

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Clanford Road; 280 feet E of
the c/l of Kings Point Road
2nd Election District
4th Councilmanic District
(9835 Clanford Road)

Andrew and Virginia Stills
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0124-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, Andrew and Virginia Stills for property located at 9835 Clanford Road. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (carport) to have a side yard setback of 1 foot in lieu of the required 7.5 feet, and to amend the Final Development Plan of King Point, Section 7, Block SS, Lot 14 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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.

Although no County agency expressed concern related to the proposed carport, the request generated letters of opposition from two nearby residents, namely Al Barnes of 9829 Clanford Road and Gladys Winfrey of 9838 Clanford Road. Mr. Barnes states that the variance request is unreasonable and that the existing 7.5 feet setback is minimal and far from desirable. Reducing the setback to 1 foot is totally inappropriate for the design of the neighborhood. He further states

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that there are 500 homes in Kings Park that function with the 7.5 feet setback. Ms. Winfrey states that the variance request would negatively affect the appearance, landscape and composition of Clanford Road and its surrounding homes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code.

In considering a request for variance, I must do so in accordance with the mandate of the Maryland Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and their interpretation of Section 307 of the B.C.Z.R. In that case, the Court interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, it must then be considered whether strict compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome.

Finally, I must also determine whether the request is within the spirit and intent of the zoning regulations and its impact, if any, on adjacent properties. In my view, the configuration of the subject property and the orientation of the dwelling does not lend itself to the construction of a carport. The Petitioners' property is similar in size to that of neighboring properties and the existing dwelling is also similarly situated on the property as that of the neighboring dwellings. The subject property is unremarkable when compared to other properties in the general vicinity.

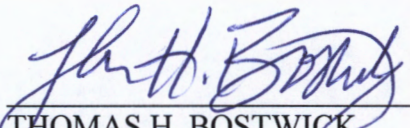
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I believe the proposed structure will have an adverse impact on the overall appearance and character of the neighborhood, especially vis-à-vis other properties nearby. If this variance were granted, it could set a precedence for similar requests to construct a carport within the required setback. Hence, the request is not within the spirit and intent of the Zoning Regulations. I cannot find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Thus, I am persuaded in this case to deny the variance.

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 denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of November, 2009 that Variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (carport) to have a side yard setback of 1 foot in lieu of the required 7.5 feet, and to amend the Final Development Plan of King Point, Section 7, Block SS, Lot 14 only is hereby DENIED.

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

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 9, 2009

ANDREW AND VIRGINIA STILLS
9835 CLANFORD ROAD
RANDALLSTOWN MD 21133

Re: Petition for Administrative Variance
Case No. 2010-0124-A
Property: 9835 Clanford Road

Dear Mr. and Mrs. Stills:

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 dark ink, appearing to read "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Al Barnes, 9829 Clanford Road, Randallstown MD 21133
Gladys Winfrey, 9838 Clanford Road, Randallstown MD 21133

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 9835 Clonford Rd, Randallstown, MD 21133
which is presently zoned DR 3.5

Deed Reference: 5290-1544 Tax Account # 0218001051

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) 1302.3.C.1 and 301.1 -

to permit a proposed open projection (carport) to have a side yard setback of 1 foot in lieu of the required 7 1/2 feet; and to amend the final development plan of King's Point, Section 7, Block 55, Lot 14 only

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 bound 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):

Andrew Stills

Name - Type or Print

Signature

Name - Type or Print

Signature

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. 2010-0124-A

Reviewed By RDD

Date 10/8/09

Estimated Posting Date 10/18/09

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 own and reside at 9835 Clarendon Rd, Randallstown, Md 21133
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

To build a carport to cover the top of the driveway we would need to be 1ft from the property line to meet the driveway, and the setback is 7.5 ft. There is no other location on the property that a carport can go.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Andrew Stills
Signature

