

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Woodlawn Drive; 244 feet N of
the c/l of Dogwood Road
2nd Election District
4th Councilmanic District
(1907 Woodlawn Drive)

Dallas Lee and Ellouise Griffin
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0125-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, Dallas Lee and Ellouise Griffin for property located at 1907 Woodlawn Drive. The variance request is from Sections 1B02.3.A.3 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a 24 foot rear setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed sunroom will extend 12 feet from the house which is about the same depth as the existing deck. The enclosed area on the deck will be 12 feet x 12 in size. This sunroom will allow the Petitioners to have more living space as they age.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

11-5-09
M

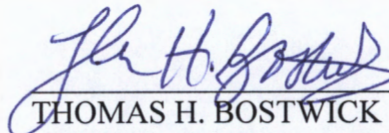
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 November, 2009 that a variance from Sections 1B02.3.A.3 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a 24 foot rear setback in lieu of the required 30 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.

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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 5, 2009

DALLAS LEE AND ELLOUISE GRIFFIN
1907 WOODLAWN DRIVE
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 2010-0125-A
Property: 1907 Woodlawn Drive

Dear Mr. and Mrs. Griffin:

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 cursive script, reading "Thomas H. Bostwick".

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 1907 Woodlawn Drive, Baltimore, Md. 21207

which is presently zoned Residential

Deed Reference: 6307 / 743 Tax Account # 0223501390

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) 1802.3A.3., 1802.3C. (BCZR)

TO PERMIT AN ADDITION (SUNROOM) WITH A 24-FOOT REAR SETBACK 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):

Dallas L. Griffin

Name - Type or Print

Signature

Ellouise Griffin

Name - Type or Print

Signature

1907 Woodlawn Drive

Address Telephone No.

Baltimore Maryland 21207

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. 2010-0125-A

Reviewed By D.T. 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 1907 Woodlawn Drive
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) We both (Dallas L. & Ellouise Griffin) suffer with arthritis and it is difficult for us to go up an down stairs.

With this addition we would mainly be on one level within the house.

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.

Dallas L. Griffin
Signature

Dallas L. Griffin

Name- print or type

Ellouise Griffin
Signature

Ellouise Griffin

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 8th 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): Dallas L. Griffin + Ellouise Griffin
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ether [Signature] 5/1/10
Name of Notary Public Commission expires

PLACE SEAL HERE:

Zoning Description

Zoning Description For 1907 Woodlawn Drive Baltimore Md 21207

As recorded In Deed Liber 6307 Filo 743 and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

BEGINNING for the same at an iron tee bar with Registered Land Surveyors cap No. 2046 found set in the ground on the southwest corner of the lot conveyed by Jane E. Martin, et al to Henry S. Eckert and wife by deed dated 8 July, 1959, and recorded among the Land Records of Baltimore County in Liber 3559, folio 17, thence as now surveyed by D.K. Sutcliffe & Associates, Surveyors & Engineers, and running and binding on the west side of said lot north 44 degrees 27 minutes 00 seconds east 67.67 feet to an iron tee bar with said cap found set in the ground on the north side of the land conveyed by Carl G. Sprague and wife to Jane E. Martin, et al by Deed dated 28 June, 1958, and recorded among the Land Records of Baltimore County in Liber 3375, folio 11, thence running and binding on said north side, north 52 degrees 57 minutes 00 seconds west 94.58 feet to a point on the east right-of-way line of Clarke Avenue, now known as Woodlawn Drive, as shown on the Baltimore County Department of Public Works, Bureau of Land Acquisitions Plat No. H.R.W. 61-042-1, thence running and binding on said east right-of-way line the following two courses and distances, south 41 degrees 48 minutes 16 seconds west 57.70 feet to a point of curve, thence by a line curving to the right with a radius of 1231.00 feet for a distance of 5.73 feet which arc is subtended by a chord bearing south 41 degrees 57 minutes 27 seconds west 5.73 feet to a point on said curve, thence running and binding on the center line of a ten foot wide utility easement south 50 degrees 30 minutes 00 seconds east 91.22 feet to the point of beginning. Containing 6,064.11 square feet, based upon a survey made on February 18, 1964, by Sutcliffe & Associates.

SAVING AND EXCEPTING, however, all the property described in a Deed from Jane E. Martin, et al, to Baltimore County, Maryland, which Deed is recorded among the Land Records of Baltimore County on August 22, 1962, in Liber W.J.R. No. 4034, folio 68, and is more particularly shown on Baltimore County Bureau of Land Acquisitions Plat No. H.R.W. 61-042-1.

BEING the same property which by Assignment dated October 30, 1975, recorded among the Land Records of Baltimore County in Liber 5581, folio 367, was granted and assigned by Donald E. Wittlinger and Gloria A. Wittlinger, his wife, unto Joseph Bosse and Beverly Bosse, his wife, the within Grantors.

B 8298*****855003a 2142A

Located in the 2nd Election District. 4th Councilmanic District.

2010-0125-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0125 -A Address 1907 WOODLAWN DRIVE

Contact Person: DONNA THOMPSON 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.

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, 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.
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 2010- 0125 -A Address 1907 WOODLAWN DRIVE

Petitioner's Name GRIFFIN Telephone 410-298-6262

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

Wording for Sign: To Permit AN ADDITION (SUNROOM) WITH A 24-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 30-FEET.

