

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Ridge Avenue; 35.35 feet E of
the c/l of Aigburth Avenue
9th Election District
5th Councilmanic District
(200 Ridge Avenue)

Troy M. Workman
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0246-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Troy M. Workman for property located at 200 Ridge Avenue. The variance request is from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a setback of 10.5 feet from the centerline of the existing alley in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a detached garage measuring 14 feet x 20 feet x 12 feet. The existing concrete pad and basement entrance do not leave enough room to comply with the required setback. The relief will allow sufficient maneuvering space to utilize the basement entrance to the dwelling. Petitioner states the request setback conforms with a majority of existing garages located in the rear yards of the even numbered block 200 Ridge Avenue.

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.

ORDER RECEIVED FOR FILING

Date 4-26-10

By mg

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 23, 2010 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. The Certification of Posting confirms that the property was conspicuously posted outlining the requested variance relief. None of the neighbors in the vicinity expressed any opposition to the variance request.

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 26th day of April, 2010 that a variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a setback of 10.5 feet from the centerline of the existing alley in lieu of the required 15 feet is hereby GRANTED, subject to the following:

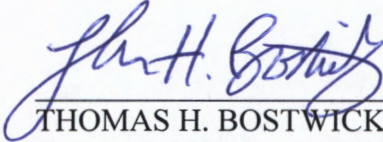
ORDER RECEIVED FOR FILING

Date 4.26.10

By [Signature] - 2 -

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 4.26.10

By Pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 26, 2010

TROY M. WORKMAN
200 RIDGE AVENUE
TOWSON MD 21286

Re: Petition for Administrative Variance
Case No. 2010-0246-A
Property: 200 Ridge Avenue

Dear Mr. Workman:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: David Ransone, 204 Ridge Avenue, Towson MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 200 R. OGE AVENUE TOWSON, MD 21286
which is presently zoned D.R. 10.5

Deed Reference: 132171151 Tax Account # 0915004042

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)

400.2 TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH
A SETBACK OF 10.5' (FEET) FROM THE CENTER OF THE
EXISTING ALLEY IN LIEU OF THE REQUIRED 15'

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):

TROY M. WORKMAN

Name - Type or Print

Signature

Name - Type or Print

Signature

200 R. OGE AVE.

410-825-5232

Address

TOWSON

MD

Telephone No.

21286

City

State

Zip Code

Representative to be Contacted:

DAVID RANSOME - SURVEYOR

Name

204 R. OGE AVE

410-207-8358

Address

TOWSON

MD

Telephone No.

21286

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. 2010-0246-A

Reviewed By D.T.

Date 3/17/10

ORDER RECEIVED FOR FILING

Estimated Posting Date

3/28/10

FRM476_09

Date 4-26-10

Rev 3/09

By [Signature]

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 200 RIDGE AVENUE (21286)
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) A VARIANCE TO THE REQUIRED 15' SETBACK FROM THE CENTER OF THE EXISTING ALLEY TO 10.5' TO A PROPOSED 14' X 20' X 12' H GARAGE. THE EXISTING CONCRETE PAD AND BASEMENT ENTRANCE DO NOT LEAVE ENOUGH ROOM TO COMPLY WITH THE REQUIRED SETBACK AND THE REQUESTED RELIEF WILL ALLOW SUFFICIENT MANUEVERING SPACE TO UTILIZE THE BASEMENT ENTRANCE. THE REQUESTED SETBACK CONFORMS WITH A MAJORITY OF EXISTING GARAGES LOCATED IN THE REAR YARDS OF THE EVEN BLOCK 200 RIDGE AVE.

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.

Troy M. Workman
Signature

Signature

TROY M. WORKMAN
Name- print or type

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 16th day of March, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): TROY M. WORKMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

April 27, 2012
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION FOR:

200 Ridge Avenue, Towson MD 21286

Beginning at the intersection of the north side of Ridge Avenue with the east side of Aigburth Avenue at a point distant North 58 degrees 36 minutes East 35.35 feet from the intersection of the centerlines of said Avenues both 50 feet wide, running thence on the north side of Ridge Avenue, South 76 degrees 40 minutes East 33 feet, thence North 13 degrees 36 minutes East 103 feet to the south side of an alley 15 feet wide, thence on said alley North 76 degrees 40 minutes West 33 feet to Aigburth Avenue and thence on the east side of said avenue South 13 degrees 36 minutes West 103 feet to the place of beginning. Also known as 200 Ridge Avenue and located in the 9th Election District, 5th Councilmanic District of Baltimore County Maryland.



