

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
VARIANCE		
S/S Raven Rock Court, 315' W	*	DEPUTY ZONING COMMISSIONER
centerline of York Road		
7th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(505 Raven Rock Court)	*	CASE NO. 02-010-A
Catherine & Frank Cirincione	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Catherine and Frank Cirincione. The Petitioners are requesting a variance for property they own at 505 Raven Rock Court, in the Parkton area of Baltimore County. The variance request is to permit an accessory structure to be located in the side yard in lieu of the required rear yard and to allow that accessory structure (garage) to have a height of 28 ft. in lieu of the required 15 ft. The Petitioners originally proceeded through the administrative variance process. However, a public hearing was requested by the adjacent property owner, Mr. John Welling. The matter was set in for a public hearing wherein the property owners, Frank and Catherine Cirincione appeared, as well as John Welling and his son. Also attending the hearing was Mr. Henry Stewart, a neighborhood resident.

Testimony and evidence revealed that the property, which is the subject of this variance request, consists of 1.141 acres, more or less, zoned RC.4. The subject property is improved with a single-family residential dwelling wherein Mr. and Mrs. Cirincione reside. They have lived in this house for many years. The Petitioners are desirous of constructing a 24 ft. x 32 ft., two-story garage on the east side of their home. The garage itself is proposed to be located in the

ORDERED: 11/14/01

Date 11/14/01
by [Signature]

Mr. Cirincione testified that he wishes to have a second story on the garage for storage purposes. It should be noted that his home currently has a two-car garage attached to the dwelling itself. The garage proposed to be constructed will provide additional storage for cars, as well as a large storage area above. The Petitioners are seeking permission to locate the garage in their side yard in that their existing driveway terminates at this point and no additional paving would be necessary as it would if the garage were constructed in the rear yard. Therefore, they propose to situate the garage at the terminus of their existing driveway.

As stated previously, Mr. John Welling and his son, John, appeared in strong opposition to the Petitioners' request. Mr. Welling and his son both feel that the garage in question would cause their property values to go down and feel that the structure itself would be an eyesore. They also believe the new garage would negatively impact the views they currently enjoy from their property.

Mr. Henry Stewart, who lives across Raven Rock Court from the Petitioners' home, appeared in support of the construction of the garage. Mr. Stewart has resided across the street from this property for the past 24 years. He testified that the Petitioners' property is very attractive and well maintained. He believes the Cirinciones would do an excellent job in constructing a first class garage. Therefore, he has no objections to the location of the garage or its height.

After considering the testimony and evidence offered at the hearing, I find that the Petitioners' request for variance should be granted in part and denied in part. That is, I believe it

is appropriate to locate the garage on the side of the dwelling, in the area depicted on the site plan submitted into evidence. However, I believe that the Petitioners have failed to meet their burden to justify the construction of this garage with a height of 28 ft. in lieu of the permitted 15 ft. Therefore, the height variance shall be denied and the garage shall be constructed at a height of 15 ft.

THEREFORE, IT IS ORDERED this 14th day of November, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request to permit an accessory structure or garage in the side yard in lieu of the rear yard shall be GRANTED.

IT IS FURTHER ORDERED, that the Petitioners' request to allow the garage to be a height of 28 ft. in lieu of the permitted 15 ft., be and is hereby DENIED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

November 14, 2001

Mr. & Mrs. Frank Cirincione
505 Raven Rock Court
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 02-010-A
Property: 505 Raven Rock Court

Dear Mr. & Mrs. Cirincione:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in part and denied in part, 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 dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. John M. Welling
507 Raven Rock Court
Parkton, MD 21120

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 505 Raven Rock Court, Parkton, MD
which is presently zoned 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) 400.1 to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and Section 400.3 to permit an accessory structure (garage) with a height of 28 ft. in lieu of the required 15 ft.

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.

†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.

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 _____

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.