Andrew Stills
Name- print or type

Virginia J. Stills
Signature

Virginia J. Stills
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 3 day of October, 2009 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Andrew Stills and Virginia Stills
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Gregory C. Greene
Name of Notary Public

1/23/2013
Commission expires

PLACE SEAL HERE:

Zoning Description

ZONING DESCRIPTION FOR 9835 CLANFORD RD, RANDALLSTOWN, MD 21133

Beginning at a point on the south side of Clanford Rd which is 50ft wide at the distance of 280ft(+/-) east of the centerline of the nearest improved intersecting street Kings Point Rd which is 70ft wide. Being Lot # 14, Section # 7 in the subdivision of Kings Point as recorded in Baltimore County Plat #32 Folio 136 containing 11,583SF.

Also known as 9835 Clanford Rd, Randallstown, MD and is located in the 2nd Election District, Councilmanic District 4.

Item #0124

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0124 -A Address 9835 Clanford Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/8/09 Posting Date: 10/18/09 Closing Date: 11/2/09

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 2010- 0124 -A Address 9835 Clanford Rd
Petitioner's Name A + V Stills Telephone 410-922-1979

Posting Date: 10/18/09 Closing Date: 11/2/09

Wording for Sign: To Permit a proposed open projection (carport) to have a side yard setback of 1 foot in lieu of the required 7 1/2 feet; and amend the final development plan of King's Point, Section 7, lot 14 only

Revised 8/20/09

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 2010-0124-A

Petitioner: Mrs. Stills

Address or Location: 9835 Clanford Rd, Randallstown, MD 21133

PLEASE FORWARD ADVERTISING BILL TO

Name: Jon Stearns / Maryland Remodeling & Design / Bill

Address: 143 Main St, Reisterstown, MD 21136

Telephone Number: 410-833-1142

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 45937

Date: 12/1/11

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	800	100							

Total:

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/18/09

Case Number: 2010-0124-A

Petitioner / Developer: A. & V. STILLS~SHAUN MERRILL of
MARYLAND REMODELING DESIGN & BUILD

Date of Hearing (Closing): NOVEMBER 2, 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:
9835 CLANFORD ROAD

The sign(s) were posted on: OCTOBER 18, 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)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 2, 2009

Andrew & Virginia Stills
9835 Clanford Rd.
Randallstown, MD 21133-2527

Dear: Andrew & Virginia Stills

RE: Case Number 2010-0124-A, 9835 Clanford Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 08, 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.".

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: October 20, 2009

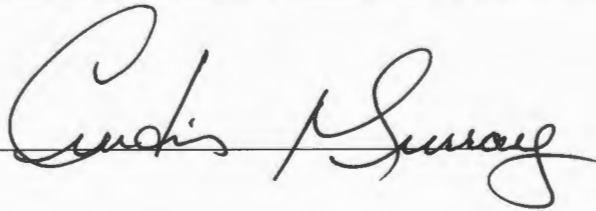
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-124- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

OCT 22 2009

ZONING COMMISSIONER

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 November 2, 2009
Item Nos. 10-092, 124, 125, 127,
128, 129, 130, and 133

DATE: October 21, 2009

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11.02.2009 -NO COMMENTS.doc



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-30-2009

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

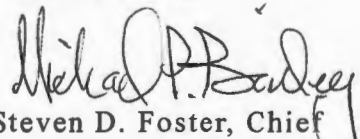
RE: Baltimore County
Item No. 2010-0124-A
9835 CLANFORD RD
STILLS PROPERTY
ADMIN. VARIANCE

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. 2010-0124-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


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.sha.maryland.gov

2010-0124-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1d)

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

Account Identifier: District - 02 Account Number - 0218001051

Owner Information

Owner Name: STILLS ANDREW
 STILLS VIR
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9835 CLANFORD RD
 RANDALLSTOWN MD 21133
Deed Reference: 1) / 5290/ 544
 2)

Location & Structure Information

Premises Address
 9835 CLANFORD RD

Legal Description

246 E KINGS POINT RD
 KINGS POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
76	11	109			7	SS	14	1	Plat Ref:	32/ 136

