

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Holly Circle, 100' S of
Sue Creek Drive
(104 Holly Circle)
15th Election District
5th Councilmanic District
James A. Ruggiero, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-94-A

AMENDED ORDER

This matter came before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the property, James A. and Carol K. Ruggiero. The Petitioners sought relief from Section 1802.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of .5 feet (6 inches) in lieu of the minimum required 10 feet and a front yard setback of 30 feet in lieu of the required front yard average of 36 feet for a proposed garage addition in accordance with Petitioner's Exhibit 1; and,

WHEREAS, an Order was issued on October 5, 1993 in which the Petitioners were inadvertently granted a side yard setback of 5 feet in lieu of the .5 feet requested;

WHEREAS, subsequent to the issuance of said Order, the Petitioners notified this Office of the error and further review of the case file and site plan submitted confirmed the error; and,

There being no adverse comments in the file that would indicate that the granting of this relief would result in any detriment to the health, safety or general welfare of the surrounding locale,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of October, 1993 that the Order issued October 5, 1993 be and the same is hereby AMENDED to allow a variance from Section

1802.3.C of the B.C.Z.R. to permit a side yard setback of .5 feet, or, 6 inches, in lieu of the minimum required 10 feet and a front yard setback of 30 feet in lieu of the minimum required front yard average of 36 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Variance is hereby GRANTED.

It should also be noted that this Office received comments from the Department of Environmental Protection and Resource Management (DEPRM) on October 8, 1993. The Petitioners shall comply fully and completely with the requirements and recommendations made by DEPRM, pursuant to their comments dated October 5, 1993, which have been attached hereto and shall become a permanent part of the decision rendered in this case.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued October 5, 1993 shall remain in full force and effect.

Timothy N. Kotroco
TIMOTHY N. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. James A. Ruggiero
104 Holly Circle, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM: People's Counsel

File

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Holly Circle, 100' S of
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(104 Holly Circle)
15th Election District
5th Councilmanic District
James A. Ruggiero, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-94-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, James A. and Carol K. Ruggiero. The Petitioners request relief from Section 1802.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet and a front yard setback of 30 feet in lieu of the required front yard average of 36 feet for a proposed garage addition in accordance with Petitioner's Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances 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, pictures, 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.

This property is located within the Chesapeake Bay Critical Areas near Sue Creek and as such, is subject to compliance with Critical Areas legislation. As a condition to the relief being granted, the Petitioners shall submit a findings plan for environmental impact review and approval by the Department of Environmental Protection and Resource Management (DEPRM) prior to the issuance of any building permits.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of October, 1993 that the petition for Administrative Variance requesting relief from Section 1802.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet and a front yard setback of 30 feet in lieu of the minimum required front yard average of 36 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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 relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits, the Petitioners shall submit an environmental impact findings plan for review and approval by DEPRM.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy N. Kotroco
TIMOTHY N. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

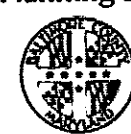
ORDER RECEIVED FOR FILING
Date 10/27/93
By [Signature]

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Date 10/27/93
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

October 5, 1993

(410) 887-4386

Mr. & Mrs. James A. Ruggiero
104 Holly Circle
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Holly Circle, 100' S of Sue Creek Drive
(104 Holly Circle)
15th Election District - 5th Councilmanic District
James A. Ruggiero, et ux - Petitioners
Case No. 94-94-A

Dear Mr. & Mrs. Ruggiero:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy N. Kotroco
TIMOTHY N. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM: People's Counsel

File



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 104 Holly Cr.
which is presently zoned DR-55

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 1802.3 C. (CHART) to ALLOW .5 FT. SIDE YARD SETBACK IN LIEU OF THE REQUIRED 10 FT. IN A DR-55 ZONE AND TO ALLOW A 30 FT. FRONT YARD SETBACK IN LIEU OF THE REQUIRED FRONT YARD AVERAGE OF 36 FT. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See ATTACHED #1

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessor

(Type or Print Name)

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Carol K. Ruggiero
Carol K. Ruggiero
James A. Ruggiero
James A. Ruggiero

104 Holly Cr. 687-3570
Baltimore, Md. 21221
(Same)

104 Holly Cr. 687-3570
Baltimore, Md. 21221
(Same)

A Public Hearing having been required under/being to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY: DATE: 10/27/93
SITUATED POSTING DATE: 10/27/93

Printed with Burroughs Ink on Recycled Paper
ITEM # _____

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) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 104 Holly Cr.
Baltimore, Md. 21221

