

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID:		Case Type Prefix:		Case Year:	Case Number	Case Type Suffix:	Existing Use:	
20150263				2015	0263	SPHA	Residential	
Legal Owners/Petitioner: Jane Warth for the Estate of Albin H Warth								
Street/House Number:		Street Number Range:		Street Number Suffix:		Street Prefix Direction:		Street Prefix Type:
13204								
Street Name:			Street Suffix Type:			Street Suffix Direction:		Suite/Apt./Unit Number:
Falls			Rd					
Property Description: W/S of Falls Road, 625 ft. N of Jonathans Court								
Existing Zoning Classification:		RC 5	Area:		1 acre	Election District:		8th
Councilmanic District:		2nd						
Critical Area:	NO	Floodplain:	NO	Historic Area:	NO	Related (Prior and Future) Cases:		
Violation Cases:		Concurrent Cases:						
Tax Account ID:		Deed Liber #:	Deed Folio #:	Miscellaneous Notes				
1.) 0802095150		1.) 26127	/ 00662	WITHDRAWN by petitioner 6/15/2015				
2.)		2.)	/					
3.)		3.)	/					
Contract Purchaser: Lynne Cramer, 21 Ivy Reach, Court, Cockeysville MD 21030								
Attorney:								
Petition Reviewer:		JNP	Petition Reviewer 2:		Petition Filing Date:		05/21/2015	
Day of Week:	Hearing Date:	Hearing Time:		Hearing Location:				
Wednesday	07/15/2015	11:00 AM		Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204				
Closing Date:	Adm. Law Judge Hearing Continued From		Adm. Law Judge Hearing Rescheduled From		Formal Request For Hearing			

Case Number

2015 0263

SPHA

Petition Type # 1:

SPECIAL HEARING

Petition Request # 1:

To determine whether or not the Administrative Law Judge should approve an existing single family dwelling with a proposed 2-story addition having a side yard setback as close as 10 ft. in lieu of the minimum required 50 ft. and a setback of 101 ft. from the street centerline in lieu of the minimum required 150 ft. and two proposed open projections (rear deck and front porch) with side yard setbacks as close as 14 ft. in lieu of the minimum required 32.5 ft. and a setback of 96 ft. from the street centerline in lieu of the minimum required 112.5 ft.

Petition Type # 2:

VARIANCE

Petition Request # 2:

To permit an existing accessory building (wood shed) with a 0 ft. setback in lieu of the minimum required 2.5 ft. setback.

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:

Residential

Proposed Use:

Residential

Existing Zoning Classification

RC 5

Requested Zoning Classification:

Existing District:

Requested District:

North/South Coordinate:

East/West Coordinate:

Census Tract:

1000 Foot
Scale Map
Reference:

Adm. Law Judge Case Number

Administrative Law Judge's Name

Law Judge Order Date (or Withdrawal Date)

Law Judge Decision:

Law Judge Order Restrictions?

Board of Appeals Case Number

Appeal to Board of Appeals?:

Appellant:

Board of App. Description

Board of Appeals Filing Date

Date Case Sent to Board:

Board of Appeals Hearing Date:

Board of Appeals Decision Date:

Board of Appeals Decision

Circuit Court Case Number

Circuit Court Filing Date:

Circuit Court Decision Date

Circuit Court Decision:

MD Court of Special Appeals Filing Date

MD Court of Special Appeals Decision Date:

MD Court of Special Appeals Decision

MD Court of Appeals Filing Date

MD Court of Appeals Decision Date:

MD Court of Appeals Decision:

U.S. Supreme Court Filing Date

U.S. Supreme Court Decision Date

U.S. Supreme Court Decision

Add Record

Find Record

Next Record

Previous
Record

Preview ZAC
Agenda Report

Public
Hearings

Admin
Variances

Open
MS Word

Exit
Access

Scanned
Image



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 13204 Falls Road, Cockeysville, Maryland 21030 which is presently zoned RC 5

Deed References: Liber 26127 Folio 00662 10 Digit Tax Account # 0 8 0 2 0 9 5 1 5 0

