



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2314 Rockwell Ave, Catonsville MD 21228 Currently zoned DR 5.5
 Deed Reference 40612100373 10 Digit Tax Account # 0118351600
 Owner(s) Printed Name(s) Maureen Kelley

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s) 427.1.B.1 of BCZR to permit a proposed 6 feet high residential fence in the rear yard of an existing dwelling, which adjoins the front yard of another on which a residence has been built.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Maureen Kelley
 Name #1 – Type or Print Name #2 – Type or Print
Maureen Kelley
 Signature #1 Signature #2
2314 Rockwell Avenue Catonsville MD
 Mailing Address City State
21228, 410 707 6078, mkkelley645@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

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

Representative to be contacted:

James Holt
 Name – Type or Print
James Holt
 Signature
2314 Rockwell Ave Catonsville MD
 Mailing Address City State
21228, 843 814 8475, JNolanHolt@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5/11/19 day of May, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0309-A Filing Date 5/11/19 Estimated Posting Date 5/12/19 Reviewer AT

~5/27/19

Rev 5/5/2016

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2314 Rockwell Avenue Catonsville MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We need this fence for both security and privacy. We have had someone try to steal our black shepherd before. The individual had expressed interest in having her, and we then caught them on our security cameras walking around our yard after midnight one evening/morning. Our property lies on the corner of the main neighborhood road and another busy street where lots of vehicle and pedestrian traffic comes by. We have two large 60+ pound dogs who can jump high one of which is especially obsessed with chasing balls and we worry they will run into the street while vehicles are driving. Because Chalfonte is such a heavily used pedestrian sidewalk leading into the Trolley Trail, we are seeking to avoid any potential conflict that comes from having just an open side when our dogs are in the yard. The same goes for when we start having children, we want them to be protected from stray

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Maureen Kelley
Signature of Owner (Affiant)
Maureen Kelley
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

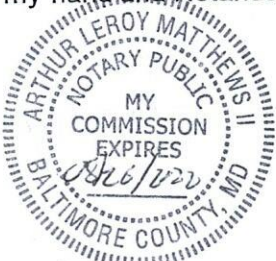
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Maureen Kelley

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Arthur Leroy Matthews
Notary Public
08/26/2022
My Commission Expires

Practical difficulty or hardship (continued).

or aggressive dogs walking by. We recently witnessed a loose dog attacking another neighbor's dog while she walked him down the sidewalk. Also, due to the high vehicle and pedestrian traffic, we do not have privacy in our own yard and would like to feel secure and comfortable when working/relaxing outside. We feel a 6 foot high fence is the appropriate solution to all of our concerns and needs.

Zoning Petition Property Description

Part A:

Zoning property description for 2314 Rockwell Ave, Catonsville, MD 21228. Beginning at a point on the southwest side of Rockwell Avenue which is 50 feet wide at a distance of 25 feet east of the centerline of the nearest improved intersecting street Chalfonte Drive which is 50 feet wide.

Part B:

Being Lot #3, in the subdivision of "Chalfonte Manor", as recorded in Baltimore County Plat Book #23, Folio #023098, containing 9,860 square feet. Located in the 1st Election District and 1st Council District.