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: 2010-0125-A

Petitioner: GRIFFIN

Address or Location: 1907 WOODLAWN DRIVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. DALLAS L. GRIFFIN

Address: 1907 WOODLAWN DR.

BALTO. MD 21207

Telephone Number: 410-298-6262

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

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: 2010-0125-A

Petitioner / Developer: DALLAS GRIFFIN

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:
1907 WOODLAWN DRIVE

The sign(s) were posted on: OCTOBER 18, 2009



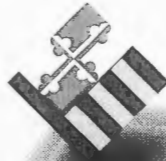
Linda O'Keefe
(Signature of Sign Poster)

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

Dallas & Ellouise Griffin
1907 Woodlawn Dr.
Baltimore, MD 21207

Dear: Dallas & Ellouise Griffin

RE: Case Number 2010-0125-A, 1907 Woodlawn Dr.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 20, 2009

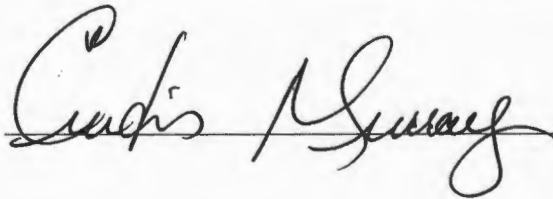
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-125- 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





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. 2010-0125-A
1907 WOODLAWN DRIVE
GRIFFIN 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. 2010-0125-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,

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.sha.maryland.gov

2010-0125-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 - 0223501390

Owner Information

Owner Name: GRIFFIN DALLAS LEE **Use:** RESIDENTIAL
 GRIFFIN ELLOUISE **Principal Residence:** YES
Mailing Address: 1907 WOODLAWN DR **Deed Reference:** 1) / 6307/ 743
 BALTIMORE MD 21207 2)

Location & Structure Information

Premises Address
 1907 WOODLAWN DR

Legal Description
 .139 AC ES
 WOODLAWN DRIVE
 204 NE DOGWOOD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
88	19	446						1	

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	1,092 SF	6,054.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
			07/01/2009	07/01/2010
Land	58,550	58,550		
Improvements:	131,480	131,480		
Total:	190,030	190,030	190,030	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: BOSSE JOSEPH	Date: 07/14/1981	Price: \$57,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6307/ 743	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 *