Legal Owner(s):

Frank A. Cirincione

Name - Type or Print _____

Signature Frank A. Cirincione

Catherine H. Cirincione

Name - Type or Print _____

Signature Catherine H. Cirincione

505 Raven Rock Court 410-962-4170-work
Address 410-357-4375-home
Telephone No. _____

Parkton, Maryland 21120-9417
City State Zip Code

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 02-010-A

Reviewed By BK Date 7/6/01

Estimated Posting Date 7/15/01

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 505 Raven Rock Court
Address
Parkton Maryland 21120-9417
City State Zip Code

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):

Our reason for seeking an Administrative Variance is to construct a detached two-car, two-story garage on the east side of our existing dwelling. The structure will house our two classic vehicles, a 1971 Chevrolet Malibu and a 1970 American Motors Javelin. For the past 5 years I have stored these vehicles in my elderly neighbor's two-car garage in return for mowing his lawn, plowing his driveway, and assisting him whenever he needed help. In November 2000, my neighbor passed away unexpectedly. As a long time family friend, I continued to take care of the property until it was sold in June 2001. During the past 6 months, I attempted to find a similar type of structure that was secure and rodent and weather tight. I searched within 3 miles of my residence in Northern Baltimore County and did not find a suitable structure. I then decided to pursue planning for a structure on my property. I do not want to store the vehicles outdoors due to problems with weather, rain and snow; ultraviolet degradation of the vehicles' exterior and interior components; and insufficient paved parking areas. Parking vehicles over grassed areas for extended periods of time accelerates rusting due to moisture evaporating from the surrounding soil and grass. Placing these vehicles in a protected environment will protect their appearance and value for years. (Please see attached sheet for continuation.)

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.

Frank A. Cirincione
Signature

Catherine H. Cirincione
Signature

Frank A. Cirincione
Name - Type or Print

Catherine H. Cirincione
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRANK A. CIRINCIONE & CATHERINE H. CIRINCIONE
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

7/3/01
Date

[Signature]
Notary Public
My Commission Expires 1/1/03



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 505 Raven Rock Court
Address
Parkton Maryland 21120-9417
City State Zip Code

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):

Our reason for seeking an Administrative Variance is to construct a detached two-car, two-story garage on the east side of our existing dwelling. The structure will house our two classic vehicles, a 1971 Chevrolet Malibu and a 1970 American Motors Javelin. For the past 5 years I have stored these vehicles in my elderly neighbor's two-car garage in return for mowing his lawn, plowing his driveway, and assisting him whenever he needed help. In November 2000, my neighbor passed away unexpectedly. As a long time family friend, I continued to take care of the property until it was sold in June 2001. During the past 6 months, I attempted to find a similar type of structure that was secure and rodent and weather tight. I searched within 3 miles of my residence in Northern Baltimore County and did not find a suitable structure. I then decided to pursue planning for a structure on my property. I do not want to store the vehicles outdoors due to problems with weather, rain and snow; ultraviolet degradation of the vehicles' exterior and interior components; and insufficient paved parking areas. Parking vehicles over grassed areas for extended periods of time accelerates rusting due to moisture evaporating from the surrounding soil and grass. Placing these vehicles in a protected environment will protect their appearance and value for years. (Please see attached sheet for continuation.)

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.

Frank A. Cirincione
Signature

Frank A. Cirincione
Name - Type or Print

Catherine H. Cirincione
Signature

Catherine H. Cirincione
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of July 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank A. Cirincione & Catherine H. Cirincione
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

7/13/01
Date

[Signature]
Notary Public
My Commission Expires 1/11/03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 505 Raven Rock Court, Parkton, MD
which is presently zoned 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) 400.1 to permit an accessory

structure (garage) to be located in the side yard in lieu of the required rear yard, and Section 400.3 to permit an accessory structure (garage) with a height of 28 ft. in lieu of the required 15 ft.