2010-0246-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0246 -A Address 200 RIDGE AVE., 21286

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/17/10 Posting Date: 3/28/10 Closing Date: 4/12/10

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- 0246 -A Address 200 RIDGE AVE., 21286

Petitioner's Name WORKMAN Telephone 410-825-5232

Posting Date: 3/28/10 Closing Date: 4/12/10

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A
SETBACK OF 10.5- FEET FROM THE CENTER OF THE EXISTING ALLEY
IN LIEU OF THE REQUIRED 15- 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: 2010-0246-A

Petitioner: WORKMAN

Address or Location: 200 RIDGE AVE., 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. TROY M. WORKMAN

Address: 200 RIDGE AVE.

TOWSON, MD 21286

Telephone Number: 410-825-5232

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/	Rev/				
001	200	200							

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcclimited.com

CERTIFICATE OF POSTING

RE: CASE# 2010-0246

OWNER/PETITIONER:
Troy M. Workman

DATE OF CLOSING:
April 12, 2010

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
200 Ridge Avenue

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 3/23/10

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2010-0246-A

**To permit: an accessory structure
(garage) with a setback of 10.5 feet from
the center of the existing alley in lieu of the
required 15 feet.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON April 2, 2010**

**ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT**

**111 W. CHESAPEAKE AVE
TOWSON, MD 21204**

TEL. 410-887-3391

**DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE**





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 13, 2010

Troy Workman
200 Ridge Ave.
Towson, MD 21286

Dear: Troy Workman

RE: Case Number 2010-0246-A, 200 Ridge Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2010. 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
David Ransone; 204 Ridge Ave; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 12, 2010
Item Nos. 2010-246, 247 and 248

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

DAK:CE~~N~~:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04122010 -NO COMMENTS.doc



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 29, 2010

Item Numbers: 0246-0249

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

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: April 7, 2010

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

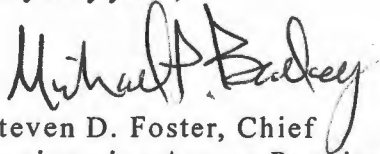
RE: Baltimore County
Item No. 2010-0246-A
200 RIDGE AVE
WORKMAN PROPERTY
ADMIN. VARIANCE -

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. 2010-0246-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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2008

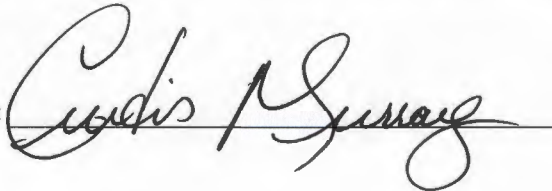
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-246- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

APR 16 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 29, 2010

SUBJECT: Zoning Item # 10-246-A
Address 200 Ridge Avenue
(Workman Property)

Zoning Advisory Committee Meeting of March 29, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

