

Patricia Zook - Case 2011-0060-A - administrative variance - case file being returned

From: Patricia Zook
To: Campbell, Rose
Date: 12/29/2010 12:17 PM
Subject: Case 2011-0060-A - administrative variance - case file being returned
CC: Bostwick, Thomas; Wiley, Debra

Hello Rose -

The file contains a letter from Carl Richards dated November 15, 2010 which states "This is to advise you that your file 2011-0060-A has been removed from the Commissioner's docket and must be filed anew if you, at a later date decide to renew your request for variance relief".

The letter makes mention of the fact that the Petitioner never provided the required photographs.

This case file is being returned to your office.

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

410-887-3868

pzook@baltimorecountymd.gov



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2624 Wycliffe Rd
which is presently zoned DRS-5

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) BO2.3.C.1 & 301.1; BCZR,

TO PERMIT A SIDEYARD SETBACK OF 1.5ft. IN LIEU OF
THE REQUIRE 7.5ft. FOR A DELK,

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

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 10 day of October 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. 2011-0066-A

Reviewed By SCM Date 8-10-10

REV 10/25/01

Estimated Posting Date 8-22

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

2624 Wycliffe RD
Address
PARKVILLE MD 21234
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):

1. Setback, for side Exit out
of Existing Dwelling, to New Back
Deck

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.

Andrew T. Tannery
Signature
Andrew T. Tannery
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ HARFORD, to wit:

I HEREBY CERTIFY, this 29 day of JULY, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HARRY C. HESS IV M. C. Hess IV
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

HARRY C. HESS IV M. C. Hess IV
Notary Public

My Commission Expires

HARRY C. HESS IV
Notary Public
Harford County
Maryland
My Commission Expires Jun 9, 2014

Zoning Description For 2624 Wycliffe Road

Beginning at a point on the NORTH side of Wycliffe Road which is 40ft. wide at the distance of 370ft ± W. of the centerline of the nearest improved intersecting street OLD HARFORD Rd. which is 60ft. wide. Being Lot 23 in the subdivision of Harford Park as recorded in Baltimore County Plat Book #5, Folio #62, containing 5,000 feet. Also known as 2624 Wycliffe Road and located in the 9th Election District, 5th Councilmanic District.

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

No. 59317

Date: 8-10-10

TWID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					65. —

Total: 65. —

Rec

From: A. TAWNEY

For: 2011-0060-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act provided, shall be null and void if the loan prior to the date of any repayment is limited to, determined by the status of the loan with respect to interest. The sale is delayed for any reason from the date of the property, and assumes a responsibility for obtaining shall pay all applicable mortgage expenses shall be paid by the purchaser of the sale, and all other charges, ground rent, or assessments payable by the purchaser assumed by the purchaser taxes will be made by the purchaser. CR THE PURCHASER, AD

12 | 23 | 20 | 0

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/21, 2010.

- ☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000- 0060 -A Address 2624 Wycliffe Rd.

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

Filing Date: 8.10.10 Posting Date: 8/22 Closing Date: 9/6

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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 2000- 0060 -A Address 2624 Wycliffe

Petitioner's Name Andrew Tawney Telephone _____

Posting Date: 8/22 Closing Date: 9/6

Wording for Sign: To Permit A DECK WITH A SIDEYARD
SETBACK OF 1.5ft. IN LIEU OF THE
REQUIRED 7.5ft.

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: 2011-0060-A

Petitioner: ANDREW TAWNEY

Address or Location: 2624 Wycliffe Rd, BALD, Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 443-463-0088



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 28, 2010

Mr. Andrew Tawney
2624 Wycliff Road
Parkville, Maryland 21234

Dear Mr. Tawney:

Re: 2011-0060-A Case Number, 2624 Wycliff Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 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:rjc
Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09062010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

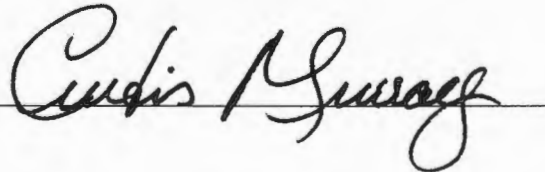
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-060- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and recommends that the petitioner provide at least a 3-foot setback from the neighboring property line of 2622 Wycliffe Road.

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





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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 25, 2010

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

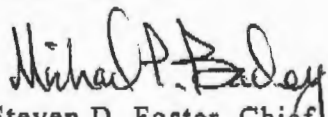
RE: Baltimore County
Item No. 2011-0060-A
2624 WYCLIFFE RD
TAWNEY PROPERTY
ADMIN. VARIANCE -

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. 2011-0060-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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Patricia Zook - Case 2011-0060-A - administrative variance - case file being returned

From: Patricia Zook
To: Campbell, Rose
Date: 12/29/2010 12:17 PM
Subject: Case 2011-0060-A - administrative variance - case file being returned
CC: Bostwick, Thomas; Wiley, Debra

Hello Rose -

The file contains a letter from Carl Richards dated November 15, 2010 which states "This is to advise you that your file 2011-0060-A has been removed from the Commissioner's docket and must be filed anew if you, at a later date decide to renew your request for variance relief".

The letter makes mention of the fact that the Petitioner never provided the required photographs.

This case file is being returned to your office.