1907 WOODLAWN DRIVE (REAR)



1907 WOODLAWN (FRONT) 2010-0125-A

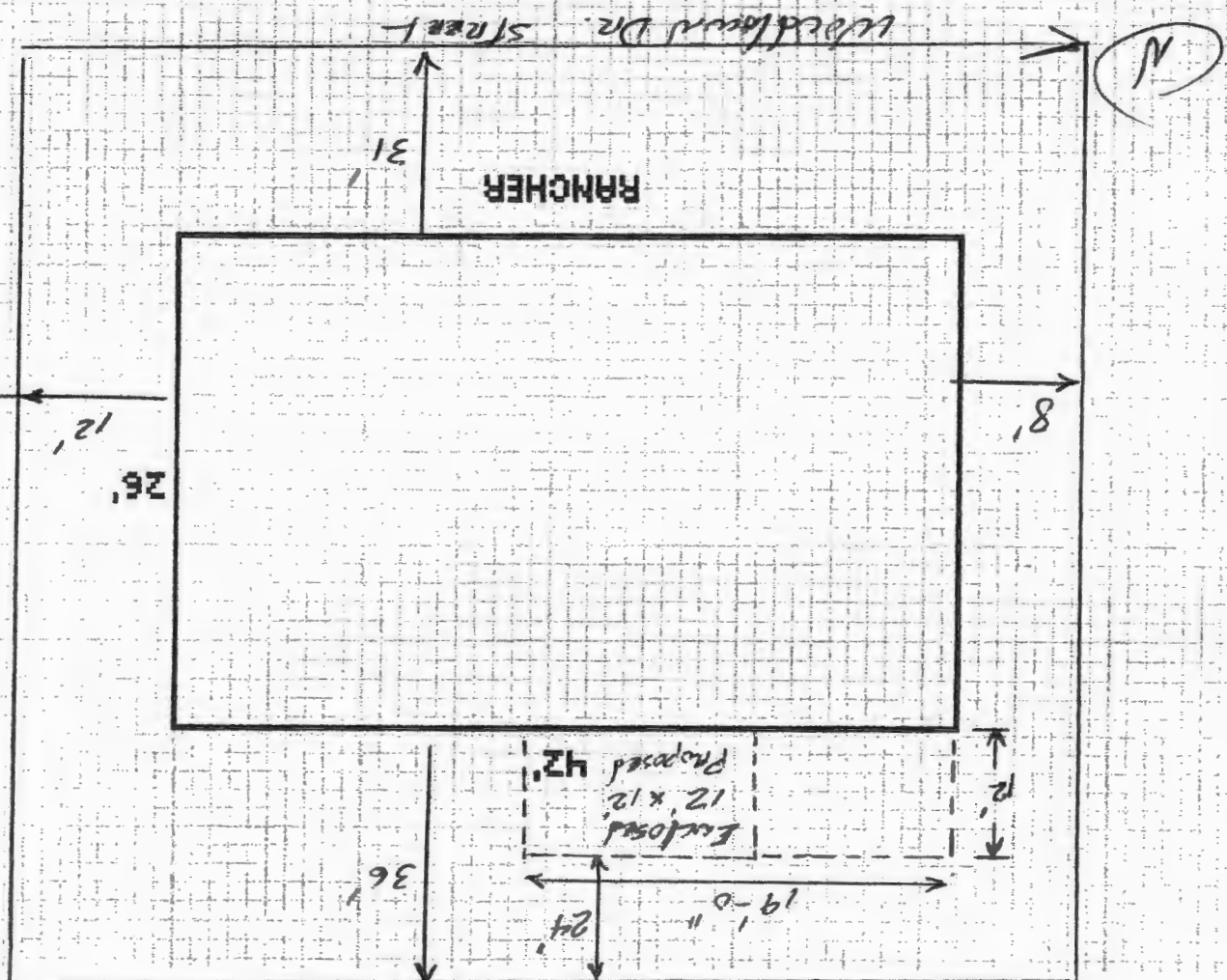


1905 WOODLAWN DRIVE