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)

See ATTACHED #1

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James A. Ruggiero
James A. Ruggiero
Carol K. Ruggiero
Carol K. Ruggiero

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of August, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared James A. Ruggiero and Carol K. Ruggiero

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Date 8/27/93

My Commission Expires 10/31/98
NOTARY PUBLIC STATE OF MD.
My Commission Expires October 1, 1998

To Whom It May Concern:
We, James and Carol Ruggiero, are petitioning for a variance, so, we can build a single car garage on the left side of our home (facing the front door entrance).
We want to go to the side property line as far as possible and we wish to extend out as far as the already existing driveway.
The garage would be attached to the already existing side wall of our home.
This is the best possible area for building, such a garage, because:
1. It is impossible to do on the other side of the house
2. We can't build on to the back of our house because it would block our back door entrance and lower basement stairwell.
3. There is a set back line approximately 20 ft. from the back road.

which would place our garage in the middle of our yard which would not be appealing.

4. We don't wish to disturb this set back line because of 3 doz. 50 year old trees, which are a necessity to the life in this critical area.

5. Please, also take note that 3 to 4 ft. of our back yard property is being used as a right of way to old existing shore front homes.

6. To build onto the front of our home is not feasible because of the existing set back line.

7. We need this garage to protect vehicles which are used for our livelihood.

8. Our association which protects and enforces our by-laws say we are not allowed detached sheds and the "garage / storage area" would give us the necessary space we need.

There are the signatures of our neighbors who have read the previous statements and will not protest the variance for which we are petitioning:

Name	Address	Yrs. of Occupancy
Barbara Comapp	106 Holly Cir.	9 yrs.
Earl B Comapp	106 Holly Circle	9 yrs.
Mary Ann Pashen	2003 Sue Creek Dr.	5 yrs.
Edward Pashen	2001 Sue Creek Dr.	6 yrs.
Ronald Cyle	1962 Sue Creek Dr.	5 yrs.
James Pashen	106 Holly Circle	10 yrs.
Judy Williams	105 Holly Circle	9 yrs.

James A. Ruggiero *James A. Ruggiero*

State of Maryland
County of Baltimore

On this 25th day of August, 1993, before me, the undersigned officer, personally appeared Carol and James Ruggiero, known to me to be the persons whose names are subscribed to within the instrument and acknowledged that they executed the same for the purpose therein contained.

In witness hereunto at my hand and official seal.

Linda L. Smiley
Linda L. Smiley

My commission expires: Feb. 10, 1997

EXAMPLE 3 - Zoning Description

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 104 Holly Circle (Address)
Election District 15 Councilmanic District 5

Beginning at a point on the West side of Holly (north, south, east or west)
Circle which is (number of feet of right-of-way width)
wide at a distance of 100 ft. (number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Sue Creek Drive (name of street)
which is (number of feet of right-of-way width) wide. "Being lot # 130."
Block 48, Section 8 in the subdivision of
Sue Creek Land as recorded in Baltimore County Plat
Book 48, Folio 8, containing
APRAX 6554 sq. ft. (square feet and acres)

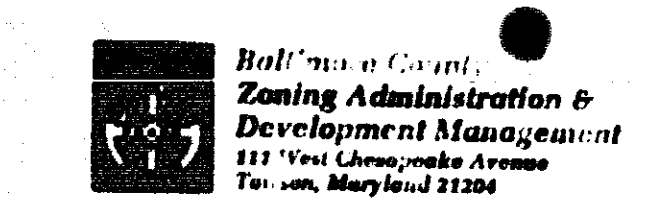
*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15TH Date of Posting 9/1/93
Posted for Variance
Petitioner Carol & James Ruggiero
Location of property 104 Holly Circle, Ab. 100, 3rd. Cr. A. 100
Location of Sign 104 Holly Circle, Ab. 100, 3rd. Cr. A. 100
Remarks:
Posted by M. Pashen Date of return 9/1/93
Number of Signs 1



010 VARIANCE 50
080 SIGN 35
135

receipt

01A01B0447N1C4RC
\$4.00 1037406-27-93
Please Make Checks Payable To Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

September 23, 1993

Mr. and Mrs. James A. Ruggiero
104 Holly Circle
Baltimore, Maryland 21221

RE: Case No. 94-94-A, Item No. 96
Petitioner: James A. Ruggiero, et ux
Petition for Administrative Variance