Property Owner(s) Printed Name(s) Jane Warth for the Estate of Albin H. Warth

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an existing single family dwelling with a proposed 2-story addition having a side yard setback as close as 10 ft. in lieu of the minimum required 50 ft. and a setback of 101 ft. from the street centerline in lieu of the minimum required 150 ft. and two proposed open projections (rear deck and front porch) with side yard setbacks as close as 14 ft in lieu of the minimum required 32.5 ft and a setback of 96 ft from the street centerline in lieu of the minimum required 112.5 ft.
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for of the minimum required 112.5 ft.
3. ☒ a Variance from Section(s) 400.1, BCZR, to permit an existing accessory building (wood shed) with a 0-ft setback in lieu of the minimum required 2.5 ft setback.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Lynne Cramer
Name- Type or Print
Signature Lynne F Cramer
21 Ivy Reach Ct. Cockeysville MD
Mailing Address City State
21030 / (410) 207-6278 / thecramergang@verizon.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jane Warth for the Estate of Albin H. Warth
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
2 Southerly Court, Unit 403 Towson MD
Mailing Address City State
21286 / (410) 337-5245 / Bok124@verizon.net
Zip Code Telephone # Email Address

Representative to be contacted:

Lynne Cramer.
Name - Type or Print
Signature Lynne F Cramer
21 Ivy Reach Ct. Cockeysville MD
Mailing Address City State
21030 / (410) 207-6278 / thecramergang@verizon.net
Zip Code Telephone # Email Address

CASE NUMBER 2015-0263-SPHA Filing Date 5/21/2015 Do Not Schedule Dates: Reviewer JNP

REV. 10/4/11

**ZONING PROPERTY DESCRIPTION FOR
13204 FALLS ROAD, COCKEYSVILLE, MD 21030**

Beginning at a point on the centerline of Falls Road which is 40 feet wide at a distance of 625 feet north of the centerline of the nearest improved intersecting street, Jonathans Court, which is 24 feet wide, the boundaries trace the following courses and distances. From the POB, N 70° 00' 00" W 514.60 feet, 2nd POC N 12° 00' 00" E 90.00 feet, 3rd POC S 70° 00' 00" E 504.24 feet, 4th POC southerly 92 feet, back to the beginning as recorded in Deed Liber 26727, Folio 00662, containing 43,560 square feet or 1.0 acres. Located in the 8th Election District and the 2nd Council District.

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

No. **125430**

Date **5/21/2015**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
5/21/2015 5/21/2015 09:17:31 5

FEB 1905 WALKIN RD05 LRB

RECEIPT # 794398 5/21/2015 OPEN

5 528 ZONING VERIFICATION

NO. 125430

Recpt Tot 1150.00

1150.00 OK 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		0150				150.00

Total: **150.00**

Rec From: **Linne Cramer**

For: **Special Hearing & Variance - 13204 Falls Road**
21015-0263-SPHA (Estate of Albin H. North)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3374342

Sold To:

Lynne Cramer - CU00452351
21 Ivy Reach Ct
Cockeysville, MD 21030-1755

Bill To:

Lynne Cramer - CU00452351
21 Ivy Reach Ct
Cockeysville, MD 21030-1755

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 25, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0263-SPHA
13204 Falls Road
W/s Falls Road, 625 ft. North of Jonathans Court
8th Election District - 2nd Councilmanic District
Legal Owner(s) Jane Warth for the Estate of Albin Warth
Contract Purchase/Lessee: Lynne Cramer

Special Hearing to approve an existing single family dwelling with a proposed 2 story addition having a side yard setback as close as 10 ft. in lieu of the minimum required 50 ft., and a setback of 101 ft. from the street centerline in lieu of the minimum required 150 ft. required; and two proposed open projections (rear deck and front porch) with side yard setbacks as close as 14 ft. in lieu of the minimum required 37.5 ft. and a setback of 96 ft. from the street centerline in lieu of the minimum required 112.5 ft.

Variance to permit an existing accessory building (wood shed) with a 0 ft. setback in lieu of the minimum required 2.5 ft. setback.

Hearing: Wednesday, July 15, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/341 June 25 3374342

2015-0263

WCR



Lynne Cramer
21 Ivy Reach Ct
Cockeysville, MD 21030

June 12, 2015

Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Subject: Case Number 2015-0263-SPHA

Dear Mr. Jablon,

I want to inform you that we would like to withdraw the Petition for Special Hearing and Variance for Case Number 2015-0263-SPHA. The contract between the current owner and the purchaser was cancelled.