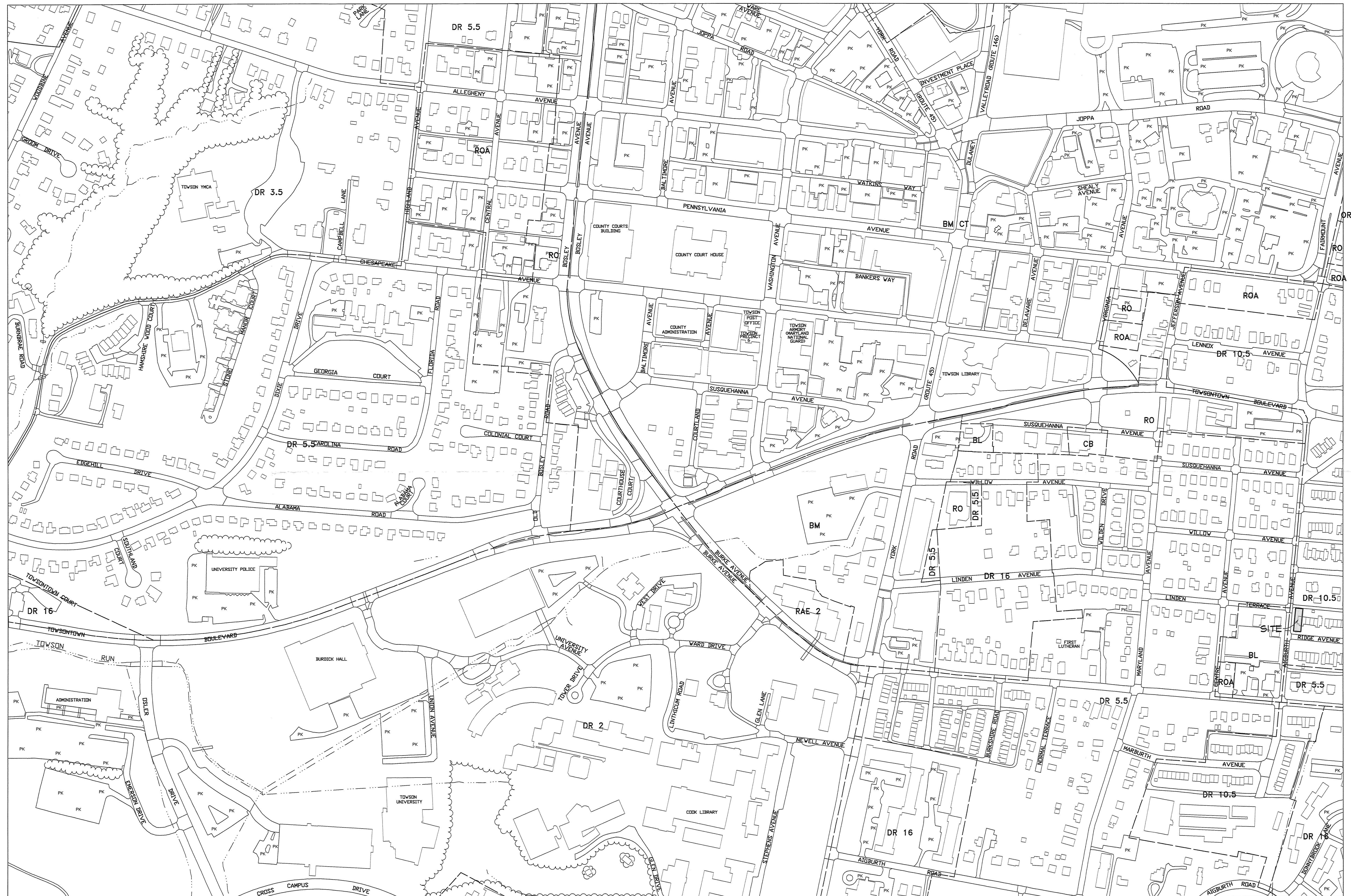
Reviewer: JWL Date: 4/29/10



2010-0246-A



2010-0246-A



MARYLAND COORDINATE SYSTEM
NAD83(1991)

DR 2

ZONING MAP

GIS TILE: 070A2

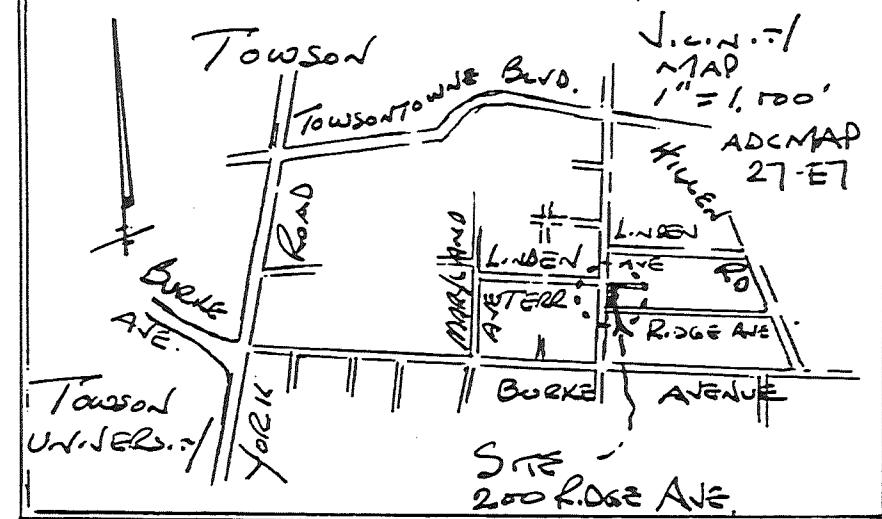
SCALE: 1" = 200'

2010-0246-A

LINDEN
TERRACE

ALBERTA
AVENUE

15' ALLEY



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

ADDRESS: 200 Ridge Avenue
Towson, MD 21286
9th Election District
5th Councilmanic District