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1972	2,261 SF	11,583.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	90,390	90,390		
Improvements:	214,980	214,980		
Total:	305,370	305,370	305,370	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
RANDOLPH HOMES I NC	08/10/1972	\$37,320
Type: IMPROVED ARMS-LENGTH	Deed1: / 5290/ 544	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 02 Account Number - 0218001051

Owner Information

Owner Name:	STILLS ANDREW STILLS VIR	Use:	RESIDENTIAL
Mailing Address:	9835 CLANFORD RD RANDALLSTOWN MD 21133	Principal Residence:	YES
		Deed Reference:	1) / 5290/ 544 2)

Location & Structure Information

Premises Address
9835 CLANFORD RD

Legal Description

246 E KINGS POINT RD
KINGS POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
76	11	109			7	SS	14	1	Plat Ref:	32/ 136

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1972	2,261 SF	11,583.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	90,390	90,390		
Improvements:	214,980	214,980		
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Transfer Information

Seller:	RANDOLPH HOMES I NC	Date:	08/10/1972	Price:	\$37,320
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5290/ 544	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

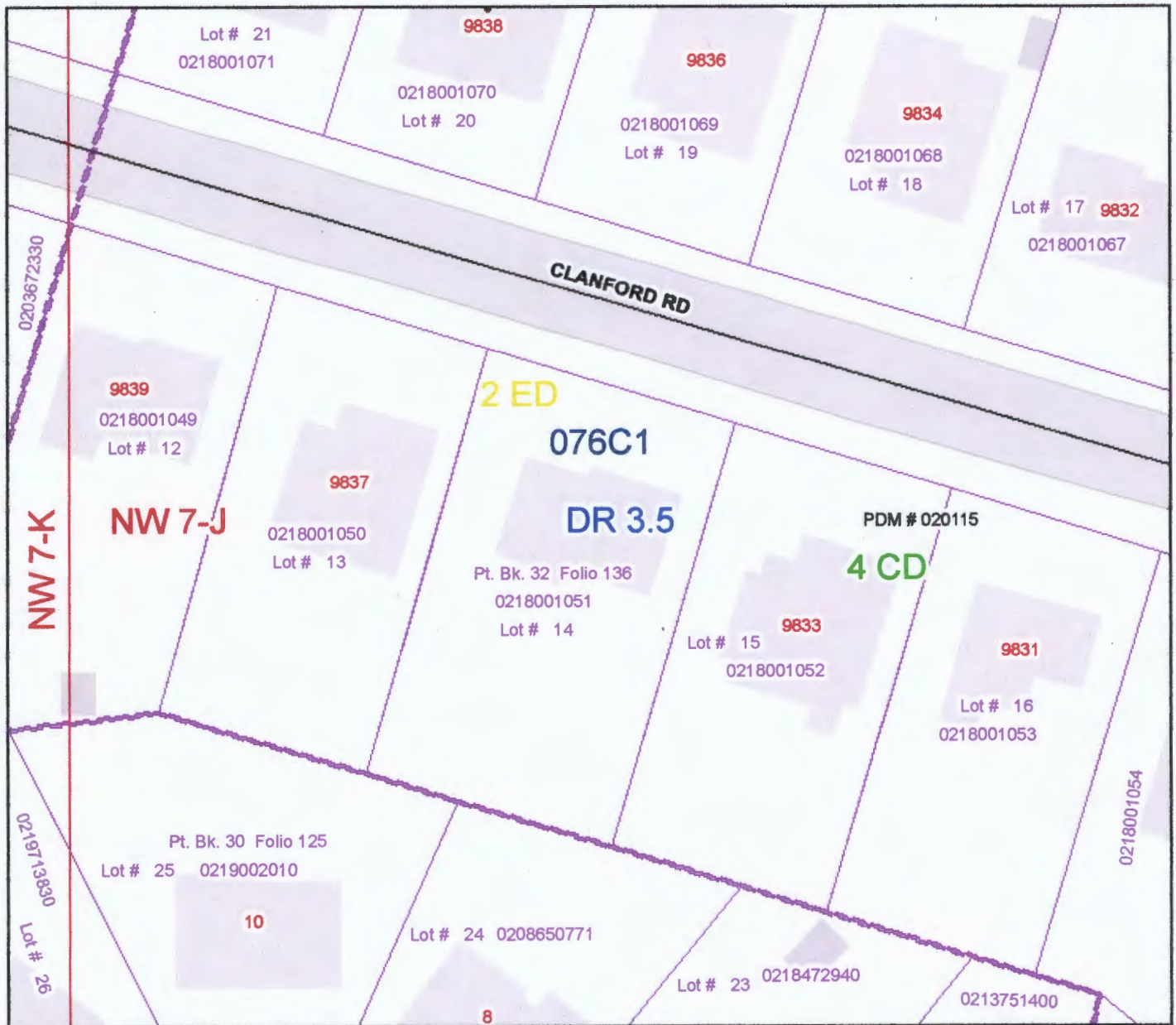
Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