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):

Frank A. Cirincione

Name - Type or Print _____

Signature Frank A. Cirincione

Catherine H. Cirincione

Name - Type or Print _____

Signature Catherine H. Cirincione

505 Raven Rock Court 410-962-4170-work
Address 410-357-4375-home
Telephone No. _____

Parkton, Maryland 21120-9417
City State Zip Code

Representative to be Contacted:

Name _____

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. 02-010-A

REV 9/15/98

Reviewed By BA Date 7/6/01

Estimated Posting Date 7/15/01

Frank A. and Catherine H. Cirincione
505 Raven Rock Court
Parkton, MD 21120-9417

Affidavit in Support of Administrative Variance continued:

My planned structure is 24 feet by 32 feet and 28 feet high architecturally compatible with our existing residence. It is sited to the east side of our existing residence. The structure will be placed at the end of our existing driveway. In order to place it there, it is 5 feet forward of the rear of our dwelling. This placement will allow the structure to be 10 feet off the east property line outside of the existing easement. To the rear of the structure a deck is planned from the second story. The vehicles will be stored on the ground level. To the back of the vehicles will be room for storage of my lawn mowers and numerous pieces of garden equipment. One lawn mower, which I inherited from my neighbor, is equipped with a snow blade and will be used to plow driveways of the neighborhood in keeping with my deceased neighbor's practice over many winters. The second floor is needed for storage since our existing residence has very little storage for items such as furniture, books, patio furniture, holiday decorations, and outdoor play items. We have accumulated these items over the years and some such as a baby crib and furniture hold sentimental value.

I considered placing the garage in our backyard. This was not pursued since the garage placement would block our upper floor views to the south. Also, such a placement would require regrading due to the sloping topography of the backyard. A curved driveway with a retaining wall would be required to access the garage in the backyard location. The proposed location requires minimal grading. Also, the location is in an area with many trees to soften the garage as it is viewed by neighbors and passing motorists.

ZONING DESCRIPTION

Beginning at a point on the south side of Raven Rock Court which is 50 feet wide at a distance 315 feet west of the centerline of its intersection with York Road, Maryland State Route 45, which is 66 feet wide. Being Lot Number 6 in the subdivision of Gillcrest as recorded in Baltimore County Plat Book #39, Folio #83 containing 49706.36 square feet (1.141 acres). Also known as 505 Raven Rock Court and located in the 7th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

1789

DATE

7/6/01

ACCOUNT

R001-006-615.0

AMOUNT

\$ 50.00

RECEIVED
FROM:

Frank Civarione

FOR:

zoning administrative variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 010

PAID RECEIPT

PAYMENT ACTUAL TIME

7/09/2001 7/06/2001 14:20:28

REC WS05 CASHIER NOTE WEB DRIVER 5

RECEIPT # 210657

DFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 001789

Recpt Tot

50.00

50.00 CK

.00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

No.

DATE 07/27/01 ACCOUNT 001 "010" 64150

AMOUNT	
\$	100.00

RECEIVED
FROM: John W. McCallister

[illegible]