EXISTING ZONING: DR 10.5

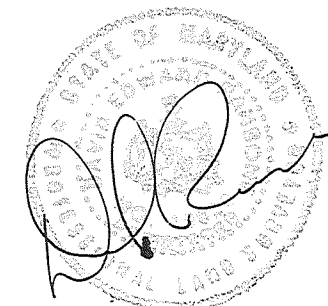
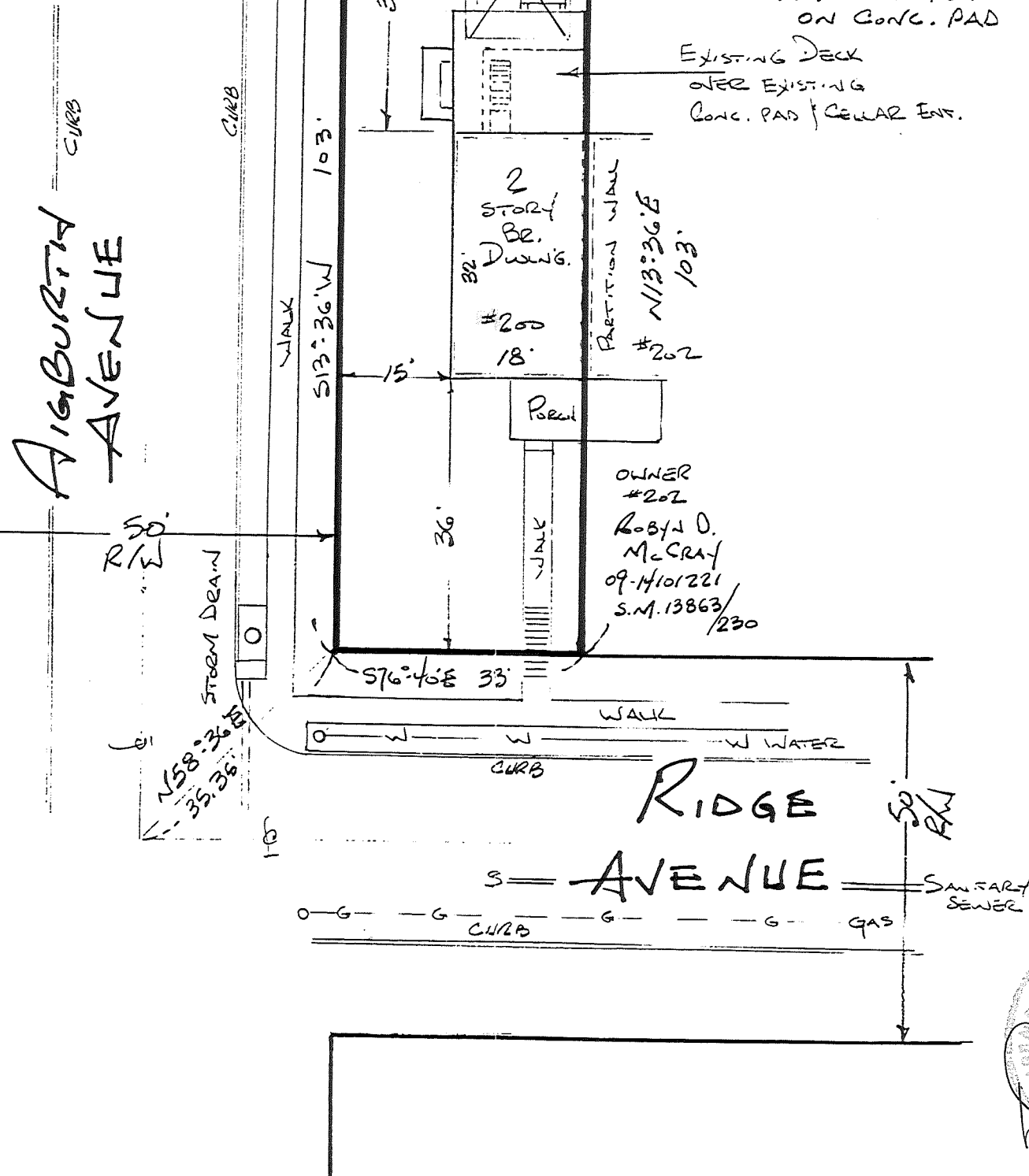
OWNER INFORMATION:
Troy M. Workman
Acct. #: 09-15004042
Deed Ref: S.M. No. 13217/151

Lot size: 33'x103' = 3,399 sq. ft.

Notes: Subject property does not lie in the Chesapeake Bay
Critical Area; does not lie in a 100 year flood plain; is not
a Historic Property/Building.

There is no prior Zoning History for this lot.

PUBLIC UTILITIES SERVE PROPERTY



Scale: 1" = 20' March 10, 2010

Prepared by:
David Ransone
Land Surveyor - MD #10928
204 Ridge Avenue
Towson, MD 21286
410-207-8358

2010-0246-A