9835 Clanford Road



Publication Date: October 07, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
Feet
1 inch equals 50 feet

Item #0124

Rear: 9835 Clonford Rd, Randallstown, MD



Item #0124

Front: 9835 Clifford Rd, Randallstown, MD



Item #0124

October 30, 2009

Al Barnes
9829 Clanford Rd.
Randallstown, MD 21133

Baltimore County Zoning
111 W Chesapeake Ave.
Towson, MD 21204
Mr. Jeffrey Perlow

Ref: Case # 2010-0124-A 9835 Clanford Rd.

Mr. Perlow:

I am a resident on Clanford Rd and feel that such an extensive variance to the side setback (87%) is an unreasonable request and an extensive compromise to the ambiance of space created by the original design. This ambiance of space was the reason that I and others had chosen this neighborhood.

The 7.5' side setback is in my opinion is minimal and far from desirable. To further reduce that setback to 1' is totally inappropriate for the design of this neighborhood. Such 1' or zero setbacks work when incorporated in to the design from the onset. There are 500 homes in Kings Park that function with the 7.5' setback. I don't know of one that encroaches in to the setback.

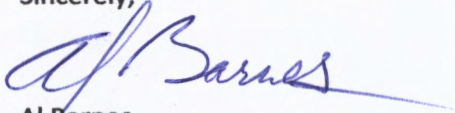
Also of major concern is the fact that if a variance of the setback is allowed at 9835, others may choose to compromise and or further compromise the design, since already violated.

Everyone one that I have talked to in the neighborhood thinks negatively of the proposed carport due to the lack of space.

The neighbors and the neighborhood association have not had time to address this matter as many were not aware of the request for variance as the variance sign is partly blocked by a mail box.

For the above reasons, I opposed issuance of the requested variance.

Sincerely,


Al Barnes

AV
11-2

November 2, 2009

To: Baltimore County
Zoning Commissioners Office

Fax: 410-887-3468

Re: Administrative Variance at 9835 Clanford Rd
Case # 2010-0124-A

I would like to submit my response in opposition and for review of Case # 2010-0124-A, to permit a proposed open projection (carport) to have a side yard setback of 1 foot in lieu of the required 7 1/2 feet; and to amend the Final Development Plan of King Point, Section 7, Block SS, Lot 14 only. As a concerned homeowner and in very close proximity, the oversized carport requested would negatively affect the appearance, landscape, and composition of Clanford Road and its surrounding homes.