505 Queens Rock Coast

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

YELLOW - CUSTOMER

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

CASHIER'S VALIDATION

1871
 1872
 1873
 1874
 1875
 1876
 1877
 1878
 1879
 1880
 1881
 1882
 1883
 1884
 1885
 1886
 1887
 1888
 1889
 1890
 1891
 1892
 1893
 1894
 1895
 1896
 1897
 1898
 1899
 1900
 1901
 1902
 1903
 1904
 1905
 1906
 1907
 1908
 1909
 1910
 1911
 1912
 1913
 1914
 1915
 1916
 1917
 1918
 1919
 1920
 1921
 1922
 1923
 1924
 1925
 1926
 1927
 1928
 1929
 1930
 1931
 1932
 1933
 1934
 1935
 1936
 1937
 1938
 1939
 1940
 1941
 1942
 1943
 1944
 1945
 1946
 1947
 1948
 1949
 1950
 1951
 1952
 1953
 1954
 1955
 1956
 1957
 1958
 1959
 1960
 1961
 1962
 1963
 1964
 1965
 1966
 1967
 1968
 1969
 1970
 1971
 1972
 1973
 1974
 1975
 1976
 1977
 1978
 1979
 1980
 1981
 1982
 1983
 1984
 1985
 1986
 1987
 1988
 1989
 1990
 1991
 1992
 1993
 1994
 1995
 1996
 1997
 1998
 1999
 2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025
 2026
 2027
 2028
 2029
 2030
 2031
 2032
 2033
 2034
 2035
 2036
 2037
 2038
 2039
 2040
 2041
 2042
 2043
 2044
 2045
 2046
 2047
 2048
 2049
 2050
 2051
 2052
 2053
 2054
 2055
 2056
 2057
 2058
 2059
 2060
 2061
 2062
 2063
 2064
 2065
 2066
 2067
 2068
 2069
 2070
 2071
 2072
 2073
 2074
 2075
 2076
 2077
 2078
 2079
 2080
 2081
 2082
 2083
 2084
 2085
 2086
 2087
 2088
 2089
 2090
 2091
 2092
 2093
 2094
 2095
 2096
 2097
 2098
 2099
 2100
 2101
 2102
 2103
 2104
 2105
 2106
 2107
 2108
 2109
 2110
 2111
 2112
 2113
 2114
 2115
 2116
 2117
 2118
 2119
 2120
 2121
 2122
 2123
 2124
 2125
 2126
 2127
 2128
 2129
 2130
 2131
 2132
 2133
 2134
 2135
 2136
 2137
 2138
 2139
 2140
 2141
 2142
 2143
 2144
 2145
 2146
 2147
 2148
 2149
 2150
 2151
 2152
 2153
 2154
 2155
 2156
 2157
 2158
 2159
 2160
 2161
 2162
 2163
 2164
 2165
 2166
 2167
 2168
 2169
 2170
 2171
 2172
 2173
 2174
 2175
 2176
 2177
 2178
 2179
 2180
 2181
 2182
 2183
 2184
 2185
 2186
 2187
 2188
 2189
 2190
 2191
 2192
 2193
 2194
 2195
 2196
 2197
 2198
 2199
 2200
 2201
 2202
 2203
 2204
 2205
 2206
 2207
 2208
 2209
 2210
 2211
 2212
 2213
 2214
 2215
 2216
 2217
 2218
 2219
 2220
 2221
 2222
 2223
 2224
 2225
 2226
 2227
 2228
 2229
 2230
 2231
 2232
 2233
 2234
 2235
 2236
 2237
 2238
 2239
 2240
 2241
 2242
 2243
 2244
 2245
 2246
 2247
 2248
 2249
 2250
 2251
 2252
 2253
 2254
 2255
 2256
 2257
 2258
 2259
 2260
 2261
 2262
 2263
 2264
 2265
 2266
 2267
 2268
 2269
 2270
 2271
 2272
 2273
 2274
 2275
 2276
 2277
 2278
 2279
 2280
 2281
 2282
 2283
 2284
 2285
 2286
 2287
 2288
 2289
 2290
 2291
 2292
 2293
 2294
 2295
 2296
 2297
 2298
 2299
 2300
 2301
 2302
 2303
 2304
 2305
 2306
 2307
 2308
 2309
 2310
 2311
 2312
 2313
 2314
 2315
 2316
 2317
 2318
 2319
 2320
 2321
 2322
 2323
 2324
 2325

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 #02-010-A
 505 Raven Rock Court
 505 Raven Rock Court, 3151 W. centerline York Road
 7th Election District - 3rd Councilmanic District 17112

Legal Owner(s): Catherine H. & Frank A. Ciriglione

Administrative Variance: to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and to permit an accessory structure (garage) with a height of 28 feet in lieu of the allowed 15 feet.

Hearing: Wednesday, September 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Besley Avenue.

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) 887-3381.

10/27/19 Aug. 21 C488882

CERTIFICATE OF PUBLICATION

8/23/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/21/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

9/5

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.: 02-D10-APetitioner/Developer: CIRINCIONE, ETALDate of Hearing/Closing: 7/30/01

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

Attention: Ms. Gwendolyn Stephens

IT# Fax Note	7671	Date	# of pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co.	
Phone #	301 6386	Phone #	
Fax #	887-3468	Fax #	324-4130

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 #505 - RAVEN ROCK RD.