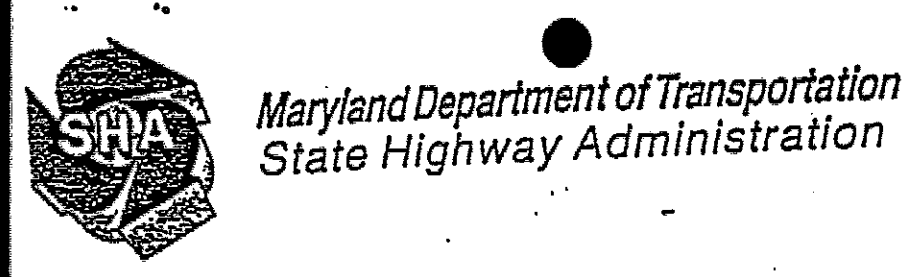
Dear Mr. and Mrs. Ruggiero:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioners, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 27, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 96 (JRA)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is
Teletypewriter for Impaired Hearing or Speech
383-7855 Baltimore Metro - 388-6481 D.C. Metro - 1-800-482-8828 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 10, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 96, 100, 102, 103, 104 and 108.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kerna*

PK/JL:lw

SAC. 96/PROB/BA1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

September 23, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #96, Ruggiero Property
104 Holly Circle
Zoning Advisory Committee Meeting of September 13, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:sp
RUGGIERO/DEPRM/TKTSBP

RECEIVED
8 1993
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management
FROM: J. James Dieter
SUBJECT: Petition for Zoning Variance - Item 96
Ruggiero Property
Chesapeake Bay Critical Area Findings
DATE: October 5, 1993
RECEIVED
OCT 5 1993
ZADM
SITE LOCATION
The subject property is located at 104 Holly Circle. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).
APPLICANT'S NAME James and Carol Ruggiero
APPLICANT PROPOSAL
The applicant has requested a variance from section 1802.3.C of the Baltimore County Zoning Regulations to permit a 5 ft. side yard setback in lieu of the required 10 ft. in a DR 5.5 zone and to allow a 30 ft. front yard setback in lieu of a required front yard average of 36 ft.
GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM
In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:
1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" (COMAR 14.15.10.01.0).

Mr. Arnold E. Jablon
October 5, 1993
Page 2
REGULATIONS AND FINDINGS
1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Section 26-449(a)).
Finding: This property is located approximately 600 feet from the tidal waters of Sue Creek. Therefore, no disturbance of the 100 foot buffer shall occur.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" (Baltimore County Code, Section 26-447).
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.
3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" (Baltimore County Code Section 26-452(a)).
Finding: The applicant shall plant woody vegetation in lieu of installing drywells and replace shrubs on a 1:1 basis for those which have to be removed for the proposed garage. The applicant shall also continue to direct rooftop runoff through the downspouts and across the lawn. This will bring this property into compliance with the 10% rule.
The following plant material shall be selected from the enclosed list and planted.
Tree list: 1 item - ball and burlap
1 - 1.5 inch caliper
Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Mr. Arnold E. Jablon
October 5, 1993
Page 3
CONCLUSION
The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.
J. James Dieter, Director
Department of Environmental Protection
and Resource Management
JJD:KDK:tm
cc: Mr. James Ruggiero
104 Holly Circle
Baltimore, Maryland 21221
HOLLY2/DEPRM/WQCBCA

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-1151
Mr. Manabarger
c/o Architectural Committee
152 Holly Circle
Baltimore, MD 21221
Dear Mr. Manabarger:
Mr. & Mrs. James Ruggiero's letter to Arnold E. Jablon, Director of ZADM, dated August 26, has been referred to me for reply.
Zoning case #94-94-A, a variance to allow a side yard setback of 5 inches and a front yard setback of 30 feet, was granted on October 12, 1993 by Timothy Kotroco, Deputy Zoning Commissioner of Baltimore County. As such, the building may be outside of the building envelope as shown on the Final Development Plan of Sue Creek Landing, lot #130, as recorded in Baltimore County, plat book #48, folio #8.
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-1191.
Very truly yours,
John J. Sullivan, Jr.
Planner II
JJS:ec
cc: Mr. & Mrs. James Ruggiero
104 Holly Circle
Baltimore, MD 21221