Thank-you,

Lynne Cramer
Purchaser and
Representative for Jane Warth and the Estate of Albin Warth

cc : Carole DeMilio, Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 8, 2015

NOTICE OF ZONING HEARING

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13204 Falls Road
W/s Falls Road, 625 ft. North of Jonathans Court
8th Election District – 2nd Councilmanic District
Legal Owners: Jane Warth for the Estate of Albin Warth
Contract Purchaser/Lessee: Lynne Cramer

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Lynne Cramer, 21 Ivy Reach Court, Cockeysville 21030
Jane Warth, 2 Southerly court, Unit 403, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 25, 2015
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
13204 Falls Road; W/S of Falls Road, 625' N	*	OF ADMINISTRATIVE
of Jonathans Courts		
8 th Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Estate of Albin Warth		
by Jane Warth	*	BALTIMORE COUNTY
Contract Purchaser(s): Lynne Cramer		
Petitioner(s)	*	2015-263-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
JUN 04 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2015, a copy of the foregoing Entry of Appearance was mailed to Lynne Cramer, 21 Ivy Reach Court, Cockeysville, Maryland 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/3/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 2015-0263-SPHA
Special Clearing Variance
Jane Worth for the Estate of
Albin H. Worth.
13204 Falls Road
MD25

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6/3/15. A field inspection and internal review reveals that an entrance onto MD25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0263-SPHA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) X 5598 or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2015
Item No. 2015-0263 and 0267

DATE: June 9, 2015

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06082015.doc

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 25, 2015 Issue - Jeffersonian

Please forward billing to:

Lynne Cramer
21 Ivy Reach Court
Cockeysville, MD 21030

410-207-6278

NOTICE OF ZONING HEARING

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CASE NUMBER: 2015-0263-SPHA

13204 Falls Road

W/s Falls Road, 625 ft. North of Jonathans Court

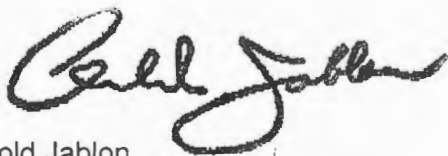
8th Election District – 2nd Councilmanic District

Legal Owners: Jane Warth for the Estate of Albin Warth

Contract Purchaser/Lessee: Lynne Cramer

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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PAI # 080231
1800004077 PAI # 080231
PAI # 080231
Pt. Bk. 0000042, Folio 0073
Pt. Bk. Folio # 042073

0807058325

PAI # 080756 3CD

Pt. Bk. Folio # 039113

2011-0173-SPH

0808006550

13212

PAI # 080189

1600013802

Lot # 64

1990-0237-A

0812059225

13208

PAI # 080189
PAI # 080189
PAI # 080189

2 CD

SITE

0802095150

13204

1955-3686-

PAI # 080756
PAI # 080756
PAI # 080756

Pt. Bk. 0000037, Folio 0057

RC 5

NW 18-E 041B3

FALLS RD

13200

13134
2200024390

Lot # 2

2200025644

Lot # 3

PAI # 080652
PAI # 080652

PAI # 080652

Pt. Bk. Folio # MP94217

PAI # 080652

1600013801
Lot # 63

Lot # 1

13128 0808070050

RC 4 GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2015-0263-SPHA

Petitioner: Jane Warth for the Estate of Albin H. Warth

Address or Location: 13204 Falls Road, Cockeysville MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lynne Cramer