POSTED

7/14/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-D10-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE SIDE YARD IN REAR OF THE PROPERTY
REAR YARD AND TO PERMIT A DECK OF 20' X 10' IN
REAR OF THE REAR YARD - 15' DEEP
#505 RAVEN ROCK - CIRINCIONE

PUBLIC HEARING ?

PERMITTEE IS SECTION 24-122(F)(1), BALTIMORE COUNTY HAS
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 P.M. ON 7/30/2001. Immediately
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
410-387-3881

CERTIFICATE OF POSTING

ADMIN. VAR. CHALLENGE

RE. Case No. 02-010-A

Petitioner/Developer CIRINCIONE, ETAL

Date of Hearing/Closing 9/5/01

887-3468

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 #505 RAVEN ROCK CT

The sign(s) were posted on

8/12/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

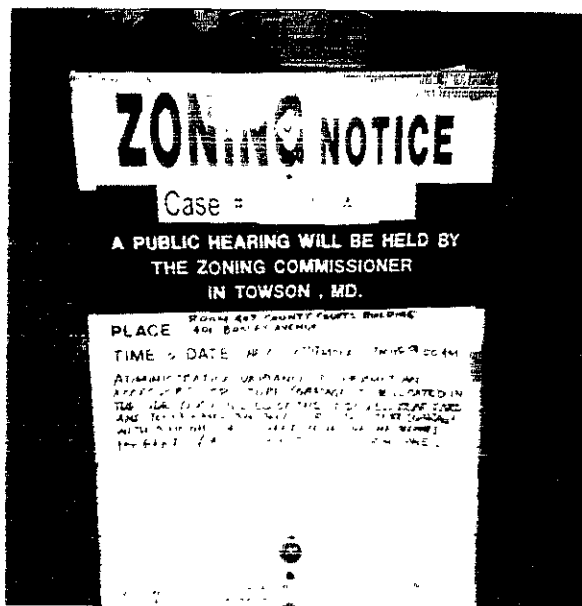
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



9/5

CERTIFICATE OF POSTING

Date: 9/7/01

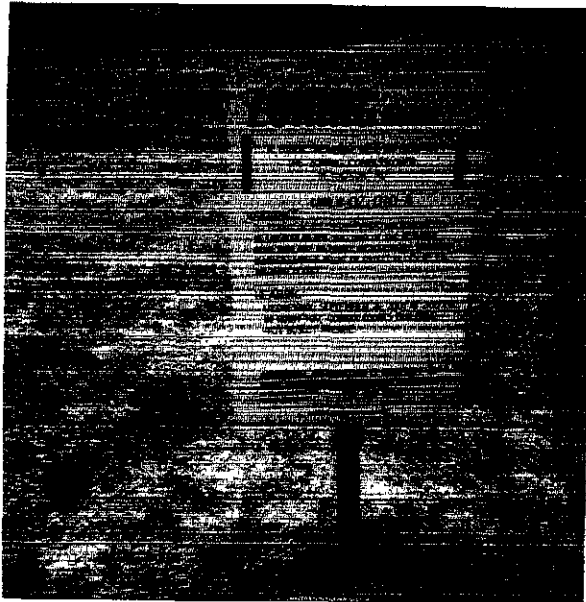
RE: Case Number 02-010A

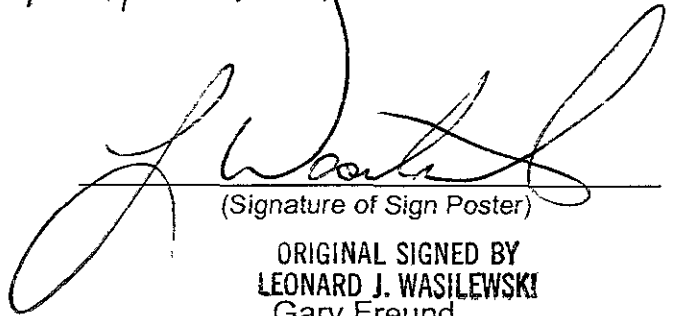
Petitioner: _____

Date of Hearing: _____

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

The sign(s) were posted on 9/7/01
(Month, Day, Year)




(Signature of Sign Poster)

ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI
Gary Freund

(Printed Name of Sign Poster)

Balto. Co. Code Enforcement
(Street Address of Sign Poster)

Towson, MD 21204
(City, State, Zip Code of Sign Poster)

Reposted 02-010A
9/7/01
J. Wasilewski

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: 02-010-A
Petitioner: Frank & Catherine Cirincione
Address or Location: 505 Raven Rock Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Frank Cirincione
Address: 505 Raven Rock Ct.
Parkton, MD 21120-9417
Telephone Number: 410-962-4170 (day)
410-357-4375 (eve)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 010 -A Address 505 Raven Rock Ct.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/6/01 Posting Date: 7/15/01 Closing Date: 7/30/01

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 02- 010 -A Address 505 Raven Rock Ct.
Petitioner's Name Cirincione, Frank & Catherine Telephone 410-357-4315
Posting Date: 7/15/01 Closing Date: 7/30/01
Wording for Sign: To Permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, and to permit a height of 28 ft. in lieu of the required 15 ft.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 21, 2001 Issue – Jeffersonian

Please forward billing to:
Frank A Cirincione
505 Raven Rock Court
Parkton MD 21120

410 962-4170 (day)
410 357-4375 (eve)

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: 02-010-A
505 Raven Rock Court
S/S Raven Rock Court, 315' W centerline York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Catherine H & Frank A Cirincione

Administrative Variance to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and to permit an accessory structure (garage) with a height of 28 feet in lieu of the allowed 15 feet.

HEARING: Wednesday, September 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 2, 2001

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: 02-010-A
505 Raven Rock Court
S/S Raven Rock Court, 315' W centerline York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Catherine H & Frank A Cirincione

Administrative Variance to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and to permit an accessory structure (garage) with a height of 28 feet in lieu of the allowed 15 feet.

HEARING: Wednesday, September 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Catherine H & Frank A Cirincione, 505 Raven Rock Court, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 2001.**
(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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 31, 2001

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: 02-010-A
505 Raven Rock Court
S/S Raven Rock Court, 315' W centerline York Road
7th Election District – 3rd Councilmanic District
Legal Owners: Catherine H & Frank A Cirincione

Administrative Variance to permit an accessory structure (garage) to be located in the side yard of the required rear yard and to permit an accessory structure (garage) with a height of 28 feet in lieu of the allowed 15 feet.

HEARING: Wednesday, September 26, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Catherine H & Frank A Cirincione, 505 Raven Rock Court, Parkton 21120
John M Welling, 507 Raven Rock Court, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 11, 2001.**
(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



Baltimore County
Department of Permits and
Development Management

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

September 21, 2001

Catherine H & Frank A Cirincione
505 Raven Rock court
Parkton MD 21120

Dear Mr. & Mrs. Cirincione:

RE: Case Number: 02-010-A, 505 Raven Rock Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: John M Welling, 507 Raven Rock Court, Parkton 21120
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item Nos. 514, 001, 002, 003, 005, 006,
007, 008, 010, 011, 012, and 015

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

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 7, 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 July 30, 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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010,^u 011, 012,
013, 014, and 015

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

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

TO: Wally Lippincott

DATE

8-10-01

FROM: R. Bruce Seeley

SUBJECT:

F010

ZP

Please review the attached _____, and
provide comments by _____. Thank you.

NO COMMENTS:

DATE:

9-7-01

COMMENTS:

Did not see rationale for
height variance. Unless it can
be shown that this could not
be converted to a residential
use - request ^{for height} should be denied.
No comment on location.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 07, 2001

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

SUBJECT: Zoning Advisory Petition(s) Case(s) 01-514, 02 001, 02-002, 02-008, 02-010,
and 02-012

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480

Prepared by:

Mark A. Cunningham

Section Chief:

Gay L. Kern

AFK/JL.MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-6-01

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

RE: Baltimore County
Item No. 010 B2

Dear Ms. Jackson:

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.

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
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 30, 2001

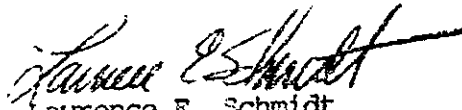
Catherine H & Frank A Cirincione
505 Raven Rock Court
Parkton MD 21120

Dear Mr. & Mrs. Cirincione:

RE: Case Number: 02-010-A, 505 Raven Rock Court

Due to a misunderstanding posted on your sign, your neighbor Mr. John M. Welling who said at first the sign stated the time as 2:00 p.m. and later changed to 9:00 a.m. He had made arrangement to see his doctor at 9:00 a.m. because he thought the sign said 2:00 p.m. and cannot change his doctors appointment so because of this the above matter, previously scheduled for Wednesday, September 5, 2001, has been postponed at the request of the Zoning Commissioner. Once the hearing has been rescheduled you will be notified by mail.

Very truly yours,


Lawrence E. Schmidt
Lawrence Schmidt *LS*
Zoning Commissioner

AJ:

C: John M. Welling, 507 Raven Rock Court, Parkton 21120



FROM :

FAX NO. :

Nov. 08 2000 01:17AM P1

Case is postponed
DMK

DMK
9/5
PP
9/26

CASE # 02-010 A

**TO: MR. TIMOTHY KOTROCO
BALTIMORE COUNTY DEPUTY ZONING COMMISSIONER**

FAX TO: 410-887-3468

FROM: JOHN M. WELLING 410-329-2015 TELEPHONE/FAX

WE WERE WALKING OUR DOG TODAY AND NOTICED THAT THE SIGN FOR A PUBLIC HEARING ABOUT OUR NEIGHBOR'S PROPOSED 28 FOOT GARAGE SAID A PUBLIC HEARING WOULD BE HELD AT 9 AM ON SEPTEMBER 5. WE WERE VERY CAREFUL TO COPY DOWN THE ORIGINAL DATE AND TIME OF THE HEARING AS 2 PM ON SEPTEMBER 5. A WHITE STRIP NOW COVERS THE 2 PM TIME AND READS 9 AM. THE SIGN MAKER MUST HAVE RETURNED AND ALTERED THE SIGN. WE DO NOT RECEIVE THE NEWSPAPER AND WERE UNAWARE OF THE TIME CHANGE.

I (JOHN M. WELLING) HAVE A DOCTOR'S APPOINTMENT WITH A BACK SPECIALIST IN OWINGS MILLS FOR 9 AM ON SEPTEMBER 5. I CAN NOT CHANGE MY APPOINTMENT. I WOULD HAVE TO WAIT ANOTHER 4 TO 5 WEEKS TO SEE THIS SPECIALIST.

PLEASE GRANT ANOTHER DATE OR AN AFTERNOON TIME SLOT ON SEPTEMBER 5. WE ARE VERY OPPOSED TO THIS PROPOSED GARAGE AND I WOULD LIKE TO MAKE MY CASE IN PERSON.

PLEASE CALL US BACK TODAY.

THANK YOU,

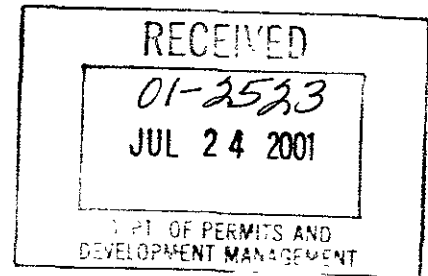
JOHN M. WELLING

John M. Welling
507 Raven Rock Court
Parkton, MD 21120
Telephone (410) 329-2015

2/24/01
WCC
see me

July 21, 2001

Mr. Arnold Jablon
Director of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204



Dear Mr. Jablon:

We are writing in regard to CASE #02-010A. We are completely against the proposed construction of a 28 foot high garage in the side yard of Mr. Frank Cirincione at 505 Raven Rock Court. This garage would be in very close proximity to our house. We are located approximately 100 feet away from this monstrosity Mr. Cirincione would call a garage.