16651/aak
DEED - FEE SIMPLE - CORPORATE GRANTOR - LONG FORM
DAY STATE TITLE CO.
1 East Redwood Street
Baltimore, Md. 21202
539-5878
This Deed, MADE THIS 30th day of November
in the year one thousand nine hundred and eighty-four by and between
THE RYLAND GROUP, INC., a body corporate
of the State of Maryland, party of the first part, and
JAMES A. RUGGIERO and C. KRISS RUGGIERO, his wife, parties
of the second part.
WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid is \$ 74,800.00.
the said The Ryland Group, Inc.
does grant and convey to the said JAMES A. RUGGIERO and C. KRISS RUGGIERO, his wife, as Tenants by the Entireties, their assigns and unto the survivor of them, their personal representatives/successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:
BEING KNOWN AND DESIGNATED as Lot No. 130, as shown on a Plat entitled "Plat 3, Sue Creek Landing", which Plat is dated July 15, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 48 folio 8. The improvements thereon being known as No. 104 Holly Circle.
BEING the same lot of ground which by Deed dated March 8, 1984, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6681 folio 351, was granted and conveyed by Colonial Development Corporation, unto the Grantor herein.
The Grantor hereby certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, the property and assets of the Grantor.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3335
September 13, 1993
NOTICE OF CASE NUMBER ASSIGNMENT
TO: James and Carol Ruggiero
104 Holly Circle
Baltimore, Maryland 21221
Re: CASE NUMBER: 94-94-A (Item 96)
104 Holly Circle
W/S Holly Circle, 100' S of Sue Creek Drive
15th Election District - 5th Councilmanic
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case, should reference the case number and be directed to 887-3331. This notice also serves as a refresher regarding the administrative process.
1) Your property will be posted on or before September 19, 1993. The closing date (October 4, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.
Arnold E. Jablon
Director