1909 WOODLAWN DRIVE

2010-0125-A

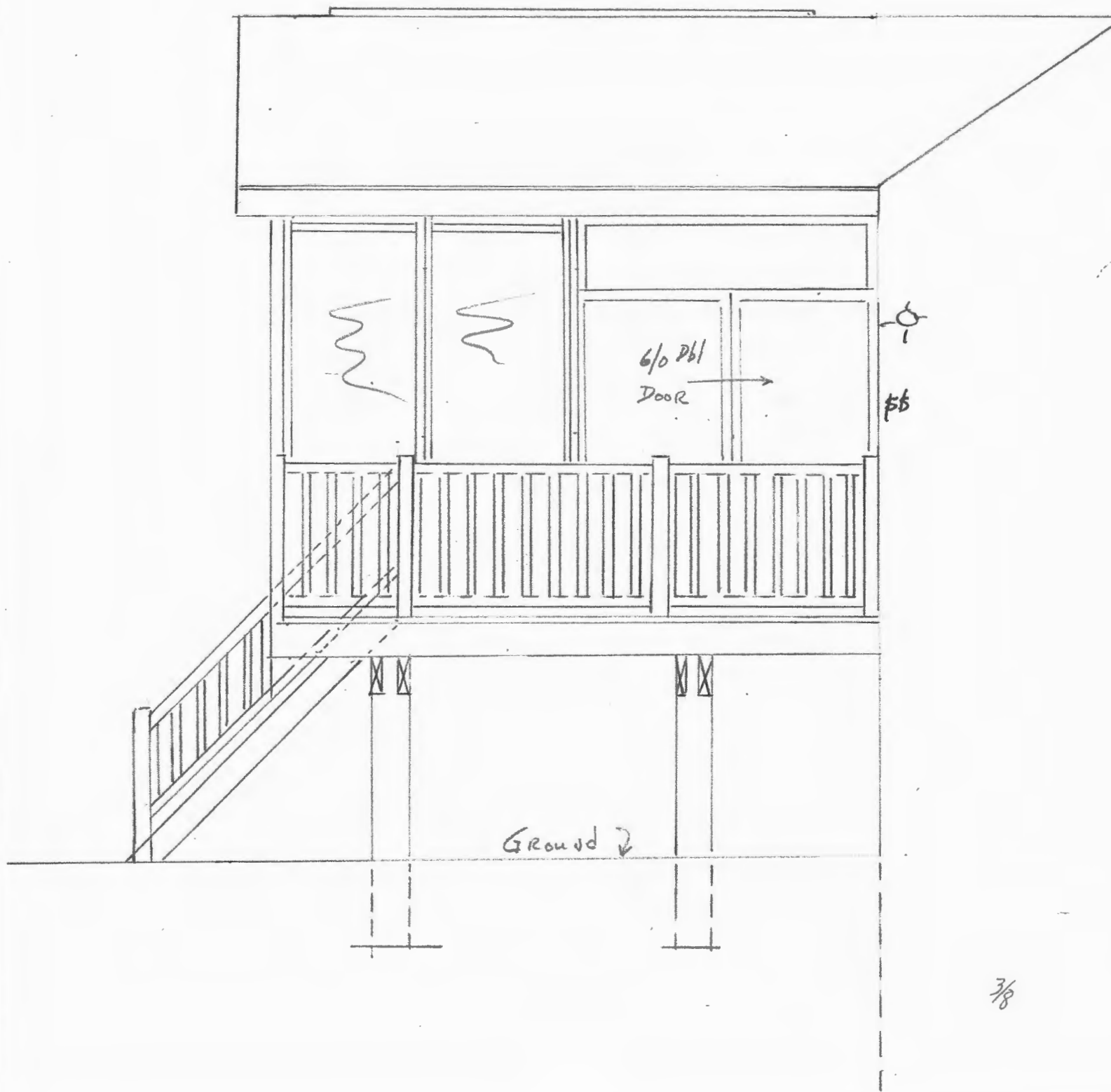


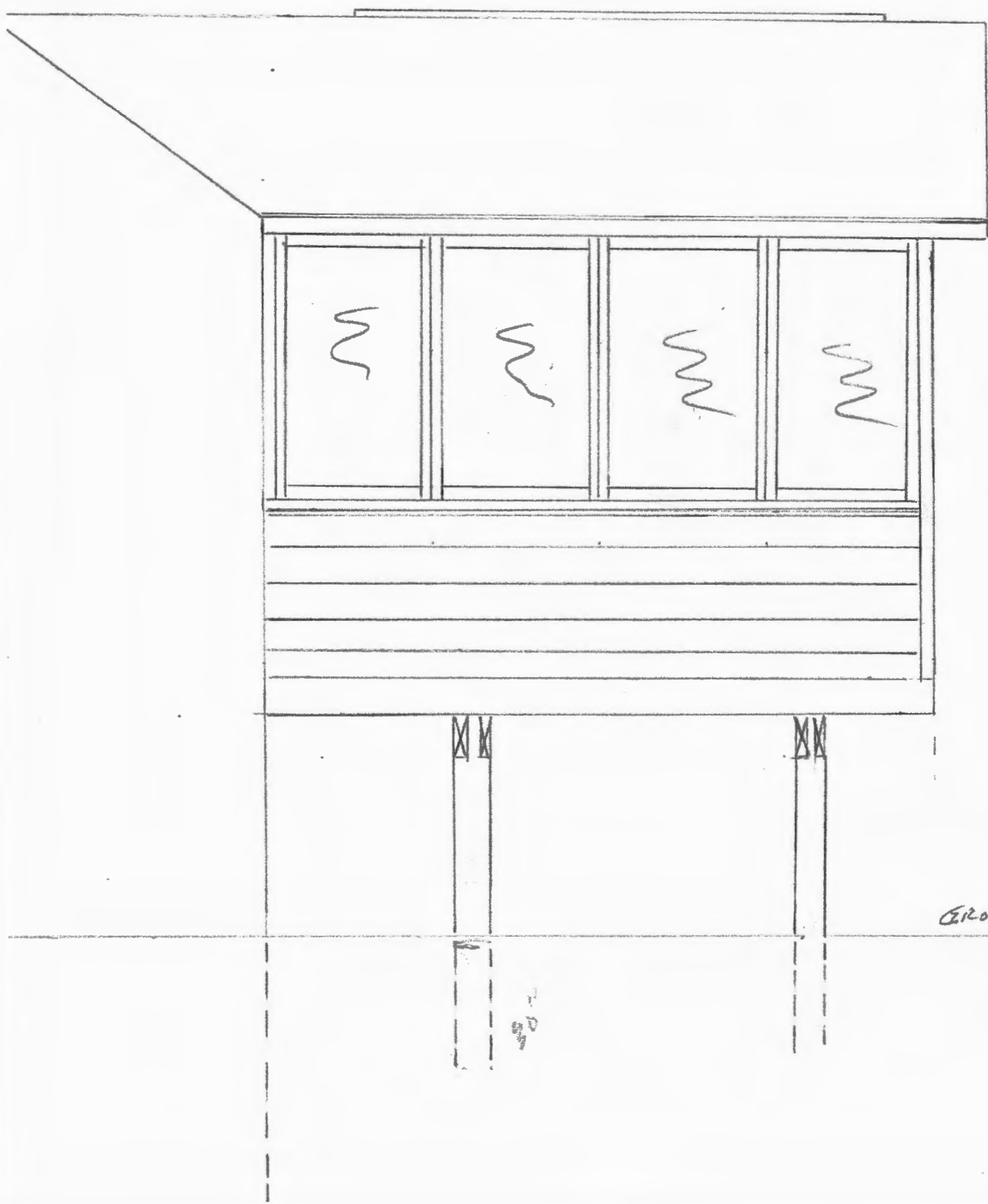
2010-0125-A