Gladys Winfrey
9838 Clanford Rd
Randallstown MD 21133

***** FACSIMILE COVER SHEET *****

NOV-02-2009 14:20

Message To:

14108873468

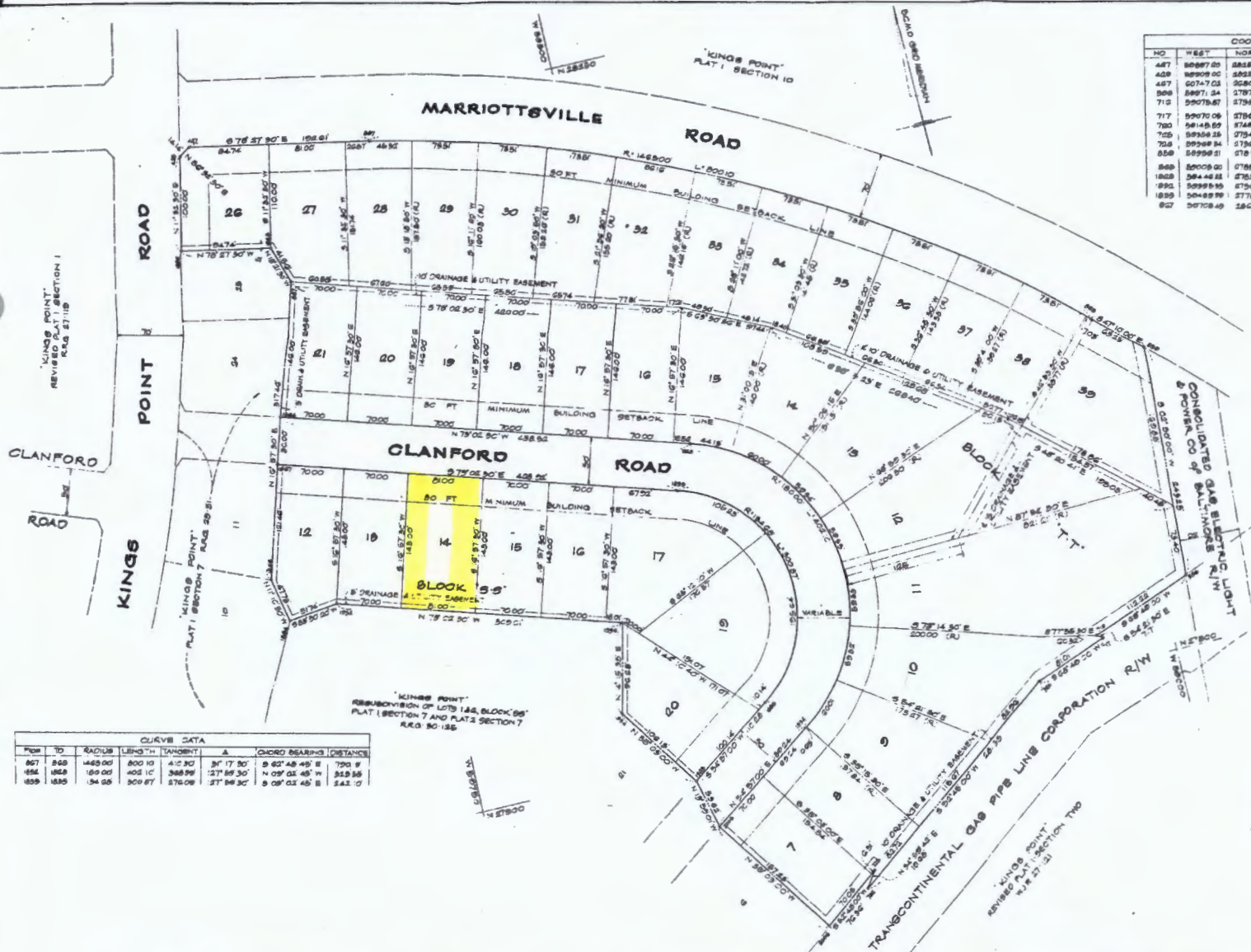
Message From:

RRNMI,MES-ANNAPOLIS 1
410 266 6721

01

Page(s)