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

410-887-3868

pzook@baltimorecountymd.gov



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 15, 2010

Andrew Tawney
2624 Wycliffe Road
Parkville, Maryland 21234

Dear Mr. Tawney:

RE: Zoning File 2011-0060-A, 2624 Wycliffe Road, 9th Election District

At the time of filing of the above referenced variance, you were advised that pictures of the property were a required component of a complete filing for submittal to the Zoning Commissioner. You advised at the time of filing that the pictures would be delivered ASAP, prior to the posting date of August 22, 2010. After not receiving the photographs, Leshenda Williams of this Office attempted by telephone to make contact with you, and getting your voice mail at 443-463-0088, left messages regarding the missing photographs. As a result of the absent photographs, the Zoning Commissioner has declined to consider your request. This is to advise you that your file 2011-0060-A has been removed from the Commissioner's docket and must be filed anew if you, at a later date decide to renew your request for variance relief.

Sincerely,

Carl Richards
Supervisor
Zoning Review
410-887-3391

8.10.10

To file:

Petitioner will

Drop Photos off

To COMPLETE file.

JCM



PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

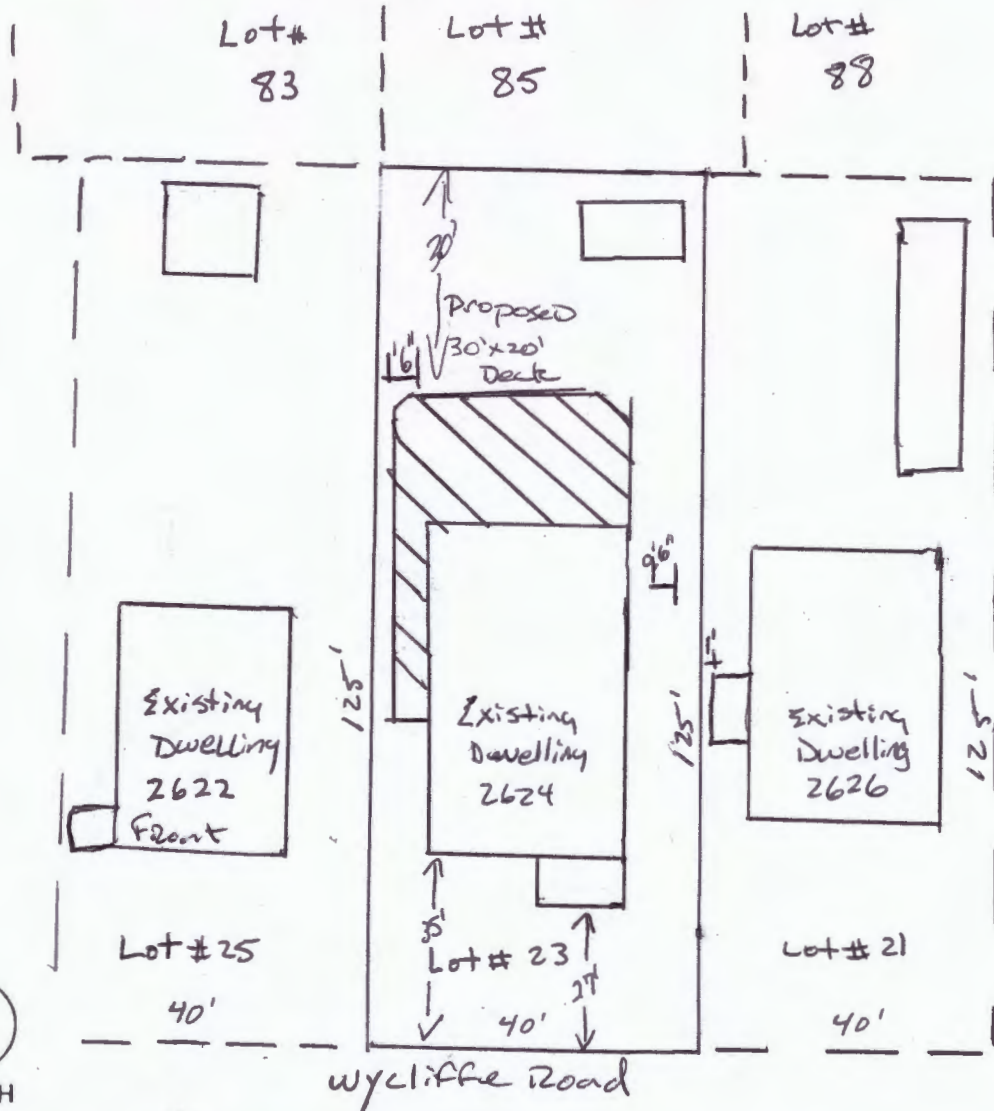
PROPERTY ADDRESS 2624 Wycliffe RD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HARFORD PARK

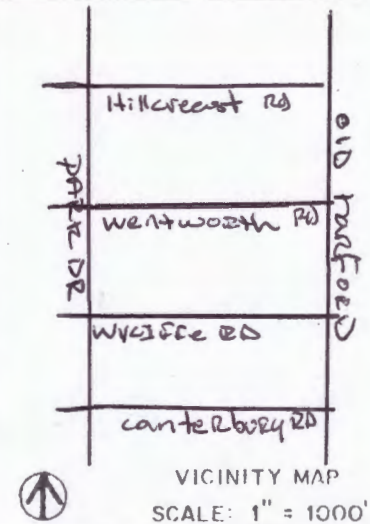
PLAT BOOK # 5 FOLIO # 62 LOT # 23 SECTION # —

OWNER Andrew T. Tawney JR



PREPARED BY Andrew Tawney

SCALE OF DRAWING: 1" = _____



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT DRS. 5

1" = 200' SCALE MAP # 081A1

ZONING DRS. 5

LOT SIZE 5000 SQUARE FEET

	ACREAGE	PUBLIC	PRIVATE
SEWER		☒	☐
WATER		☒	☐

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

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____