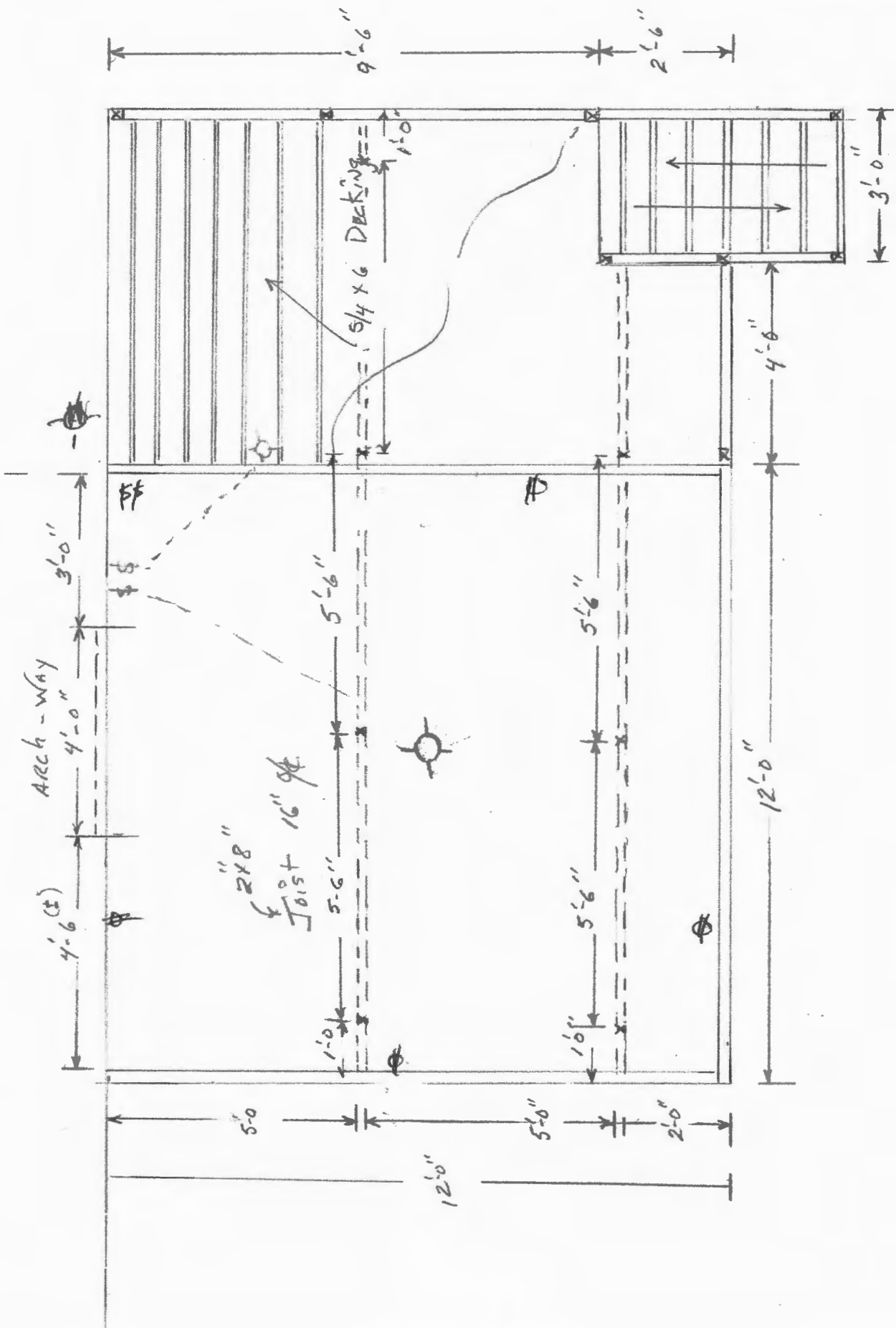
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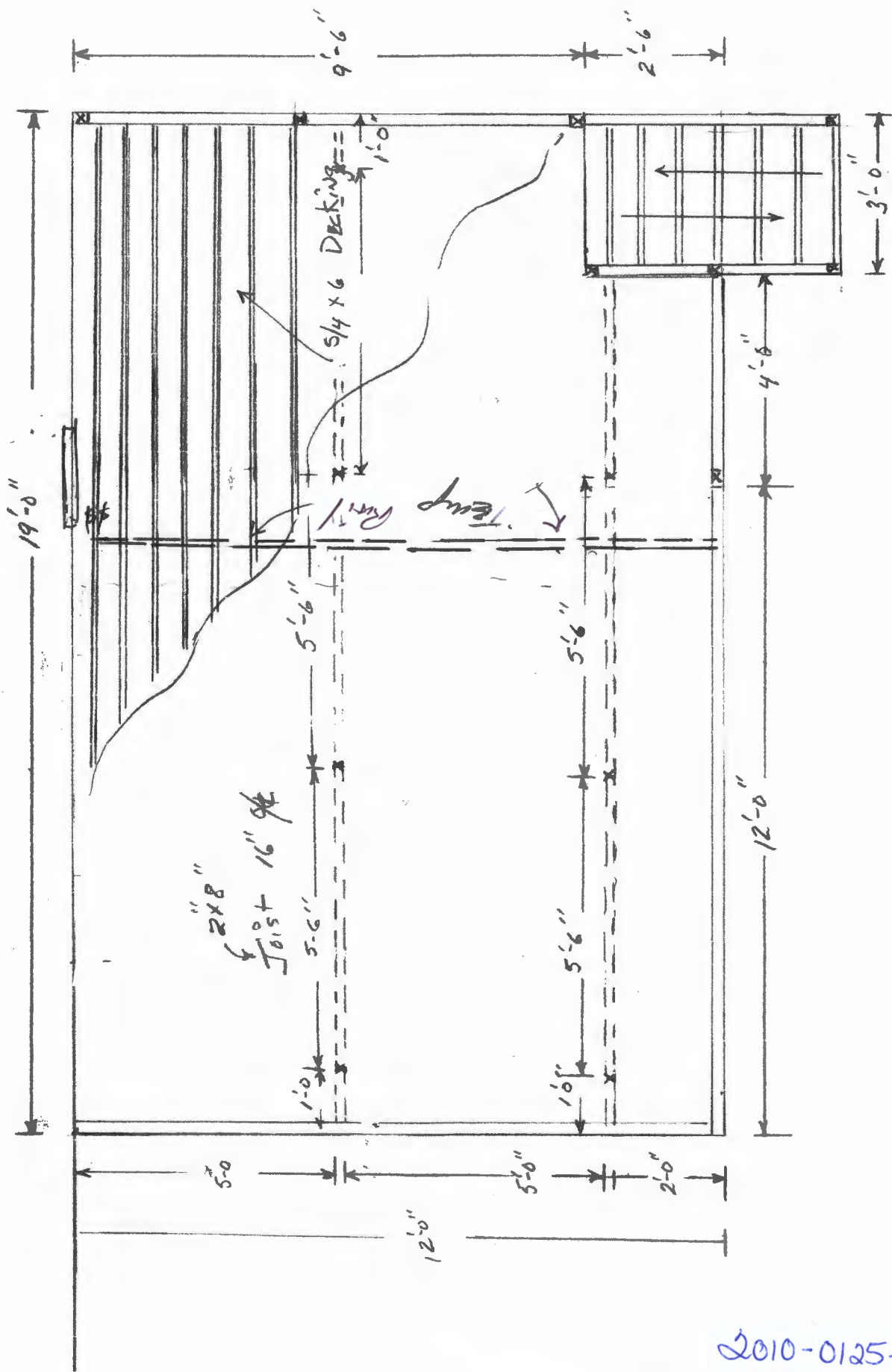
2010-0125-A