Following This Cover Page



COORDINATES					
NO	WEST	NORTH	NO	WEST	NORTH
447	80887.03	88188.78	1866	80848.92	88194.00
448	80889.00	88230.38	1867	80848.97	88194.01
449	80747.01	88260.48	1868	80848.98	88194.02
500	80871.34	87878.19	1869	80848.99	88194.03
710	80878.67	87884.04	1870	80849.00	88194.04
717	80870.06	87888.48	1885	80849.01	88194.05
720	80848.95	87888.49	1886	80849.02	88194.06
725	80848.96	87888.50	1887	80849.03	88194.07
726	80848.97	87888.51	1888	80849.04	88194.08
858	80848.98	87888.52	1889	80849.05	88194.09
860	80848.99	87888.53	1890	80849.06	88194.10
1800	80848.99	87888.54	1891	80849.07	88194.11
1892	80848.99	87888.55	1893	80849.08	88194.12
1894	80848.99	87888.56	1895	80849.09	88194.13
827	80848.99	87888.57	1896	80849.10	88194.14

CURVE DATA			
FROM	TO	RADIUS	CHORD BEARING
867	868	440.00	8 62° 48' 49" E
1856	1857	400.00	8 09° 02' 48" E
1859	1860	300.00	8 09° 02' 48" E

21267
 086 32 FOLD 136
 THIS PHOTO TAKEN FROM THE
 RECORDS OF THE CIRCUIT
 COURT FOR BALTIMORE
 COUNTY IS FOR OFFICIAL
 USE ONLY AND NOT TO BE
 DUPLICATED FOR SALE OR
 GIFT.

PLAT 3 SECTION 7
KINGS POINT
 2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE 1"=50'
 FEBRUARY 4, 1968

DEVELOPER
 MORRIS BOSNOW
 1020 CROWWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204

APPROVED: <i>[Signature]</i> APPROVED: BALTIMORE COUNTY PLANNING BOARD DATE: 4/26/68 BY: <i>[Signature]</i>	APPROVED: <i>[Signature]</i> DATE: 4/26/68 BY: <i>[Signature]</i>	NOTE: STREETS and/or ROADS shown herein and location thereof in deeds are for purposes of description only and the same are not intended to be dedicated to public use in the event the same are shown in the plat to which this plat is attached. Such have and design.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the center of coordinates established in the Baltimore County Hydrographic District and are based on the following horizon datum: X 4817 W 357°00'02" N 38089.46 X 4818 W 00°00'02" N 26171.91	OWNERS CERTIFICATE: The measurements of Section 72-B, Article 17 of the Annotated Code of Maryland (which 1967 Amendment) as far as they relate to the measurement of this plat have been carefully made. MORRIS BOSNOW <i>[Signature]</i>	SURVEYORS CERTIFICATE: I, JOHN C. CHILDS SA, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land shown in House Bill 438 Chapter 1016 of the Acts of 1963 and subsequent supplementary acts. J. C. Childs REGISTERED LAND SURVEYOR No. 3432
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MATZ, CHILDS & ASSOCIATES
 1020 CROWWELL BRIDGE ROAD
 BALTIMORE 4, MD.
 COMPUTED: HSN DRAWN: TP CHECKED: LEM
 MICROFILMED