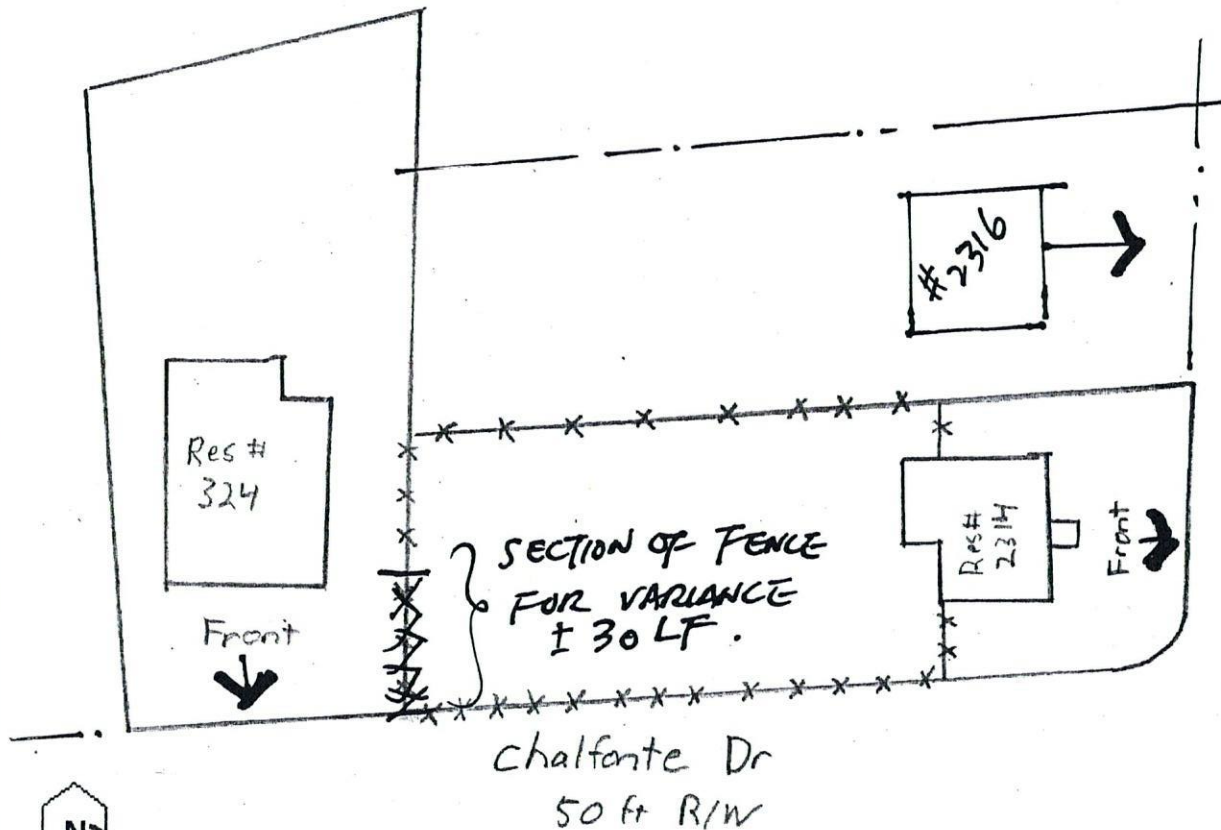
2019-0309-A

ZONING HEARING PLAN FOR VARIANCE ____ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2314 Rockwell Avenue OWNER(S) NAME(S) Maureen Kelley

SUBDIVISION NAME Chalfonte Manor LOT # 3 BLOCK # ____ SECTION # ____

PLAT BOOK # 23 FOLIO # 023098 10 DIGIT TAX # 0118351600 DEED REF. # 40612/00373



PLAN DRAWN BY James Holt DATE 4/19/19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 100B1

SITE ZONED DR 5.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE ____

OR SQUARE FEET 9,860

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ____

SEWER IS:

PUBLIC ☒ PRIVATE ____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

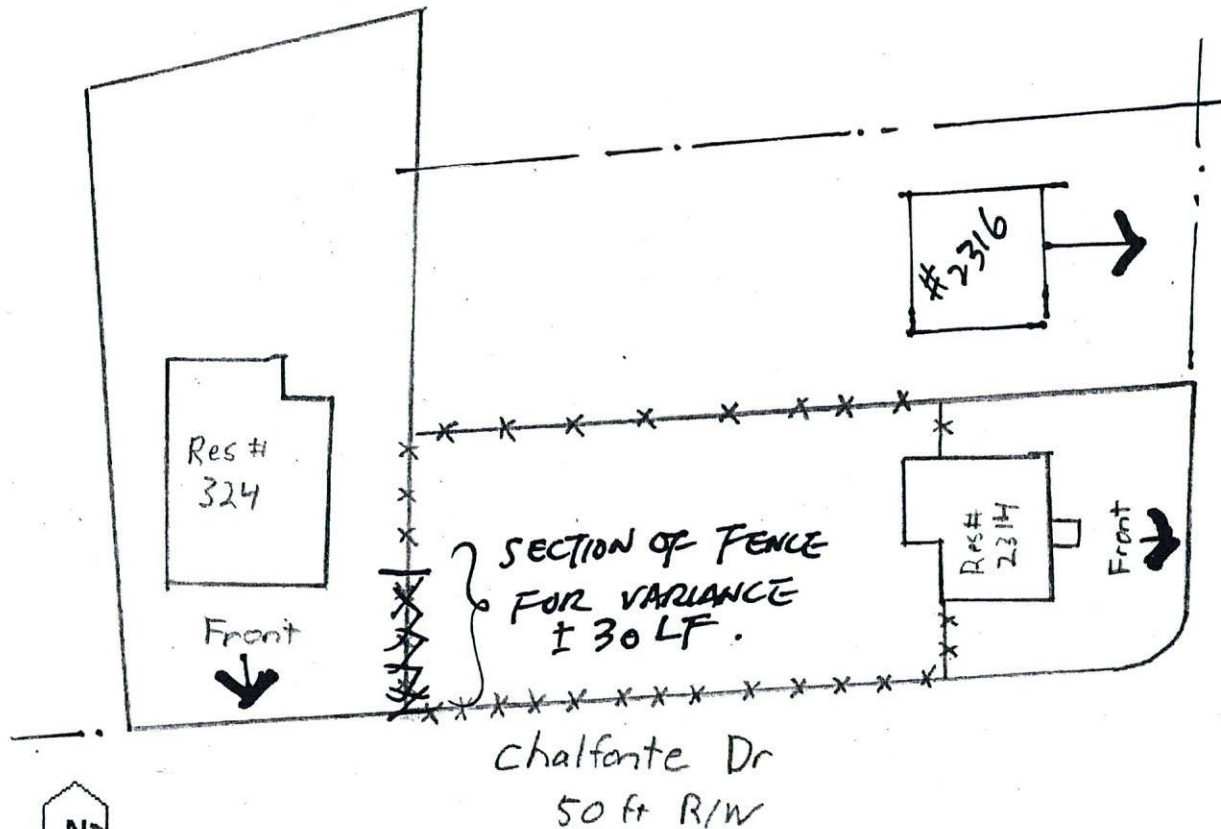
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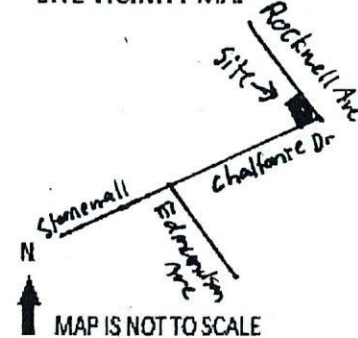
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