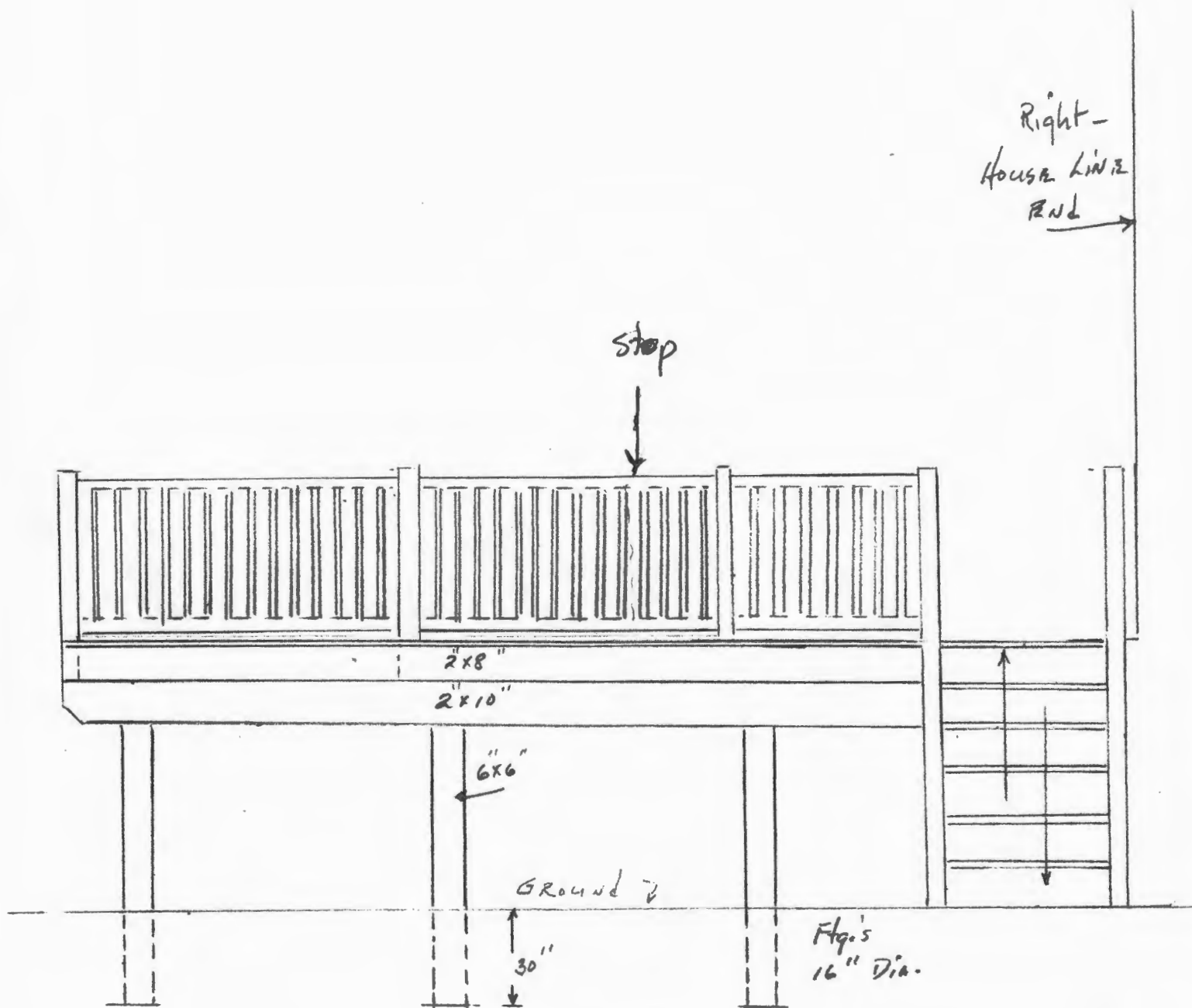


Ground 2



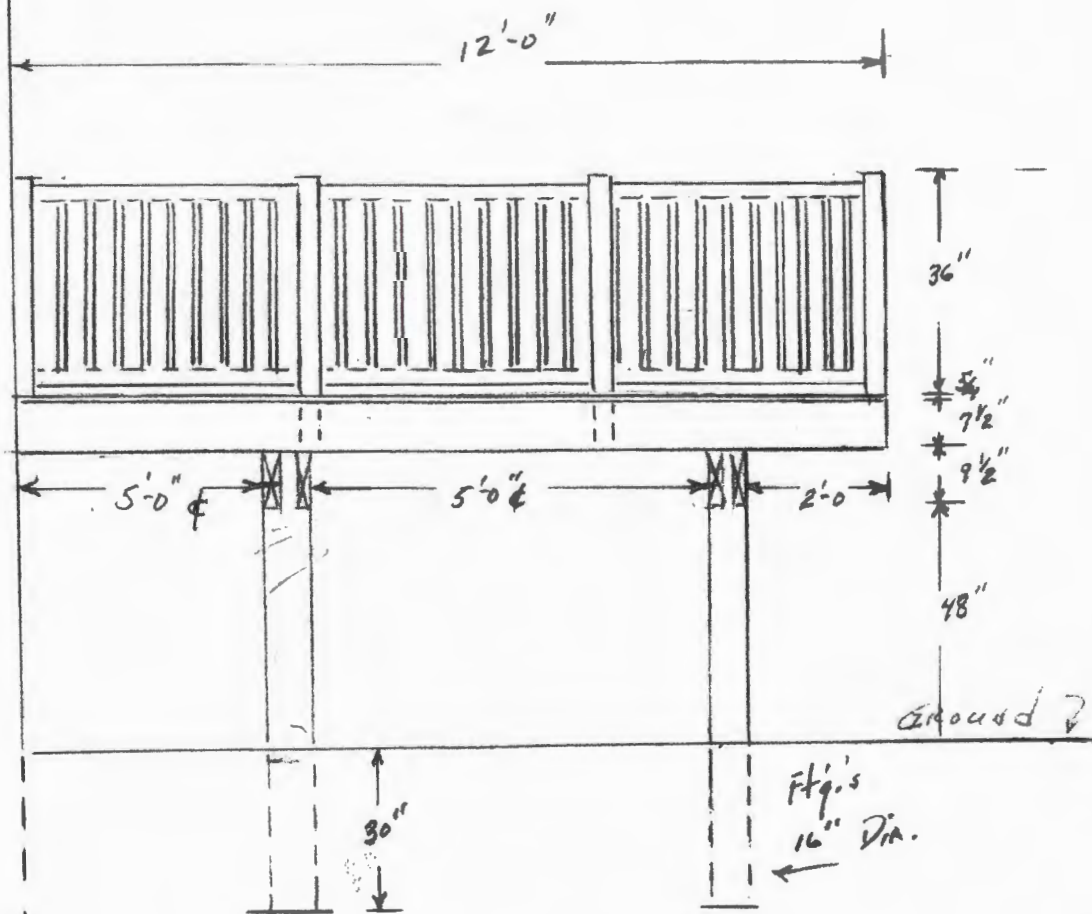


2010-0125-A

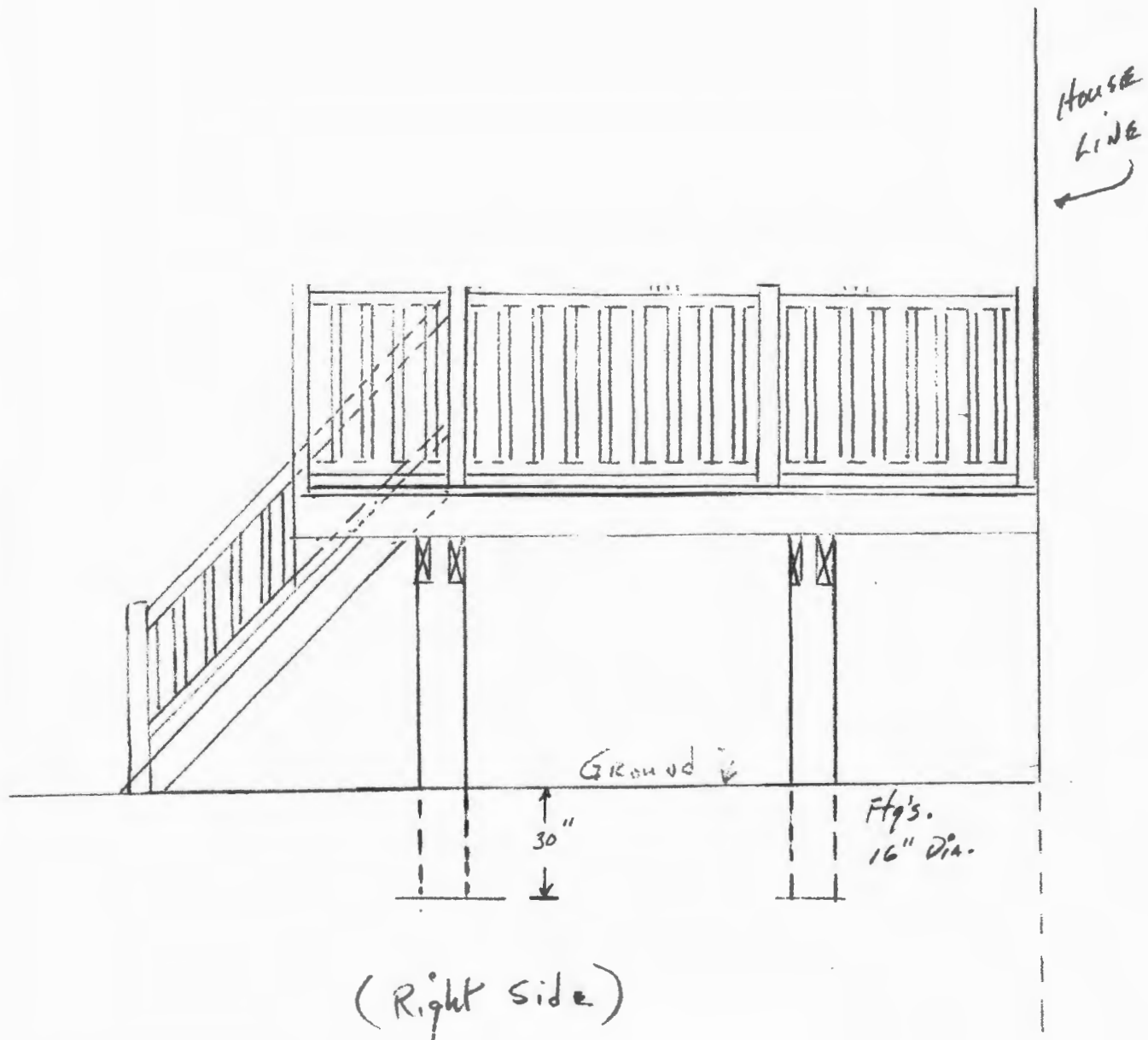


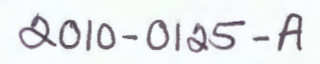
(Front View)

House
line →



(Left side)





