· OF BALTIMORE COUNTY . Casa No. 17-251-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jeffrey A. Giordano and Patricia A. Giordano, his wife, for that property known as 8632 Quentin Avenue, in the Dakleigh Manor subdivision of Baltimore County. The Petitioners herein meek a wariance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed carport on a detached garage to be located in the front yard with a 1 ft. setback, in lieu of the required rear yard with a 2-1/2 ft. setback, and to permit the combined accessory structure area to be larger than the dwelling as limited in Section 101 of the NCZR, in a D.R.5.5 zone. The subject property and requested relief is more particularly described on Potitioners' Exhibit No. 1, the plat to accompany the Pet it ton

The Potitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the infornation 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 Zoning Cosmissioner, the information, photographs, and affidavits

submitted arounds sufficient facts that coming with the consistements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and to the reasons given above, the requested variance should be granted.

currences of it consume to the Jonine Completioner for Bullimore County this 10th day of Jameary 1997 that the Petition for a 205109 Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed carport on a detached garage to be located in the front yard with a 1 ft. setback, in lieu of the required rear yard with a 2-1/2 ft. sotback, and to permit the combined accessory structure area to be larger than the dwelling as limited in Section 101 of the BCZR. in a D.R.5.5 zone, be and in hereby GRANTED, subject, however, to the

> The Petitioners bay apply for their building permit and be granted none given receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their con risk that proceeding of this time is at their own ri-untly such time as the 3D day appellate prices from this Order has expired. If, for whatever reason, this Order is reverseld, the Petitioners equid be required to return, and be responsible for returning, said property to its orbital.

Shen applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order

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1,835 mm

Zoning Description

Beginning at a point on the west side of Quentin Ave. which is 30 feet wide

Zoning Description for 8632 Quentin Avenue

at a distance of south of the center line of the nearest improved intersecting street, East Joppa Road, which is 40 foot wide. As recorded in Deed and Land Records of Baltimore County in Liber R.J.S. #1307, Folio 48, on the west side of Quentin Ave. N 08 25' W 12', S 83° 05' W.126.9' N.08" 25' W.88', S.83" 05' W.92' S.01" 06 W.100.9', and N.83" 05' E.236.5' to the place of beginning containing .25 acres. Also known as 8632 Quentin Avenue, Baltimore, Maryland 21234 and located in the 9th Election District, 4th Councilmanic District.

RMILIE

Baltimore County Zoning Commissioner Office of Planning and Zoning

Suite 112. Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887,4386

Hr. and Mrs. Jeffrey A. Glordano Hollimore, Maryland 21234

> BY. Dottlion for Administrative Variance Case So. 97-252-A Property: 8637 Quentin Avenue

Dear Mr. and Mrs. Glordano:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file on appeal within thirty [10] days of the date of the older to the Cossiy Reard of Appeals. If you require additional information concerning filling an agenal, please feel free to contact our Appeals Cerks of MST-553.

Very truly pours. Comers Short Lawrence K. Schmidt Anning Commissions

OPIGNAL.



### Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8632 QUENTIN AVENUE

and 400.1 to PERMIT AN ADDITION Nation of make a particular hally protective transverse forceroid App. [10] TPD POPULT ALL PROPERTY OF A PROPERTY AND A PROPERTY AND A PROPERTY AND A PROPERTY OF A PROPER SEE ATTICHED AFFIDAVIT TO BE UNDER THAN THE DAKENING OF MUTEON AS RETON IN (LEARNING OF MCLESCHY RESCURE)

Property is to be posted and advertised as prescribed by Zoning Regulations.

Like it is given by a receiver of those Yaller's advertised posting, it is, upon filing of this section, and turner agree to and are to be bond to the rings gravitation and instruction of difference County deployed postured true Zoning Like Batheris County.

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	PATRICIA A. GIORDANO
Facilie	Fatrice Q Geordan
1 To 1 To 1 To 2 (1) A 100, 11 A 100	8632 QUENTIN AVENUE (40) 882-474
	BALTIMORE ND 2/234
North Co.	

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Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenu Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

mailtimer Gomaty monitor requisitions require that notice be given to the quescal position-important positions are related to property which is the subject of an upcoming soming hearing. For those partitions which require a politic hearing, this notice is accomplished by posting a sign patitions/repplicant; and piecement of a notice in at least one newspaper of general directation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR For newspaper advertising: Petitioner: Leffer Location: 8630 Questo AVE B. A MO 2134 PLEASE FORWARD ADVERTISING BILL TO: 8632 Questo AVE Bet MO 21234 PHONE MUMBER: 410 - 882-9241

> Case #97-253-A (Revised 09/24/96)

CERTIFICAT OF POSTING

RE	Case No. 97-253-A
	Petitioner/Developer Mr. Jef.
	Gerdonna
	Date of Hearing/Closing 1/6/97

Baltimore County Department of Permits and Development Manager County Office Building, Room 111 111 West Chesapeake Avenue Towson MD 2120

Attention: Ms. Gwendolyn Stephens

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 8632 Quentin are, Bellemore, mD 21234

The sign(s) were posted on



AJ:ggs

Affidavit in support of Administrative Variance

That the Affantics) does do presently reside as \$632 OUBLATIA APCNUE BALTIMES ND 21234

That based upon personal knowledge, the following are the facts upon which I've base the request for an Administrative Variance at the above address

DUT TO A NON-EXISTENT BACK YARD WE REQUEST A VARIANCE TO CONSTRUCT A CAR PORT ATTACHED TO EXISTING GARAGE IN PENT SIDE YARD THE I'SETBACK REMINISTED LINE WITH THE GARAGE AND THERE IS NO BASEMENT IN THE DOULT WHICH CIMITS THE STORAGE AREA TO THE CARROL AND THE CARPURT IS LIKEDED TO PROCTEST THIOS FROM WHENNER THE FLEMENT To size of the Daye is also 1/5 FT in fait flower for the first for the fait flower for the first to the first the fir

The Assistance of the Secondary of the S

19 PL before me. a Notary Public of the Star THERESE CERTIFY the 6th prod Dec Jettery A. Greadave - Patercia A broadars only adminfied to me as such Alliants(s), and made each in due form of law tree and correct to the best of his her their knowledge and belief.

12-6-76

## ADMINISTRATIVE VARIANCE

Case No. 96-253-A

to Read on ablition (A Proposed Cas Port ) on A Whated Com course ( An Account Scote ) to be least in Fact and with a lot which is lies at the Regard Rea year with a appreciate and Great the achier becoming from the ties to to light to the Buelly as hit is not to (pehoster of Accessing Stratue)

#### PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b) (1), <u>BALTIMORE COUNTY CODE</u>, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZOHNG REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



DATE: December 19, 1996

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s): Item Nos. 238, 244, 245, 247, 248, 249, 250, 252, 253, 255, and 256 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 887-3495.

Prepared by: Jeffon W. Long Division Chief: Eary L. Kenn

Raltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesaneake Avenue Towson, Maryland 21204

MOST WAS REMINISTRATIVE VARIABLES

CASE MINORE: 97-253-8 (ftree 253) CKE MERGER - 97-25-3 (free 25.5)

M5-12 (wested however

M/C Questia Arenno, 550° 5 of E. Jospa Road

The Election District - 4th Council lossic

Legal Omer(s): Jeffrey B. Giordano and Pairicia A. Giordano
Foat by Enter 12/72/76

Colstop Catter 5/6/6/79

Contact node with this office popularly the status of this case round reference the case number and te directed to 837-1391. This notice serves as a refresher reporting the siministrative process.

- 1) The Josing Notice also must be visible on the property under petition on or before the "Post by Date"
- 2) The "Closing Date" noted above, in the deadline for a neighbor to file a formal request for a public
- 3) After the closing date, the file will be reviewed by the fording or teporty finding Commissioner, Ne/Donary (s) great the respected reliefs, (b) does the responsed reliefs, or (c) other that the matter is set for a public beauting. The will receive written mutification (typically within f to 10 days) as to whether or not your petition has been quested, whench, or will up to public healthy.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE, THE FILE MUST OF THROUGH FINAL REVIEW, ORDERS AND NAVALLABLE FOR DISTRIBUTION VIA PICK-UP, MEETS MEADY, THE ORDER WILL HE PARTICIPATE FOR DESIGNATION OF THE PICE.