Item #0124

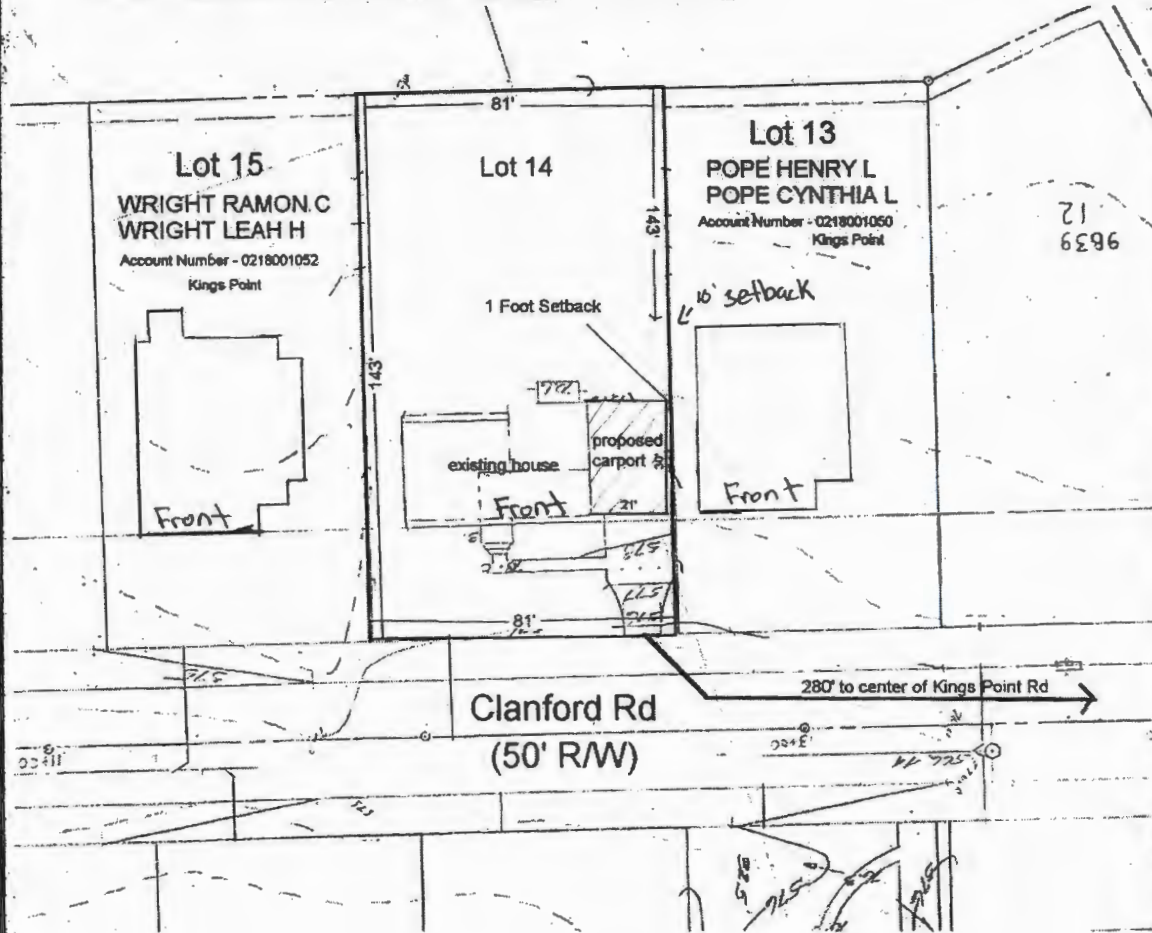
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9835 Clanford rd, Randallstown, MD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Kings Point

PLAT BOOK # 32 FOLIO # 136 LOT # 14 SECTION # 7

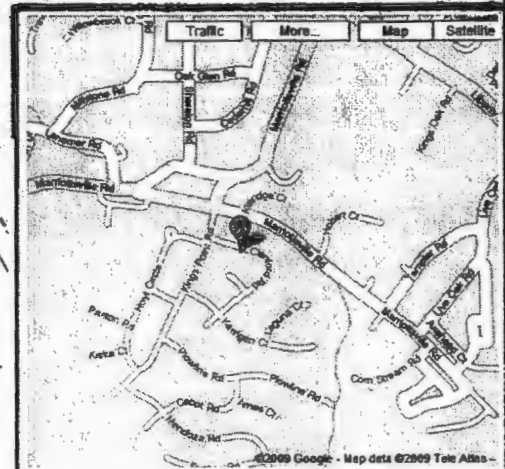
OWNER Virginia Stills & Andrew Stills



NORTH

PREPARED BY Maryland Remodeling & Design/Build

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 076C1

ZONING DR 3.5

LOT SIZE .266 11,583
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 2010-0124-A CASE #