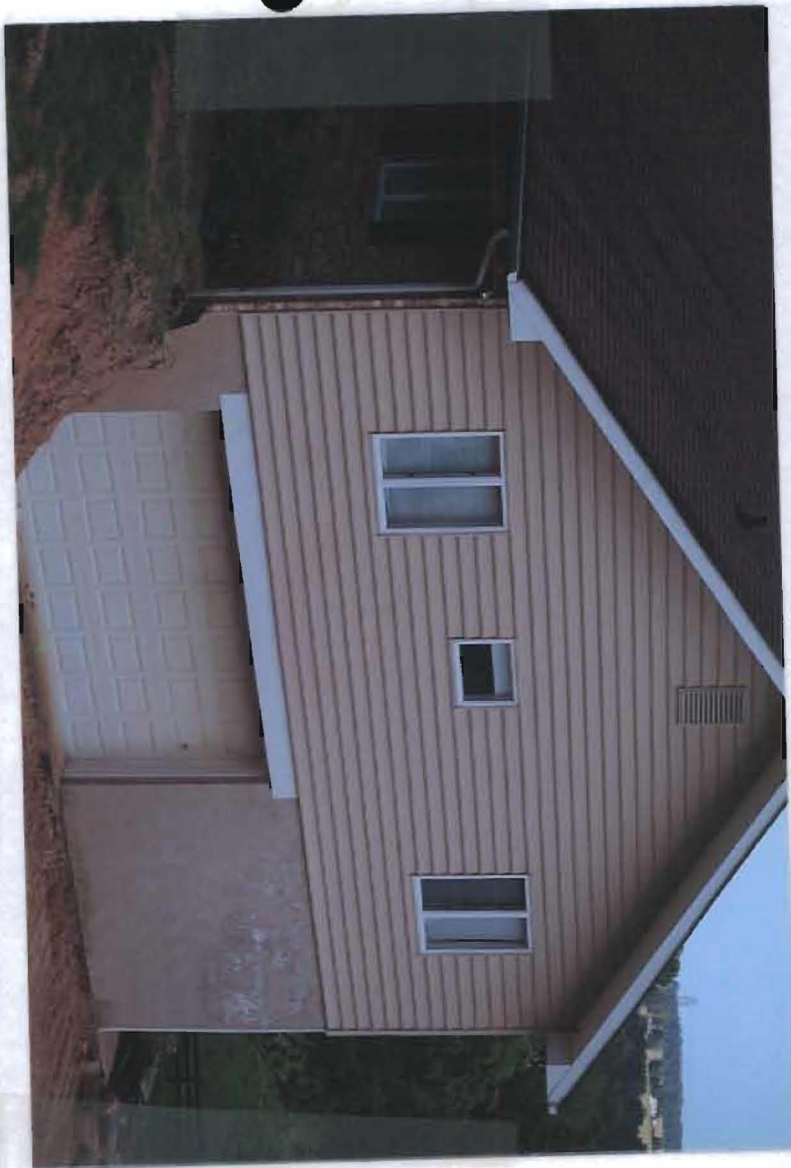
Pt. Bk. 39 Folio 144

1700011245



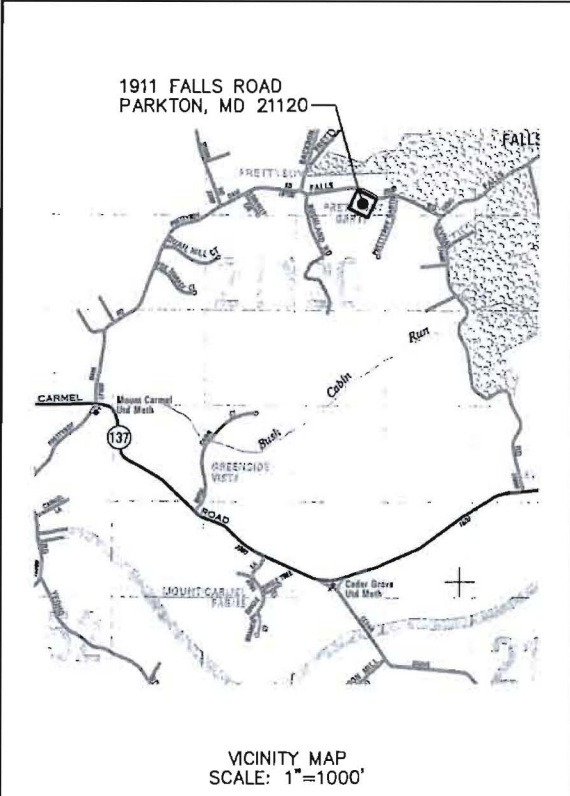
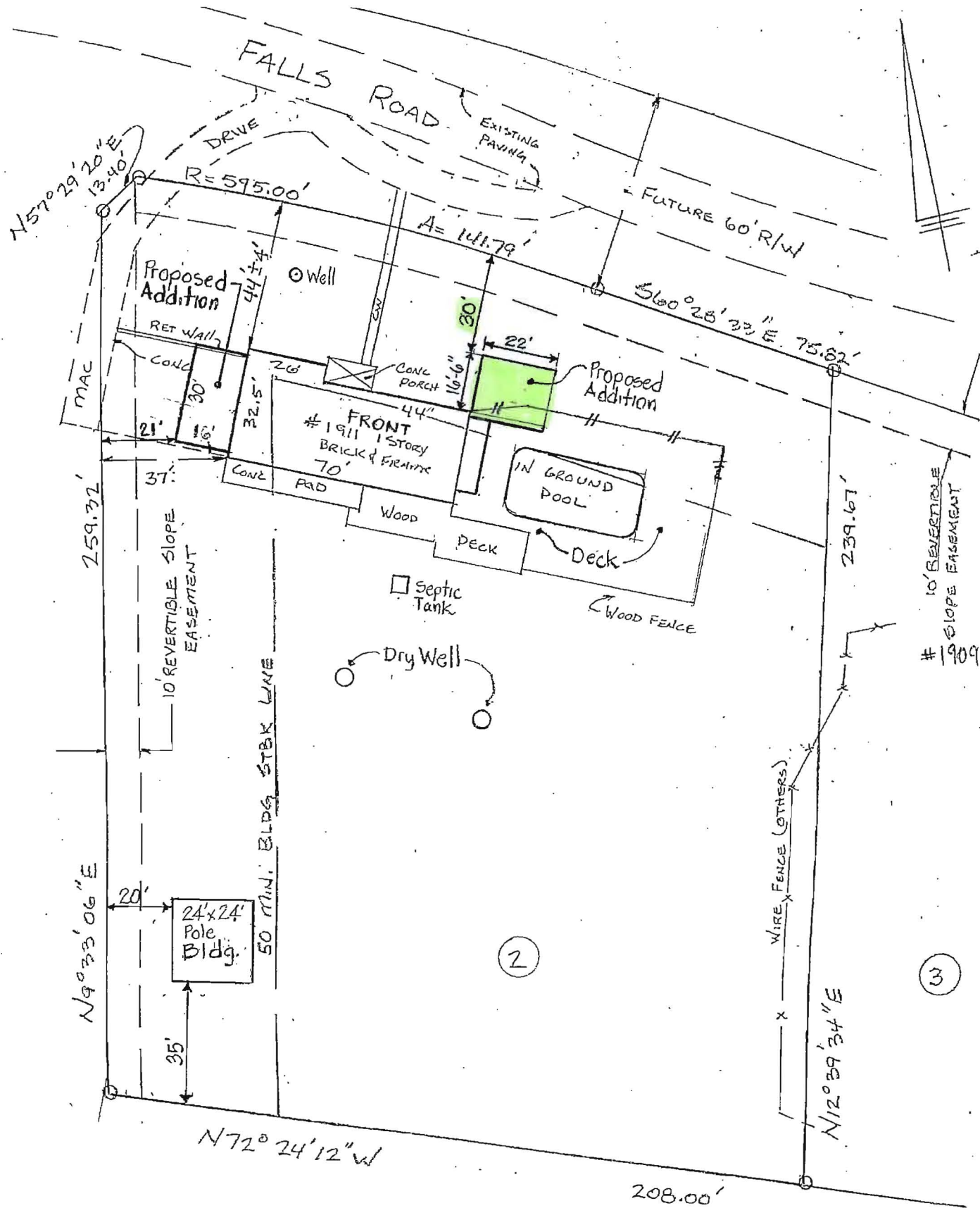






PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1911 Falls Rd
SUBDIVISION NAME Robinson Property
PLAT BOOK # 37 FOLIO # 47 LOT # 2 SECTION #
OWNER Ronald Eugene & Sharon Marie Watts



LOCATION INFORMATION			
ELECTION DISTRICT	07		
COUNCILMANIC DISTRICT	3		
1"=200' SCALE MAP #	021B1		
ZONING	RC8		
LOT SIZE	1.25 ACREAGE	54,450 SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	☐	YES ☐ NO ☒	
100 YEAR FLOOR PLAIN	☐	YES ☐ NO ☒	
HISTORIC PROPERTY/ BUILDING	☐	YES ☐ NO ☒	
PRIOR ZONING HEARING			

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #