

IN RE: PETITION FOR VARIANCE
S/S Eastern Avenue, 175' W
centerline of Woodland Road
15th Election District
5th Councilmanic District
(Lots 6-8 Eastern Manor)

Maria Corsaro
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-486-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Maria Corsaro. The Petitioner is requesting a variance for property she owns known as Lots 6-8 of Eastern Manor, located in the Bowleys Quarters area of Baltimore County. The property is zoned BL. The variance request is from Section 232.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a commercial building with a rear yard setback of 15 ft. in lieu of the required 20 ft.

Appearing at the hearing on behalf of the variance request were Maria Corsaro, owner of the property and her attorney, Melvin Kodenski. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.6444 acres, more or less, and is zoned BL. The subject property is unimproved at this time. Ms. Corsaro, who owns and operates "Pippo's" Restaurant, is desirous of constructing a 6102 sq. ft. retail and carry-out restaurant building on the subject property, as is shown on Petitioner's Exhibit No. 1, the site plan submitted. She has been in business for some time and is now desirous of locating her business on property that she owns in lieu of renting a site elsewhere. In addition to moving her restaurant to this location, she intends to lease out the

CASE FILED FOR FILING

Date

By

2017/02

M. Corsaro

remaining space within the small strip center. In order to proceed with her plans, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

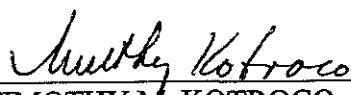
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

ORDER RECEIVED FOR FILING
DATE 7/7/00
BY R. J. JAMESON

THEREFORE, IT IS ORDERED this 7th day of July, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 232.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a commercial building with a rear yard setback of 15 ft. in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall be required to submit elevation drawings and a description of the proposed building materials to the Office of Planning for their review and approval.
- 3) The Petitioner shall also submit elevation drawings of the proposed sign to the Office of Planning for their review and approval.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL FILED FOR FILING
DATE 7/7/00
BY [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 7, 2000

Melvin Kodenski, Esquire
19 E. Fayette Street, Suite 400
Baltimore, Maryland 21202

Re: Petition for Variance
Case No. 00-486-A
Property: Lots 6-8 Eastern Manor

Dear Mr. Kodenski:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Maria Corsaro
4305 Falls Park Road
Perry Hall, MD 21128-9526



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Variance

to the Zoning Commissioner of Baltimore County

1512201075

for the property located at Lots 6-8 Eastern Manor

1512201076

which is presently zoned BL

tax acct nos: 1512201077

tax map: 91 grid: 8 parcel: 263

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)

A COMMERCIAL
BUILDING
WITH A

BC2R 232.3B (232.3.B)

REQUIRED

to permit A rear yard set back of 15 ft in lieu of the requested 20 ft

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at the Hearing.

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:

Melvin J. Kodenski, Esquire

Name - Type or Print

Signature

Law Offices of Melvin J. Kodenski

Company

19 E. Fayette St., Ste. 400

Address

410-685-5100

Baltimore, MD 21202

City

State

Zip Code

Legal Owner(s):

Maria Corsaro

Name - Type or Print

Signature

Name - Type or Print

Signature

410

4305 Falls Park Road

335-8223

Address

Telephone No.

Perry Hall, MD 21128-9526

City

State

Zip Code

Representative to be Contacted:

Melvin J. Kodenski

Name

19 E. Fayette St., Ste. 400

Address

Telephone No.

Balto., MD 21202

410-685-5100

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 5/18/00

Case No. 00-486-A

2000/05/18

RECEIVED FOR FILING

13y

kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4055
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

March 20, 2000

Zoning Description
Lots 6 - 8
Eastern Manor

Beginning at a point on the south side of Eastern Avenue which right of way varies in width at the distance of 175 feet west of the centerline of the nearest improved street, Woodland Road, which is 50 feet wide. Thence the following courses and distances: 1) South 5 degrees 35 minutes East 135.01 feet, 2) South 84 degrees 25 minutes West 210.00 feet, 3) North 5 degrees 35 minutes West 132.51 feet, 4) North 83 degrees 03 minutes East 70.02 feet, 5) North 83 degrees 56 minutes East 70.00 feet, 6) North 84 degrees 13 minutes East 70.00 feet to the place of beginning as recorded in deed Liber 11603 folio 251.

Being Lots 6, 7 and 8 in the subdivision of Eastern Manor as recorded in Baltimore County Plat Book 14 folio 22, containing 28,070 square feet or 0.6444 acres.



00-486-A

486

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 081355

DATE 5/18/00 ACCOUNT 6001 6150

AMOUNT \$ 250.00

RECEIVED FROM: MCLEND J. KUCIJSKI
FOR: 020 VARRINCC

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

025000

CASHIER'S VALIDATION

PAID RECEIPT

PRESENT DATE TIME
5/19/2000 5/19/2000 15:55:40
BGL 18003 CASHIER LATE LHM DEBIT
DEPT 5 528 ZONTINE VERT DEPT
Receipt # 17201
CR NO. 001235

Rec'd Inc 250.00
250.00 CR
Baltimore County, Maryland

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner 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 #00-486-A
Lots 6-8 Eastern Manor
S/S Eastern Avenue, 175' W
of 175' W of Woodland Road
15th Election District
8th Councilmanic District

Legal Owner(s):
Maria Colasero
Hearing: Thursday, July 6,
2000 at 11:00 a.m. in
Room 106 County Office
Building, 111 W. Chesapeake
Avenue, Towson,
MD 21204
Variance to permit a
commercial building with a
rear yard setback of 15 feet
in lieu of the required 20
feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.
J76/888 June 20 0369436

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/20/, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Ink
7/6/00

RE: Case No.: 00-486-A

Petitioner/Developer: _____

MARIA CORSARO

Date of Hearing/Closing: 7/6/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 _____

S/S EASTERN AVE, 175'± W OF C/L

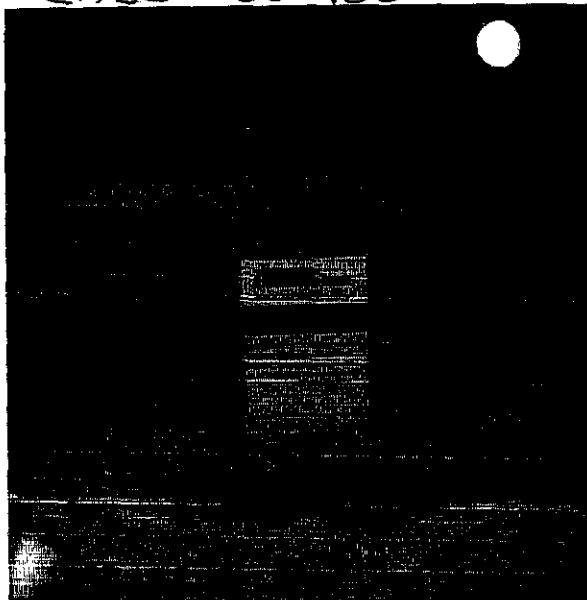
WOODLAND ROAD (K/A LOTS 6-B EASTERN MANOR)

The sign(s) were posted on _____

6/21/00

(Month, Day, Year)

CASE # 00-486-A



Sincerely,

Richard E. Hoffman 6/21/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

S/S EASTERN AVE, 175'± W. OF
WOODLAND RD.
POSTED 6/21/00
Richard E. Hoffman 6/21/00

RE: PETITION FOR VARIANCE
Lots 6-8 Eastern Manor, S/S Eastern Avenue,
175' W of c/l Woodland Rd
15th Election District, 5th Councilmanic

Legal Owner: Maria Corsaro
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-486-A

* * * * *

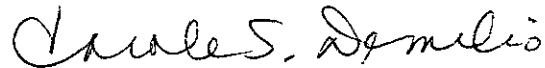
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Melvin J. Kodenski, Esq., 19 E. Fayette Street, Suite 400, Baltimore, MD 21202, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

June 14, 2000

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

NOTICE OF ZONING HEARING

The Zoning Commissioner 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 NUMBER: 00-486-A

Lots 6-8 Eastern Manor

S/S Eastern Avenue, 175' W of c/l of Woodland Road

15th Election District – 5th Councilmanic District

Legal Owner(s): Maria Corsaro

HEARING: Thursday, July 6, 2000 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson, MD 21204.

Variance to permit a commercial building with a rear yard setback of 15 feet in lieu of the required 20 feet.

Arnold Jablon
Director

C: Maria Corsaro, 4305 Falls Park Road, Perry Hall, MD 21128-9526
Melvin J. Kodenski, Esq., 19 E. Fayette Street, Ste. 400, Baltimore MD 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 21, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Census 2000



For You, For Baltimore County



Census 2000



TO: PATUXENT PUBLISHING COMPANY
June 20, 2000 Issue – Jeffersonian

Please forward billing to:
Melvin J. Kodenski, Esq.
19 E. Fayette Street, Suite 400
Baltimore, MD 21202
410-685-5100

NOTICE OF ZONING HEARING

The Zoning Commissioner 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 NUMBER: 00-486-A
Lots 6-8 Eastern Manor
S/S Eastern Avenue, 175' W of c/l of Woodland Road
15th Election District – 5th Councilmanic District
Legal Owner(s): Maria Corsaro

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT
THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 00-486-A
Petitioner: MARIA CONSOLO
Address or Location: Lots 6-8 Eastern Manor.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melvin J. Kobenski
Address: 19 E. Fayette St. Suite 400
Baltimore, Md 21202
Telephone Number: 410-685-5100



Baltimore County
Department of Permits and
Development Management

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

June 30, 2000

Mr. Melvin Kodenski
Law Offices fo Melvin Kodenski
19 E Fayette Street, Ste 400
Baltimore MD 21202

Dear Mr. Kodenski:

RE: Case Number 00-486-A , Lots 6-8 Eastern Manor

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 05/18/00.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County 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.

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Maria Corsaro



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 5, 2000
Item Nos. 477, 478, 479, 480, 481, 482,
483, 485, 486, 487, and 488

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 2, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: Maria Corsaro - 486
Karl Pick - 481

Location: DISTRIBUTION MEETING OF May 29, 2000

Item No.: 481 and 486

Dear Ms. Stephens:

Pursuant 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.

** ITEM NO.: 486 ADDITIONAL COMMENT - ACCESS TO SITE MUST BE
MINIMUM 18' CLEAR WIDTH.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: June 6, 2000

SUBJECT: Zoning Item #486
Lots 6-8 Eastern Manor

Zoning Advisory Committee Meeting of May 30, 2000

- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ This development must comply with the Intensely Developed Area (IDA) requirements for pollutant reduction outlined in the Chesapeake Bay Critical Area Regulations.
- ☒ A valid, updated jurisdictional determination of the stream and adjacent land made by the U.S. Army Corps of Engineers and Maryland Department of the Environment (MDE) must be obtained prior to DEPRM approval of any development plan.

Reviewer: Glenn Shaffer

Date: June 6, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 1, 2000

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

SUBJECT: Lot 6-8, Eastern Manor.

INFORMATION:

Item Number: 486

Petitioner: Maria Corsaro

Zoning: BL

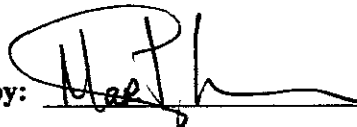
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the variance to permit a commercial building with a rear yard setback of 15 feet in lieu of the required 20 feet provided the following conditions are met:

1. Elevation drawings and a description of the proposed building materials should be submitted to this office for review and approval prior to the issuance of any building permits.
2. The petitioner should also submit elevation drawings of the proposed sign(s) to this office for review and approval prior to the issuance of any sign permit.

Prepared by:



Section Chief:



AFK:MAC:

00-486-A

No Posting
Certif L

Kathleen

6/30/00

Need
Posting
Certificate
#485-A

LAW OFFICES
MELVIN J. KODENSKI
19 E. FAYETTE STREET
SUITE 400
BALTIMORE, MARYLAND 21202

6/29/00
c8 SJ

HIGHLANDTOWN OFFICE
412 S. Highland Avenue
Baltimore, Maryland 21224

TELEPHONE (410-685-5100)
FACSIMILE (410-685-5825)

June 28, 2000

Arnold Jablon
Dept. of Permits &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No: 00-486-A
Lots 6-8 Eastern Manor
Owner: Maria Corsaro

Dear Mr. Jablon:

Enclosed please find a Certificate of Publication regarding the above-captioned matter.

Thank you for your kind cooperation.

Very truly yours,



Melvin J. Kodenski

MJK:dl
Enclosure
MJK\7827

RECEIVED

00-1974

JUN 29 2000

DEPT. OF PERSONS AND
DEVELOPMENT MANAGEMENT

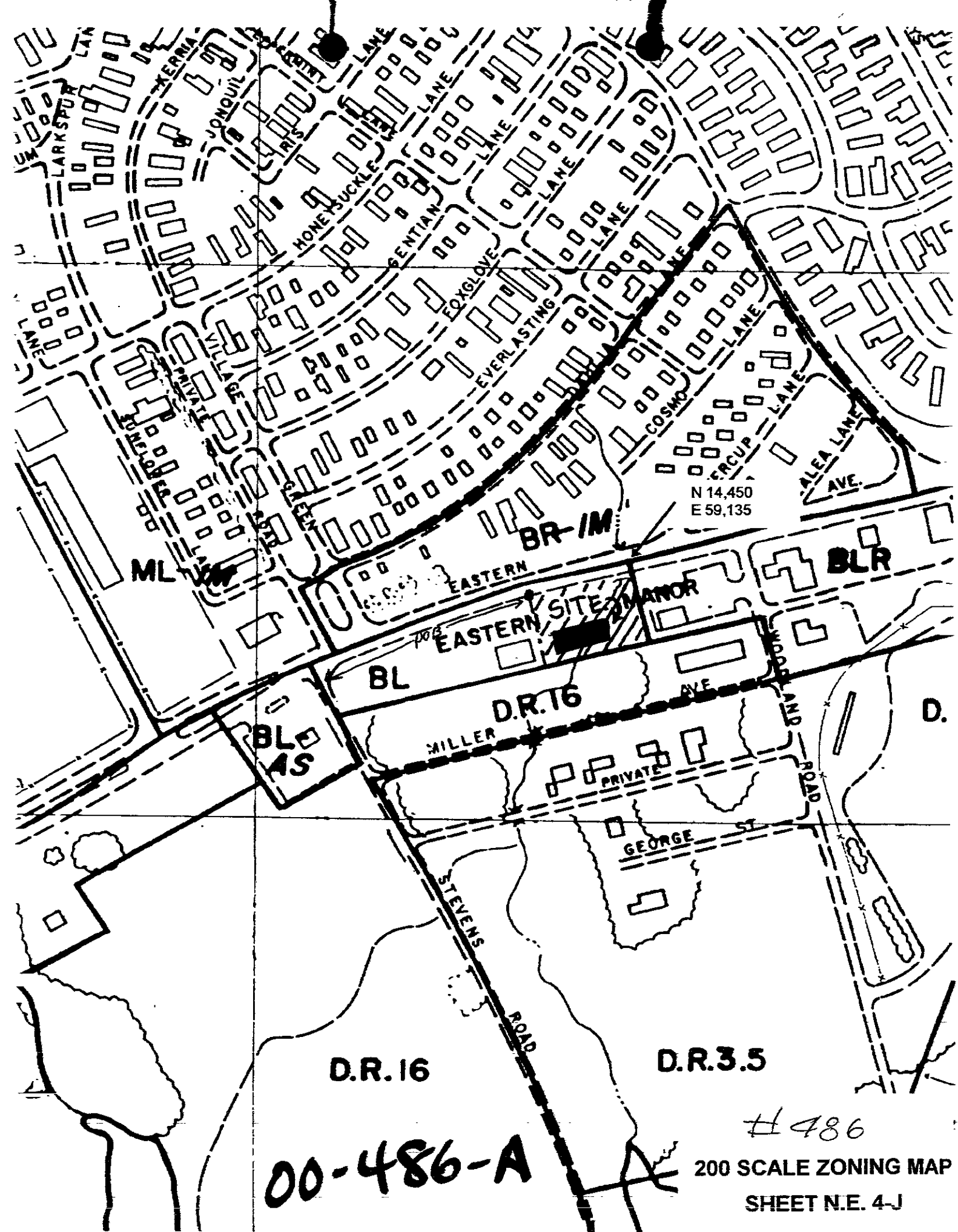
Case Number

00-486-A

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

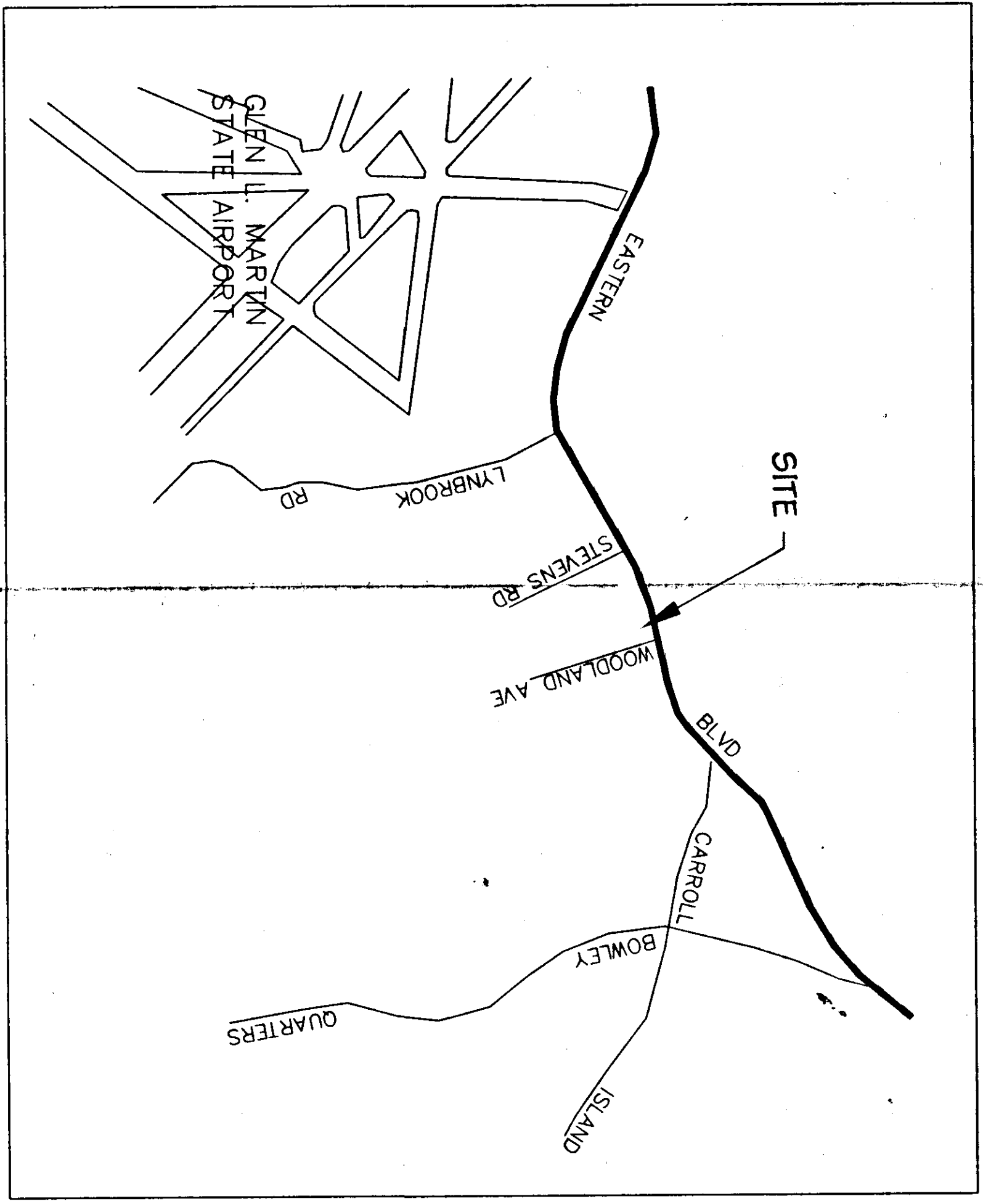


0 OWNERS NAME: MARIA COSMOS
21 OWNERS ADDRESS: 405 FALLS PARK ROAD
FERRY HILL MARKET 9128-5026

5 ZONING B1

4) TAX MAP #1 GRID D PARCEL 283
5) TAX ACCOUNT NOS.: B1222X076 & B1222X077
6) TAX REFERENCE: 2012 LOT 6 (TRIM 6)
7) EASE REFERENCE: NONE REQUIRED
8) FLOOD ZONING REFERENCE: NONE
9) FLOOD ZONING REASONING: C&G WATERS: NONE
10) FLOOR AREA RATIO ALLOWED: 50
11) FLOOR AREA RATIO PROPOSED: 50
12) PARKING SPACES REQUIRED: 20 / 20070 - 021
13) PARKING SPACES PROPOSED: 54 SPACES
14) ALTERNATE OPEN SPACE: NONE REQUIRED
15) ELECTION DISTRICT: B1H
16) COMMUNAL DISTRICT: 5TH

TO ALLOW A 15 FOOT REAR YARD SETBACK IN LIEU OF THE REQUIRED 20
REAR YARD SETBACK PER BCZR 232.5.B



SCALE: 1" = 1000'



7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

SPAIN

REVISIONS:	
NO.	DATE

GRAPHIC SCALE

DRAWN BY: KJM
CHECKED BY: KJM
DATE: 3/15/2000

PROJECT NO.: 99053

SHEET 1 OF 1



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

I-NE Z-NW

REVISIONS

BY DATE

SCALE

1" = 200'

LOCATION

GLENN L. MARTIN

SHEET

N.E.

AIRPORT

4-J

Topography Compiled By Photogrammetric Survey Corp.

DATE OF PHOTOGRAPHY DEC 1954

Method

00-486-A