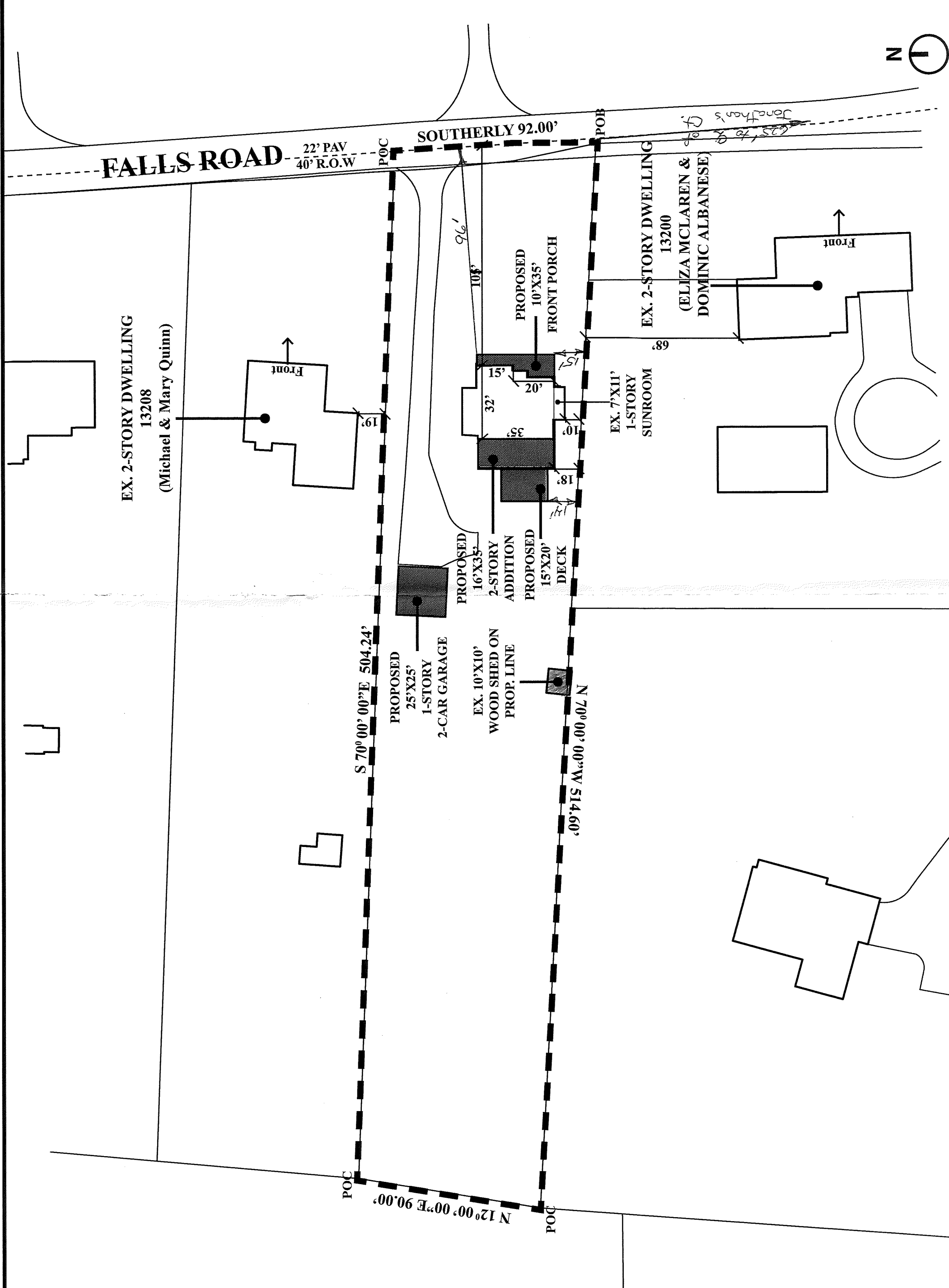
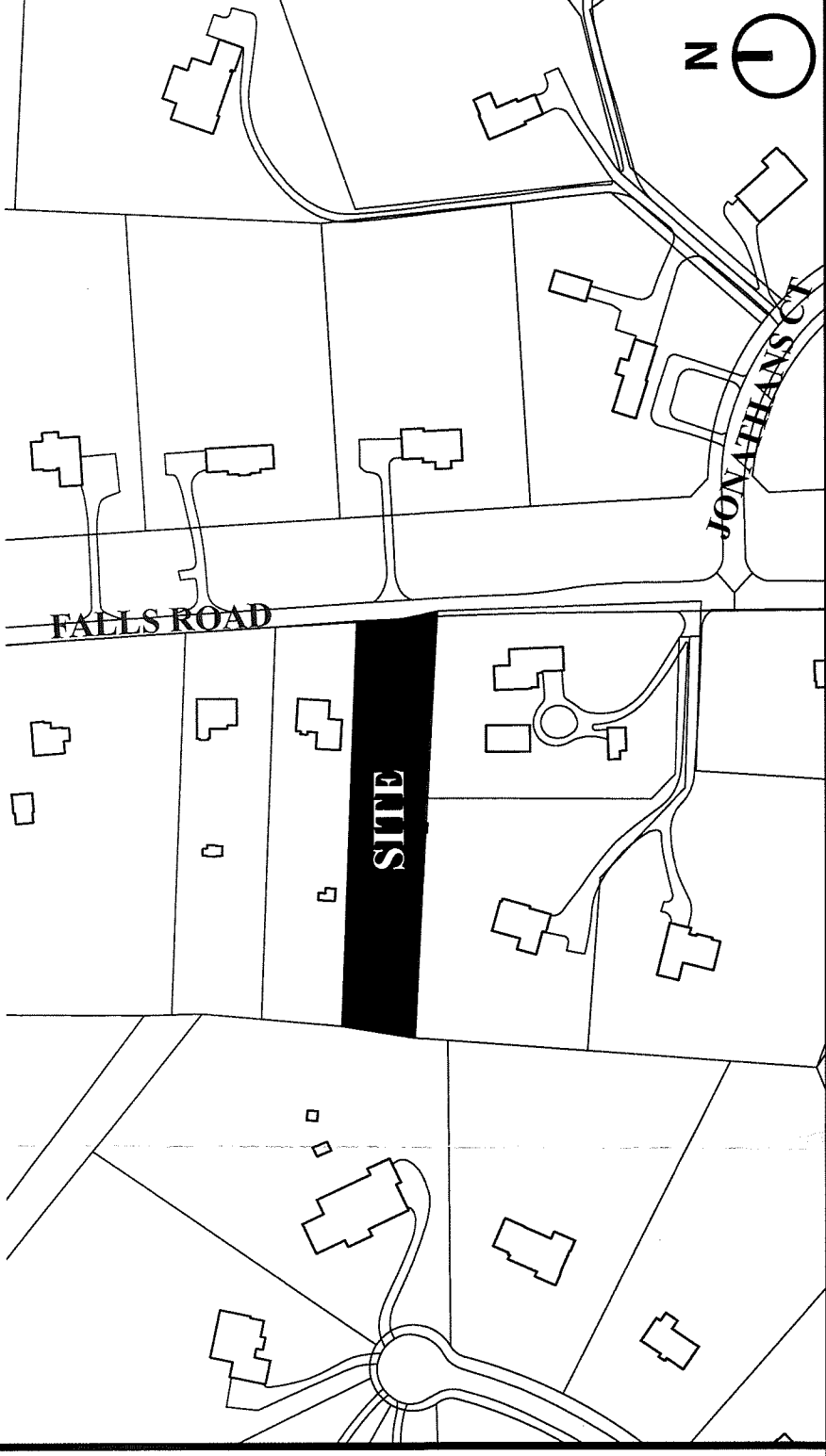
Address: 21 Ivy Reach Ct. Cockeysville MD 21030