Plat to accompany Petition for Zoning Variance Special Hearing
PROPERTY ADDRESS: 104 Holly Circle
Subdivision name: SUE CREEK LANDING
Plat book: 48, folio 8, lot 130, section 1
OWNER: JAMES A. RUGGIERO
CASE # 94-94-A
WILLOW GREEN LA
LOT 130
LOT 129
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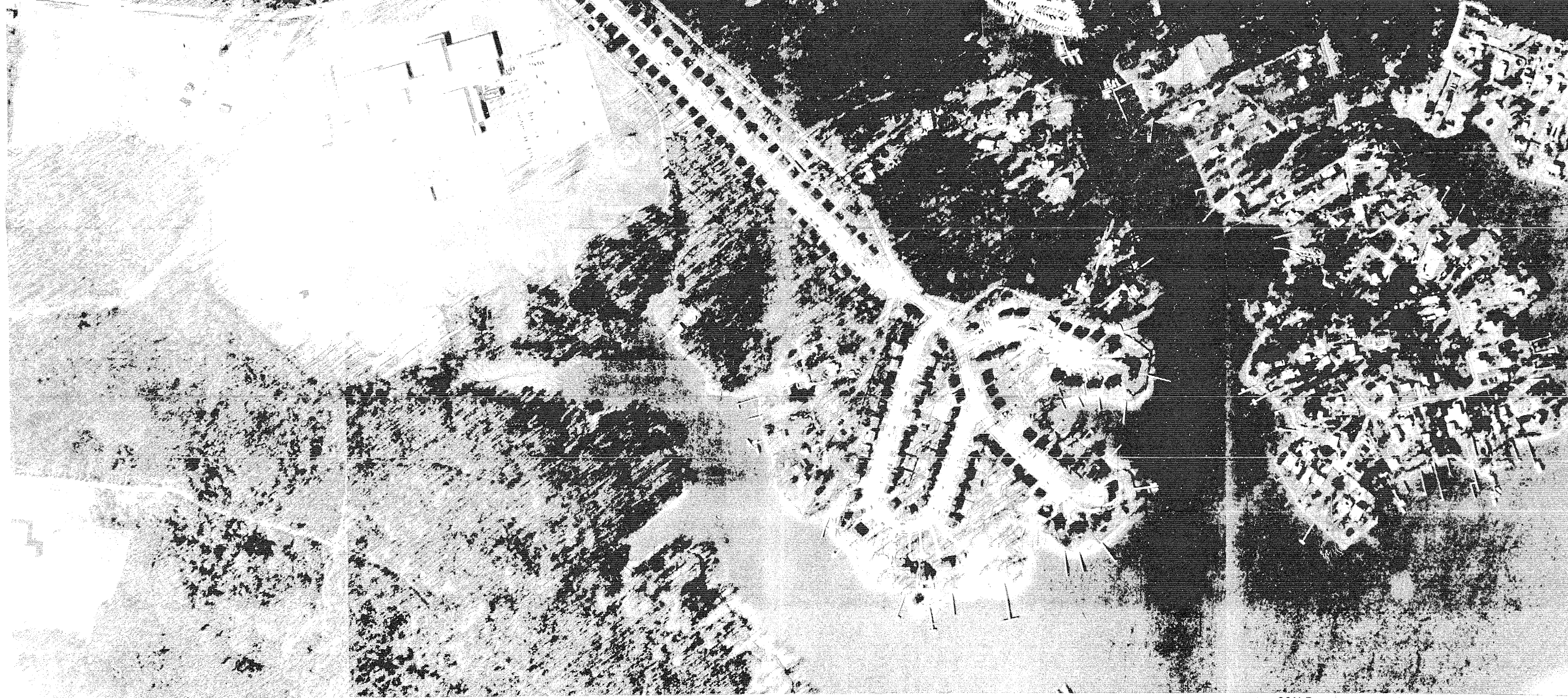
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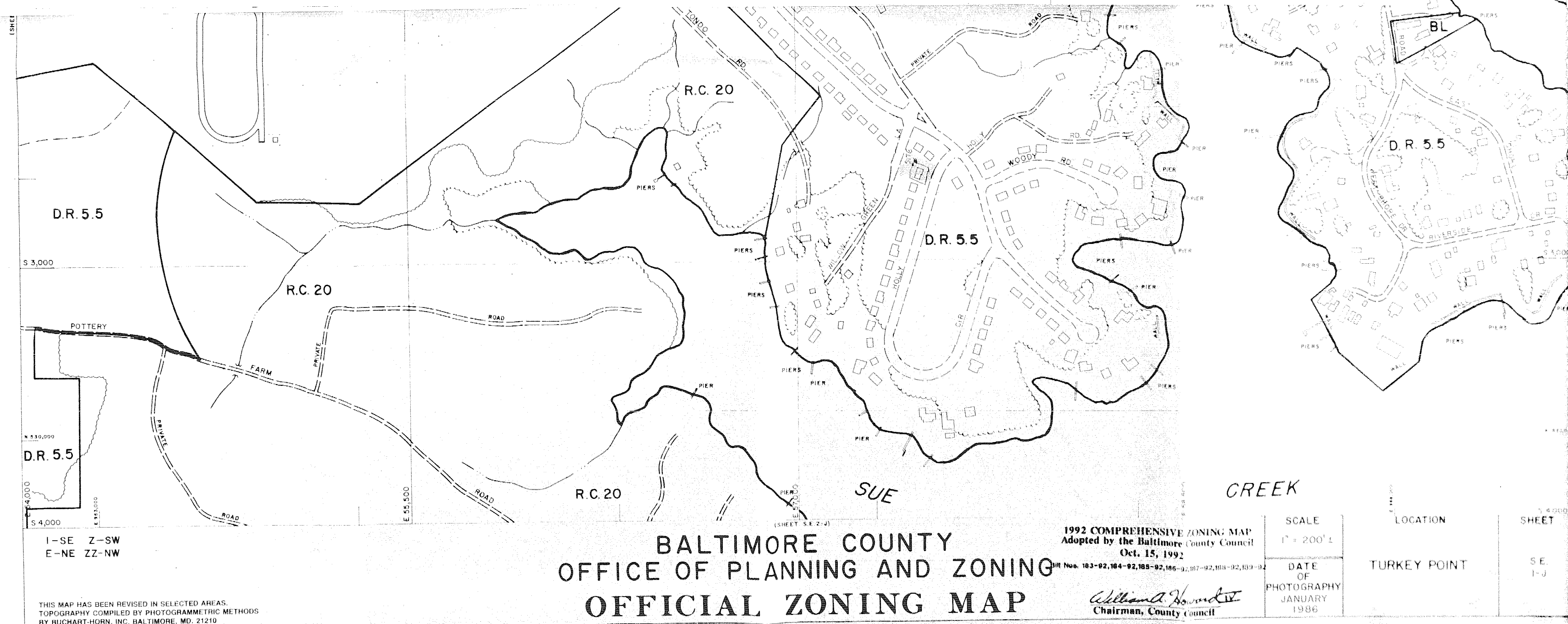
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#96

SCALE	LOCATION	SHEET
1" = 200' ±	TURKEY POINT	SE I-J
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill No. 103-92, 104-92, 105-92, 106-92, 107-92, 108-92, 109-92

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	TURKEY POINT	SE I-J
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210