Arrold Jables ( or: Jeffrer and Patricia Giordani

Baltimore County Government
Fire Department

700 East Joppa Road Towson, MD, 21286-5500

DATE: 12/19/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 2120
MAIL STOP-21105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 23, 1996.

Item No.: SEE BELOW

Gentlemen

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Zoning Agenda:

The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWINGITENNUMBERS: 245,246,247,248,249,250,252,253,254 AND 256.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F





Development Processing County Office Building 111 West Chesapenke Avenue Towson, Maryland 21204

Br. and Brs. Jeffery A. Glordano 8632 Questin Avenue Baltimore, MD 21234

Done Mr. and Mrs. Clouds and

The Zoning Advisory Committee (ZAC), which consists of representa-tives from Ballimore County approval agencies, has reviewed the plans unballed with the above referenced petition, which was accepted for precessing by Permits and Development Management (FEM), Zoning Review, on December 12, 1996.

Any comments submitted thus far from the members of ZLC that offer or he commute admitted than far from the mediers of 227 that offer or her commute admitted than far from the mediers of mean commute are not intended to instance the appropriations of the ... these commute, positions, but to assure that all parties (zoning commissioner, attering, positioner, rel.) are sade seare of plans or problems. with capied to the proposed that are informative will be forecasted to you; those that are not informative will be placed in the personnel of the proposed informative will be placed in the personnel one of the proposed of the problems.

It you need further information or have any questions regarding these nts, please do not hemitate to contact the commenting agency or n Edebacks in the zoning office (897-1991).

BALPIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

R. Bruce Seeley Permits and Development Ret ew DEPKM

SUBJECT: Zening Advisory Committee Meeting Date: Dec. 27 96

247

253) 255 257

Item #'s: 246

INTER-OFFICE CORRESPONDENCE

DATE: Dec 27, 9

W. Corl Poet of yC.
N. Car' Richards, Jr.
Zoning Supervisor

Attactment(n)

The state of Section

70:

085 · en BOILCES /DESDM/TYTSRO Maryland Department of Transportation State Highway Administration

Parker F. Williams

RE: Baltimore County / Z . Z a . 5 c llem No. 253 (JLL) Permits and Development Management County Office Building, Room 109

Towson, Maryland 21204 Dear Ms. Fuhanks

Ms. Roslyn Eubanks

Baltimore County Office of Permits and Development I

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

1. 9. soller /s- Ronald Burns, Chief Engineering Access Permits

16

Maryland Relay Service for Impaired Hearing or Sou ch 1-800-735-2258 Statewide Toll Frue Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTINORE COUNTY, MARYL INVEROFFICE CORRESPONDENCE 0 :223

Arnold Jables. Director Department of Permits & Development Management Date: December 26, 1996

Robert W. Bowling, Chief SUBJECT: Zoning Advisory Committee Meeting for Begs. 246, 247, 248, 250, 252, 253, 254, 256

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

20NEA3

# BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

December 12, 1996

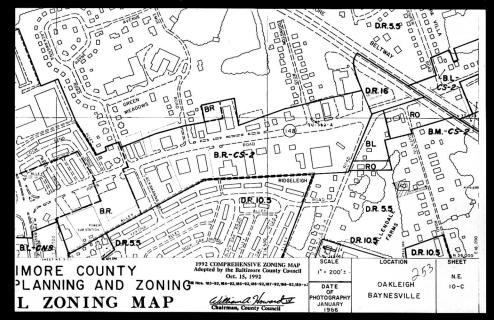
John L. Lewis Planner II Zoning Review, PDM FROM

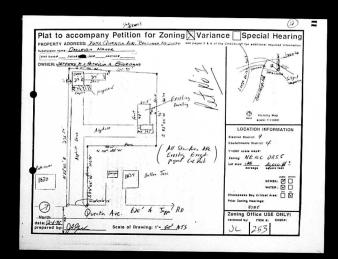
SUBJECT:

Since all structures are existing, except for the proposed addition, I let the applicant file with the drawing out of scale. I hope that this is okay by you since the dimensions are all shown. The applicant understands that there is some risk in this and revised plans, could be required should you want them. My personal opinion

JLL:scj









BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

DATE OF PHOTOGRAPHY JANUARY

OAKLEIGH BAYNESVILLE

EIGH N.E.