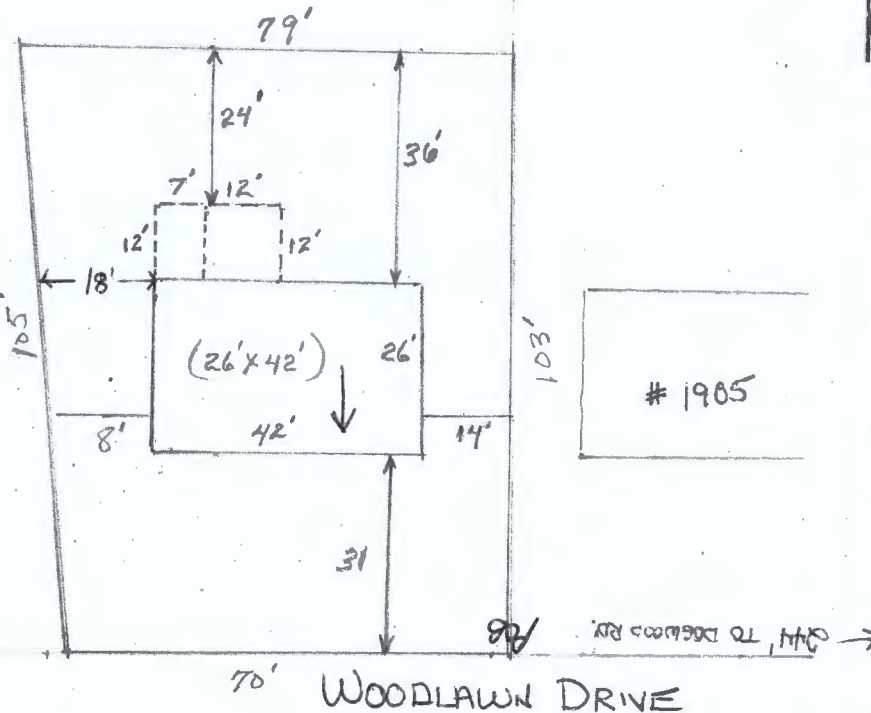
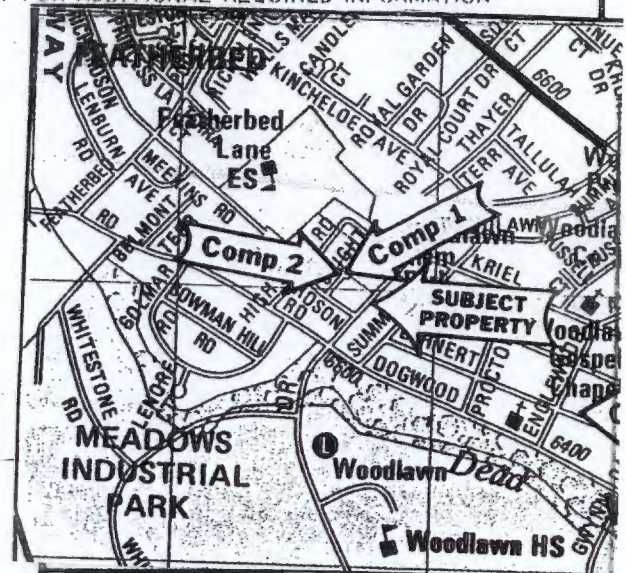
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1907 Woodlawn Dr. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Dallas Griffin + ELLOUISE GRIFFIN



LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1"=200' SCALE MAP # 088A3

ZONING D.R.5.5

LOT SIZE 6,054
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

D.T. 0125 2010-
0125-A



NORTH

PREPARED BY Morris Johnson

SCALE OF DRAWING: 30"