Telephone Number: (410) 207-6278

ZONING HEARING PLAN FOR VARIANCE

ADDRESS: 13204 FALLS ROAD OWNER(S) NAME(S): JANE WARTH FOR THE ESTATE OF ALBIN H WARTH SECTION#: NA
SUBDIVISION NAME: NA LOT#: NA BLOCK#: NA DEED REF #: 26127/00662
PLAT BOOK# NA FOLIO#: NA 10 DIGIT TAX #: 0802095150

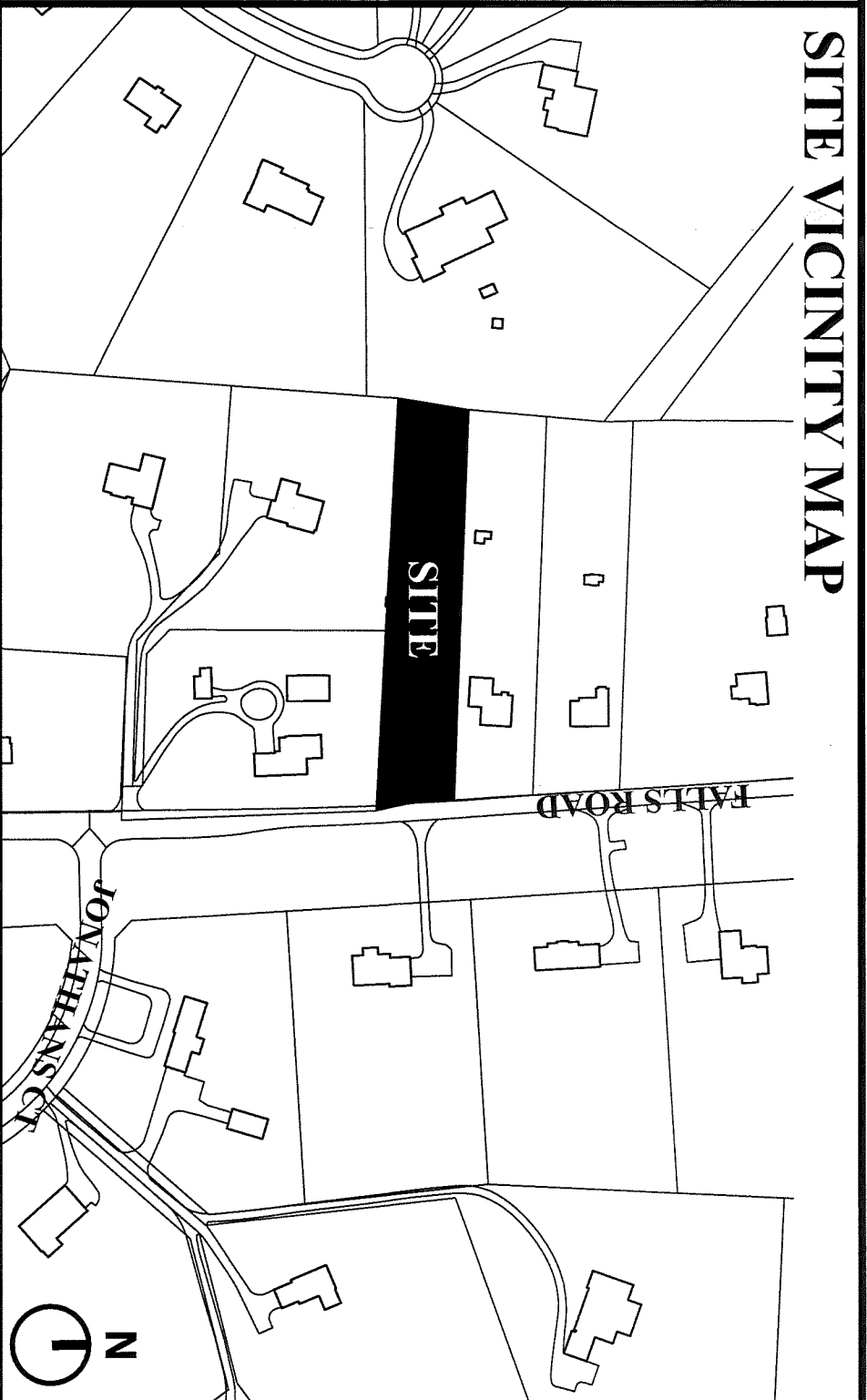
SITE VICINITY MAP



ZONING MAP #: 041B3
SITE ZONED: RC5
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 2
LOT AREA ACREAGE: 1.0
OR SQUARE FEET: 43,560
HISTORIC?: NO
IN CBCA?: NO
IN FLOOD PLAIN?: NO
UTILITIES?
WATER IS:
PUBLIC: PRIVATE: X
SEWER IS:
PUBLIC: PRIVATE: X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:

PLAN DRAWN BY: LYNNE CRAMER DATE: 05/12/2015 SCALE: 1 INCH = 40 FEET

ZONING HEARING PLAN FOR VARIANCE
ADDRESS: 13204 FALLS ROAD OWNER(S) NAME(S): JANE WARTH FOR THE ESTATE OF ALBIN H WARTH
SUBDIVISION NAME: NA LOT#: NA BLOCK#: NA SECTION#: NA
PLAT BOOK# NA FOLIO#: NA 10 DIGIT TAX #: 0802095150 DEED REF #: 26127/00662



ZONING MAP #: 041B3
SITE ZONED: RC5
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 2
LOT AREA ACREAGE: 1.0
OR SQUARE FEET: 43,560
HISTORIC?: NO
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IN FLOOD PLAIN?: NO
UTILITIES?
WATER IS:
PUBLIC: PRIVATE: X
SEWER IS:
PUBLIC: PRIVATE: X
PUBIC: PRIVATE: X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:

