

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Paper Mill Road, 1700' W		
Old York Road	*	ZONING COMMISSIONER
10th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(2838 Paper Mill Road)		
	*	CASE NO. 01-500-A
Dandy and Robert Verderamo		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Dandy and Robert Verderamo. The variance request is for property located at 2838 Paper Mill Road in the Phoenix area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (detached garage) with a height of 26 ft. in lieu of the maximum permitted 15 ft. and to amend the prior approved zoning case/plan in Case No. 95-154-SPH. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative 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 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 variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

ORDER RECEIVED FOR FILING

Date 7/17/01
By R. J. Jenson

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.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning in their correspondence dated June 21, 2001, a copy of which is attached hereto and made a part hereof. The Petitioners must also be in compliance with the ZAC comments provided by Robert W. Bowling, Supervisor, Bureau of Development Plans Review, dated June 29, 2001, a copy of which is attached hereto and made a part hereof.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of July 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (detached garage) with a height of 26 ft. in lieu of the maximum permitted 15 ft. and to amend the prior approved zoning case/plan in Case No. 95-154-SPH, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the recommendations made by the Office of Planning dated June 21, 2001.

ORDER REVERSED

Date 7/17/01
By R. Jameson

3. Compliance with the recommendations made by the Bureau of Development Plans Review dated June 29, 2001.
4. When applying for a building permit, the site plan files must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date 7/17/01
By R. G. Gmerson



Baltimore County
Zoning Commissioner

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

July 17, 2001

Mr. & Mrs. Robert J. Verderamo
2838 Paper Mill Road
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 01-500-A
Property: 2838 Paper Mill Road

Dear Mr. & Mrs. Verderamo:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



ORIGINAL; KEEP IN ZONING FILE



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2838 PAPER MILL RD.
which is presently zoned RC 2/RC 4

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) 400.3 BCZR TO PERMIT A RIV.
PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 26 FT,
IN LIEU OF THE MAXIMUM PERMITTED 15 FT, AND TO AMEND THE PRIOR APPROVED
ZONING CASE/PLAN IN CASE NO. 95-154-SPIH.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
State _____ Zip Code _____

Legal Owner(s):

ROBERT J. VERDERAMO
Name - Type or Print _____
Signature Robert J. Verderamo _____
DANDY H. VERDERAMO
Name - Type or Print _____
Signature Dandy H. Verderamo _____
2838 PAPER MILL RD.
Address _____ Telephone No. _____
PHOENIX MD 21131
City _____ State _____ Zip Code _____

Representative to be Contacted:

Owner
Name _____ Telephone No. 410-637-8662 W
410-771-8554 H
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-500-A

Reviewed By VL Date 5/22/01

Estimated Posting Date 6/03/01

R20 9/15/98

ORDER RECEIVED FOR FILING
Date 5/22/01
By [Signature]

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

That the Affiant(s) does/do presently reside at

Address 2838 PAPER MILL RD.
City PHOENIX State MD. Zip Code 21131

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

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

Signature Robert J. Verderamo
Name - Type or Print Robert J. Verderamo

Signature Dandy H. Verderamo
Name - Type or Print DANDY H. VERDERAMO

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of May, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert J. Verderamo and Dandy H. Verderamo
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 his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date May 9, 2001

Signature [Signature]
Notary Public
My Commission Expires 9-1-02

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

That the Affiant(s) does/do presently reside at

Address 2838 PAPER MILL RD.
City PHOENIX State MD. Zip Code 21131

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

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

Robert J. Verderamo
Signature
Robert J. Verderamo
Name - Type or Print

Dandy H. Verderamo
Signature
DANDY H. VERDERAMO
Name - Type or Print

Anno Arundel
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of May, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert J. Verderamo and Dandy H. Verderamo
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 his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 9, 2001
Date

[Signature]
Notary Public
My Commission Expires 9-1-02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2838 PAPER MILL RD.
which is presently zoned RC2/RC4

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)

40013 BC2R TO PERMIT A RTV-
PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 26 FT.
IN LIEU OF THE MAXIMUM PERMITTED 15 FT. AND TO AMEND THE PRIOR
APPROVED ZONING CASE/PLAN IN CASE NO. 95-154-SPH.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ROBERT J. VERDERAMO
Name - Type or Print _____
Signature Robert J Verderamo _____
DANDY H VERDERAMO
Name - Type or Print _____
Signature Dandy H. Verderamo _____
2838 PAPER MILL RD.
Address _____ Telephone No. 410-637-8662 W
PHOENIX MD 21131
City _____ State _____ Zip Code 410-771-8554 H

Representative to be Contacted:

Owner
Name _____ Telephone No. 410-637-8662 W
410-771-8554 H
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 01-500-A

REU 9/15/98

Zoning Commissioner of Baltimore County

Reviewed By JL Date 5/22/01
Estimated Posting Date 6/03/01

500

ATTACHMENT

ADMINISTRATIVE VARIANCE REQUEST FOR 2838 PAPER MILL RD.

THIS REQUEST FOR A VARIANCE IS BASED ON A HARDSHIP UNIQUE TO THIS PROPERTY. THE PROPERTY IS ALMOST 2 ACRES AND WAS MOSTLY WOODED WHEN PURCHASED. THE PROPERTY WAS CLEARED FOR THE HOUSE TO BE BUILT ABOUT 4 YEARS AGO. CONSEQUENTLY, THE BUILDING ENVELOPE IS ALMOST NOT VISIBLE FROM THE SURROUNDING PROPERTIES (SEE PHOTOS). IN ADDITION, THE PROPERTY HAS AN ELEVATION THAT IS 40 FEET HIGHER THAN THE ADJACENT PROPERTIES. I OWN A BACKHOE THAT IS NOT USED FOR COMMERCIAL PURPOSES - CONSTRUCTION AND LANDSCAPING OF THIS PROPERTY ONLY. THE STORAGE BUILDING TO BE BUILT IS TO KEEP THE BACKHOE INSIDE (FOR PROTECTION FROM THE ELEMENTS, VANDALISM AND THEFT) AND TO STORE ANTIQUE VEHICLES. THE BACKHOE IS APPROXIMATELY 9 FEET HIGH. THE BUILDING NEEDS AT LEAST A 10-FOOT HIGH DOOR, WHICH REQUIRES HIGHER WALLS. THE INTENTION IS TO CONSTRUCT A BUILDING IN THE SAME ARCHITECTURAL DESIGN OF THE HOUSE, HAVING THE SAME ROOF PITCH (12/12) AS THE PEAKS OF THE HOUSE AND WITH A BRICK FACADE TO MAKE THIS BUILDING AESTHETICALLY APPEALING AND CONSISTENT WITH THE DESIGN OF THE HOUSE. THE WALL DIMENSIONS OF A TALL DOOR AND A LIMIT OF 15 FEET TOTAL HEIGHT PREVENT AN AESTHETICALLY APPEALING BUILDING BEING CONSTRUCTED TO BLEND IN WITH THE SURROUNDINGS. IT IS PREFERRED TO CONSTRUCT A TYPE OF BUILDING WHICH WOULD MATCH THE STYLE AND MATERIALS OF THE HOUSE RATHER THAN ERECT A METAL FLAT ROOFED STRUCTURE THAT IS ON THE MARKET. IN ORDER TO DO SO A VARIANCE IN HEIGHT IS REQUESTED. BECAUSE OF THE LOCATION AND DISTANCE OF ADJOINING PROPERTY OWNERS, THIS PROPERTY IS UNIQUE AND A 5 FOOT INCREASE OF HEIGHT WOULD NOT ADVERSELY AFFECT THE NEIGHBORHOOD, WHILE AT THE SAME TIME PROVIDING A QUALITY APPEARING STRUCTURE THAT BLENDS INTO THE SURROUNDINGS.

ZONING DESCRIPTION
2838 PAPER MILL RD,

BEGINNING ^{NEAR THE CENTER LINE} ~~ON THE NORTH SIDE~~ OF PAPER MILL ROAD 1700 FT. ±
WEST OF OLD YORK RD, THENCE, WESTERLY 47.73', NORTHERLY 536 FT.,
EASTERLY 247.5 FT. SOUTHERLY 245 FT. SOUTH WESTERLY 184.21 FT.,
SOUTH WESTERLY 108.5 FT., SOUTHERLY 99.65 FT. AND ~~NORTH~~ SOUTH EASTERLY
35.21 FT, BACK TO THE POINT OF BEGINNING BEING 1.80 AC. ± IN
THE 10TH ELECTION DISTRICT.

500

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

500
JL

No.

85243

DATE

5/22/01

ACCOUNT

001 006 6150

AMOUNT \$

100.00

RECEIVED
FROM:

Robert Verdeno

FOR:

RV AND RENEWAL 98-154 SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

5/23/2001

5/22/2001

14:57:14

RG

MS02

CASHIER SMAT SMAT DRIVER

2

RECEIPT # 175293

UFLN

Dept

5 528 ZONING VERIFICATION

CE NO.

085243

Receipt tot

100.00

100.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-500-A
PETITIONER/DEVELOPER
Robert & Dandy Verderamo
DATE OF HEARING
(6-18-2001)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

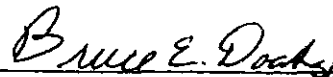
ATTENTION: GEORGE ZAHNER

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**

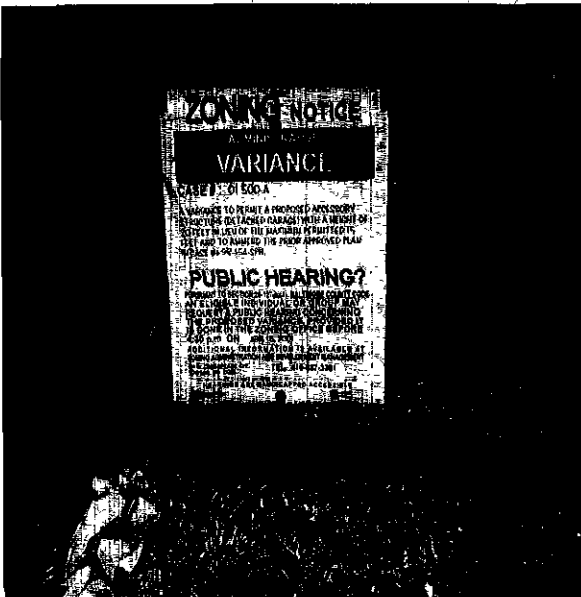
Northside of Paper mill road next to driveway to 2838
Paper Mill Road

5-31-01


SIGNATURE OF SIGN POSTER

BRUCE DOAK

**GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSON TOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX**



CERTIFICATE OF POSTING

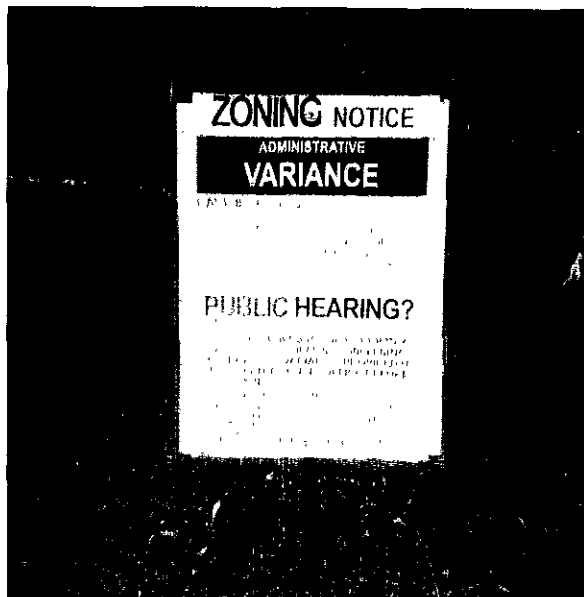
RE: CASE # 01-500-A
PETITIONER/DEVELOPER
Robert & Dandy Verderamo
DATE OF HEARING
Administrative Variance

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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



LOCATION

2838 Paper Mill Road
North side of Paper Mill Road next to driveway to 2838
Paper Mill Road

DATE June 27, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSON TOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

01-500A

6/27/01

POSTED ON June 27, 2001

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 500 -A

Address 2838 PAPER MILL RD.

Contact Person: JOHN LEWIS,
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/22/01

Posting Date: 6/03/01

Closing Date: 6/18/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 500 -A

Address 2838 PAPER MILL RD.

Petitioner's Name ROBERT + DANDY VERDERAMO

Telephone 410 771 8554

Posting Date: 6/03/01

Closing Date: 6/18/01

Wording for Sign: TO PERMIT A PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE)
WITH A HEIGHT OF 26^{FT.} IN LIEU OF THE MAXIMUM PERMITTED 15 FT. AND TO
AMEND THE PRIOR APPROVED PLAN IN CASE NO 98-154-SPH.

**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: .01-500-A
Petitioner: Robert T. Verderamo
Address or Location: 2838 PAPER MILL RD PHOENIX, MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert T. Verderamo
Address: 2838 Paper Mill Rd
PHOENIX, MD 21131
Telephone Number: 410-771-8554

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

June 19, 2001

Dandy H & Robert J Verderamo
2838 Paper Mill Road
Phoenix MD 21131

Dear Mr. & Mrs. Verderamo:

RE: Case Number: 01-500-A, 2838 Paper Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 2001.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel





Baltimore County
Department of Permits and
Development Management

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

July 16, 2001

Dandy H & Robert J. Verderamo
2838 Paper Mill Road
Phoenix MD 21131

Dear Mr. & Mrs. Verderamo:

RE: Case Number: 01-500-A, 2838 Paper Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 2001.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 29, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2001
Item No. 500

The Bureau of Development Plans Review has reviewed the subject zoning item.

Per the panhandle lot regulations, *"the panhandle driveway shall be paved within one year of the issuance of the first occupancy permit and prior to the issuance of the occupancy permit of the last lot to be served, whichever comes first"*.

The Department of Public Works requires a 10-inch thick driveway section (2" Hot Mix Asphalt Surface Over 8" Graded Aggregate Base", 12 feet wide per Standard Plate R-R.

RWB:HJO:jrb

cc: File

ZAC-6-18-2001-ITEM 500-6292001.doc

ORDER RECEIVED FOR FILING
Date 7/17/01
By [Signature]



Baltimore County
Fire Department

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

June 12, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF June 11, 2001

Item No.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

460, 484, 486, 487, 488, 489, 490, 491, 492, 493, 495,
496, 497, 498, 500, and 501

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

AV
6/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 21, 2001

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

JUN 21

SUBJECT: 2838 Paper Mill Road

INFORMATION:

Item Number: 01-500

Petitioner: Robert J. Verderamo

Zoning: RC 2 and RC 4

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request providing the proposed garage is not used for dwelling purposes.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Long

AFK:MAC

ORDER: 100-100000-000000
Date: 7/17/01
By: JRC/gm



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

AV
6/18

Date: 6.13.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

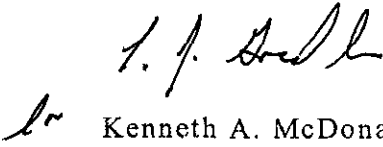
RE: Baltimore County
Item No. 500 J J L

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 145, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**Baltimore County
Zoning Commissioner**

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

June 22, 2001

Mr. Robert J. Verderamo
2838 Paper Mill Road
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Paper Mill Road, 1700' W of Old York Road
(2838 Paper Mill Road)
10th Election District – 3rd Council District
Robert J. Verderamo, et ux - Petitioners
Case No. 01-500-A

Dear Mr. Verderamo:

This letter is being written to clarify any misunderstanding that may have occurred after our conversation last Friday, June 15th, and your follow-up visit to this office on Tuesday, June 19th, concerning the above-captioned matter.

By way of background, you telephoned my office last Friday and advised that your architect had just informed you that you needed a greater variance than that for which you had applied. Specifically, you had petitioned for a variance from Section 400.3 of the B.C.Z.R. to permit a height of 20 feet in lieu of the allowed 15 feet for a proposed detached garage. Pursuant to Section 26-127 of the Baltimore County Code, your property was duly posted with a sign giving public notice of the requested relief, and a closing date of June 18, 2001 was assigned. Thereafter, however, your architect informed you that the proposed garage would actually be 26 feet in height, not the 20 feet originally projected. Thus, you needed to amend your request.

Inasmuch as the closing date had not yet expired, and in order to save you time and expense, I agreed to allow you to amend the Petition and revise your site plan, in lieu of requiring you to file a new Petition. However, you were advised that your property would have to be re-posted with a new sign, or the original sign changed, to reflect the amended relief requested, and that a new closing date would be assigned. Moreover, the new sign (or amended sign) would be required to be posted on the property for an additional 15 days. This arrangement was confirmed with George Zahner of the Department of Permits and Development Management.

Meanwhile, I understand that you arrived in my office on Tuesday, June 19, 2001, along with Mr. Zahner and made the necessary amendments/changes to the Petition and site plan for your property. However, when my secretary called today to check with Mr. Zahner on the new closing date, he indicated that he misunderstood that you were to re-post the property and apparently did not assign you a new closing date. My secretary's attempts to reach you by telephone today were unsuccessful.

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



Mr. Robert J. Verderamo (Case No. 01-500-A)

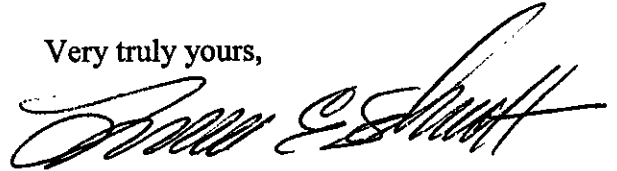
June 21, 2001

Page 2

Therefore, this letter is to confirm that it will be necessary for you to re-post your property with a new sign reflecting the amended relief being requested, and that a new closing date must be assigned. Please contact Mr. Zahner and advise him if you have already arranged for a new sign to be posted and to determine what your new closing date will be. In the meantime, your case file will remain in our office and no decision on your request will be made until such time as we receive confirmation that the requisite re-posting has occurred.

Thank you for your cooperation in this matter, and should you have any questions on the subject, please do not hesitate to call me.

Very truly yours,



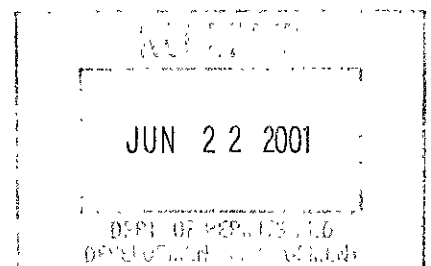
LAWRENCE E. SCHMIDT

Zoning Commissioner

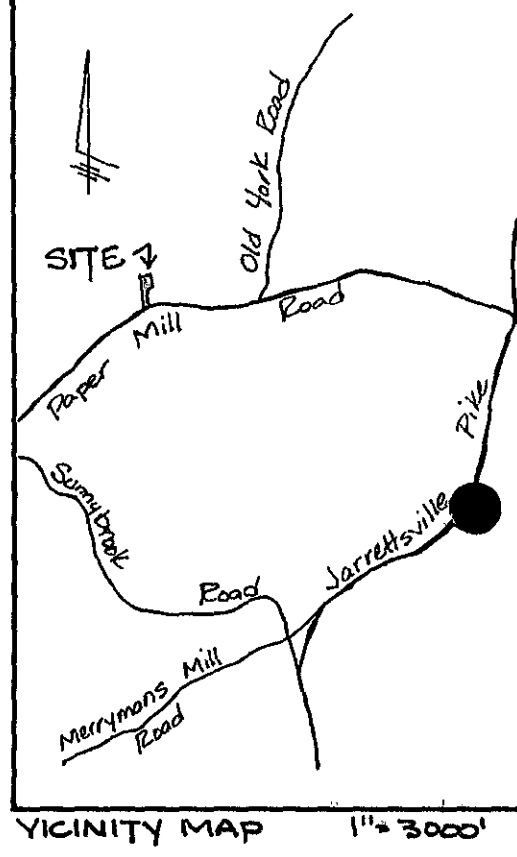
for Baltimore County

LES:bjs

cc: ✓ Mr. George Zahner, DPDM
Case File



THIS PLATT IS TO BE USED TO CORRESPOND WITH ATTACHED PHOTOGRAPHS. PHOTO'S ARE NUMBERED TO MATCH NUMBERS ON PLATT.



THOMAS J. WILSON
CATHERINE A. WILSON
S.M. 13266/643
19-00-011158

PREVIOUS ZONING CASE
No. 95-154 SPH

1. Approval of the construction of dwelling that straddles the R.C.4 and R.C.2 zoning line.
B.C. Zoning Policy Manual Sect. 1A.00.3.b.1.a.
2. Approval of a septic area located in a zone other than that which the principle dwelling is located.
B.C.2.R. Sect. 102.2

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

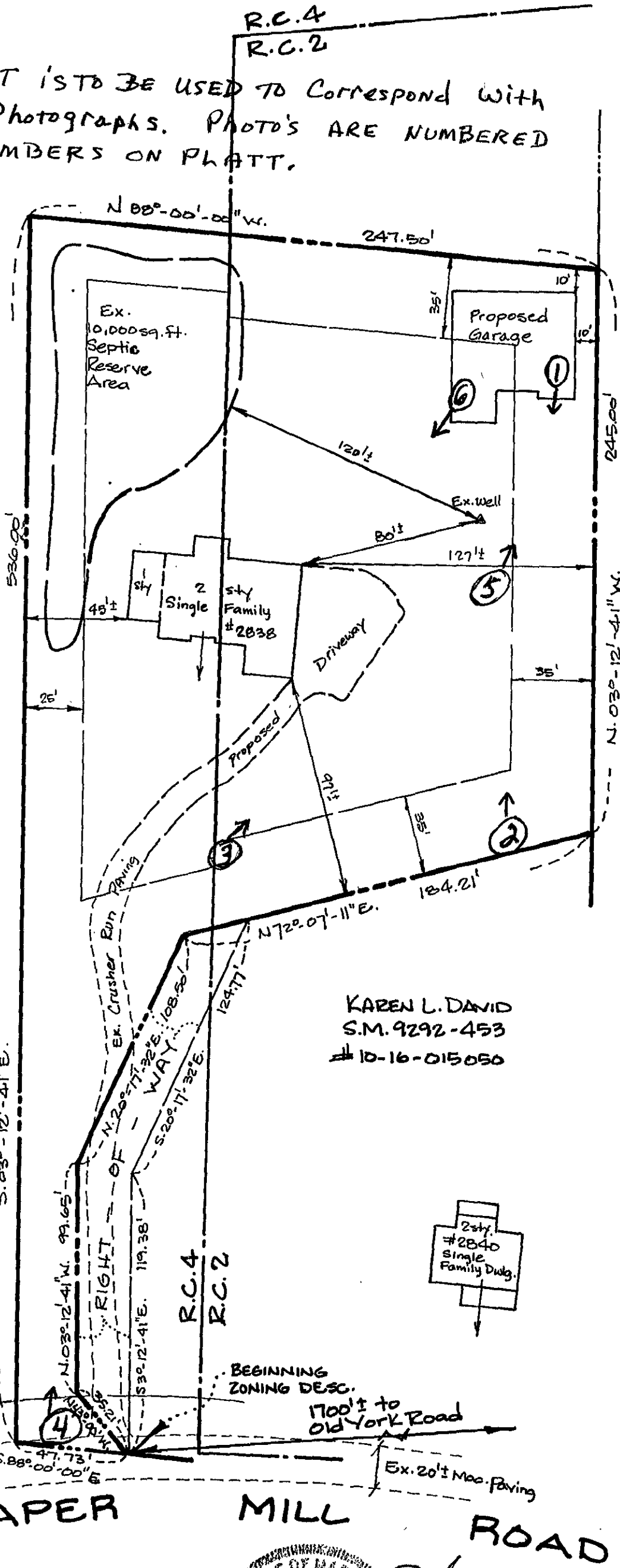
VERDERAMO PROPERTY
#2838 PAPER MILL ROAD
Liber S.M. 8911 folio 395
22-00-008934
10th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
ZONED R.C.2 & R.C.4
BALTIMORE COUNTY, MARYLAND

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
PH: (410)823-4470 FAX: (410)823-4473
DATE: May 2, 2001 SCALE: 1"=50'

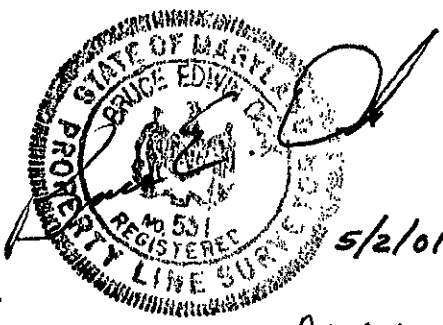
LOT 4
"VICTORIA WOODS"
PLAT S.M. 65-97

DEREK E. PARKER
SHARON A. THOMAS-PARKER
S.M. 11542/165
22-00-016395

KAREN L. DAVID
S.M. 9292-453
10-16-015050



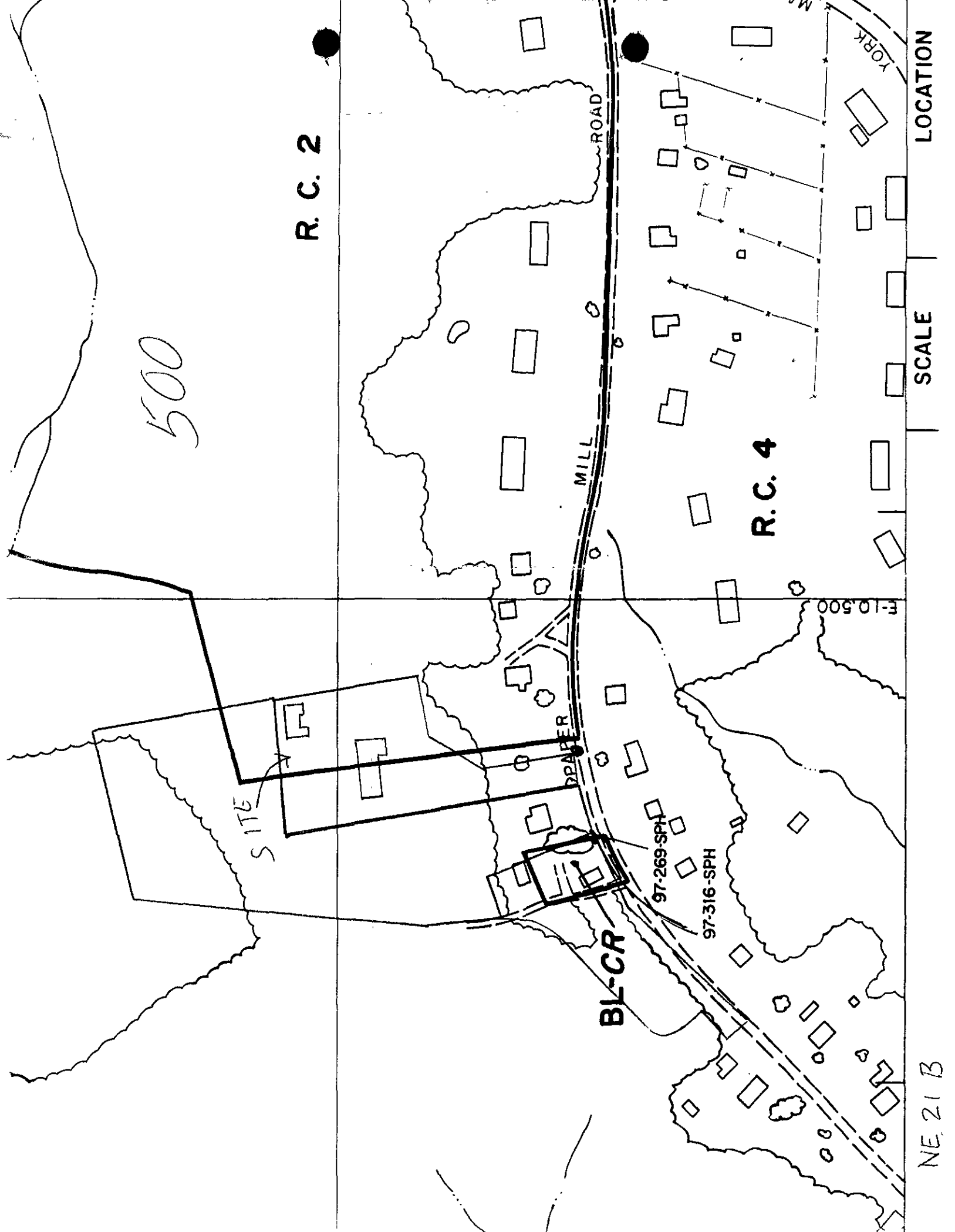
Area in R.C.2 : 1.02 Ac.±
Area in R.C.4 : 2.78 Ac.±
Total: 1.80 Ac.±



This property is not in the floodplain.

VARIANCE BEING REQUESTED:
SECTION 400.3 : TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE 20 FEET IN HEIGHT; EXCEEDING THE MAXIMUM ALLOWABLE HEIGHT OF 15 FEET.

Owners
Robert J. Verderamo
Dandy H. Verderamo
2838 Paper Mill Road
Phoenix, MD. 21131
410-771-8554



500

R.C. 2

R.C. 4

BL-CR

SITE

PAPER

MILL

ROAD

YORK

97-269-SPH

97-316-SPH

E-10.500

NE 21 B

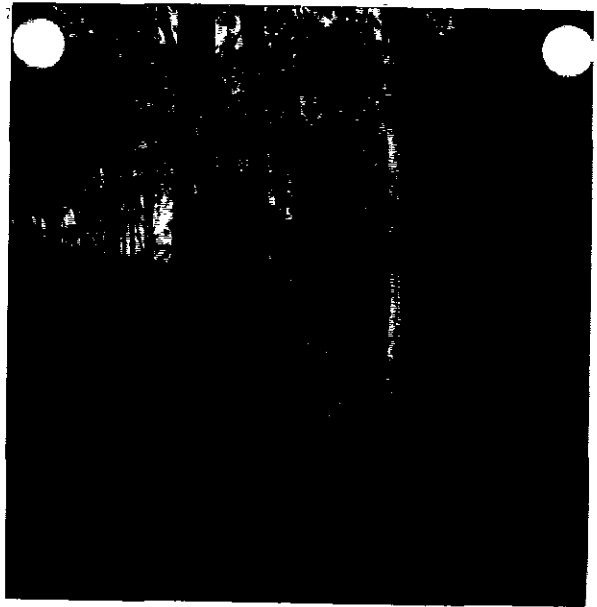
SCALE

LOCATION



#5

Backhoe
and
TRUCK
PARKED
AT
PROPOSED
BUILDING
SITE,
Backhoe
bucket
at
height of
18'



LOOKING NORTH TOWARD
PROPOSED SITE FROM PROPERTY
LINE.

#2



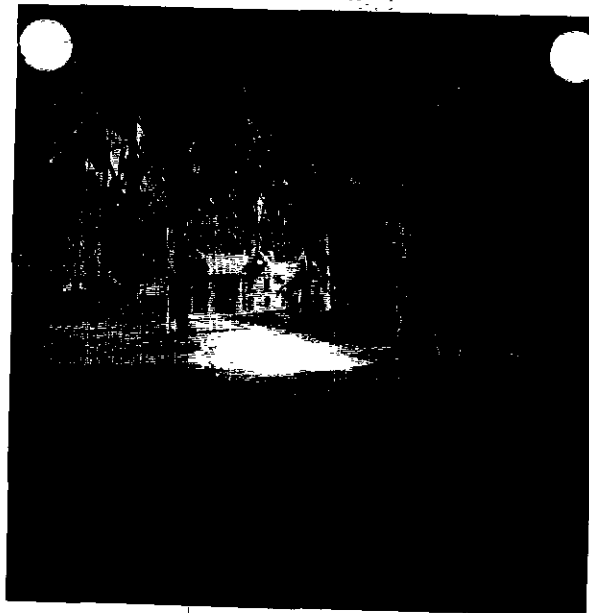
Looking North - Proposed site is Where
Backhoe is PARKED WITH BUCKET AT
18'

#3



LOOKING South from proposed
BUILDING SITE AT GROUND LEVEL

#6



Looking North from Property Line
ON PAPER MILL ROAD - Backhoe is NOT
VISIBLE. (#4)



Looking South from an
ELEVATION OF 20' at proposed
BUILDING SITE - FACING
NEIGHBORS HOUSE

(#1)



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

500

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF	N. E.
DATE OF PHOTOGRAPHY JANUARY 1986	JACKSONVILLE	21-B