This huge garage would impact the value of our house in a very negative manner. This two-story garage would overwhelm the rancher we live in at 507 Raven Rock Court. This proposed garage would block the sunlight and fresh country air we have come to enjoy from our deck. We would no longer be able to look out our door and be able to see the trees and open spaces that we paid big money to enjoy. This is a very open space community. It does not need to be blocked by a 28 foot high garage.

The owner at 505 Raven Rock Court already has a two-car garage. He does not own any classic cars. Mr. Cirincione and his wife Cathy are the sole residents at 505 Raven Rock Court. They have already added an addition (on the west side of their side yard) to a very large original house. The lot is already very crowded. This very large garage project would create a very cluttered view. Therefore, this project is totally unnecessary.

I feel the purpose of this two-story building is to stop Mr. Randy Shelley, owner of Bridgestone Construction, from building two homes in the back of Mr. Cirincione. The proposed garage would have a very negative impact on the entire neighborhood. The neighbors on both Raven Rock Court and those living in houses on nearby York Road would be adversely effected.

Mr. Cirincione previously tried to claim a large tract of land from Mr. Shelley's development. Mr. Shelley surveyed this land and proved that Mr. Cirincione had illegally used this tract of land for a large portion of his back yard for many years.

Furthermore, my taxes are high enough. I do not wish to pay a higher assessment because of this proposed garage. I will soon be receiving medical disability. I certainly can not afford to pay high taxes because of this structure.

We have spoken to Mr. Charles Bayne Jr. of Long and Foster Real Estate. Mr. Bayne is selling the home at 18100 York Road belonging to Mr. Tom Kelly and his wife Ann. The Kelly's have moved to Florida and therefore the home is empty awaiting a buyer. Mr. Bayne was not aware of Mr. Cirincione's proposal. The zoning sign is on the court and can not be seen from the Kelly's yard.

The real estate ad placed by Long and Foster gives a very realistic portrayal of the home as being in a park like setting. Mr. Bayne certainly agreed that the park like setting at 18100 York Road would be destroyed if the proposed garage was built at the side yard of 505 Raven Rock Court. The home at 18100 York Road is the closest of all homes to this proposed garage. It is approximately 100 feet from 505 Raven Rock Court. The building of a two story 28 foot high garage would severely damage the

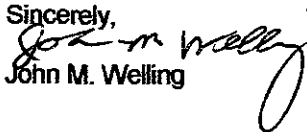
July 21, 2001

selling price of the home at 18100 York Road as well as our home at 507 Raven Rock Court. Many other neighborhood homes would lose a great deal of their aesthetic and financial value.

We have lived at 507 Raven Rock Court for 23 years. We paid top dollar for our home. A severely oversized garage should not compromise our market price. Over the years, we have received numerous compliments from friends and relatives about the panoramic views we are able to enjoy from our deck. Everyone agrees that the proposed huge 28-foot structure would destroy this beautiful setting. They have all agreed that we must protest this situation.

Please do not allow this 28 foot two story garage to be built at 505 Raven Rock Court. Thank you for your time and consideration. We certainly appreciate the opportunity to present our objection to this matter.

Sincerely,


John M. Welling

Case Number #02-010-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

Anne F. Kelly
Thomas C. Kelly

August 28, 2001

8/30/01
WOK
f file

Mr. Arnold Jablon, Director
Permits & Development Management
111 East Chesapeake Avenue
Towson, Maryland 21204

Ref: Case #02-010A
Construction of Garage
505 Raven Rock Court

Dear Mr. Jablon:

We own the house located at 18100 York Road where we have lived for the past twenty-five years. The back of this property is fully adjacent to 505 Raven Rock Court, owned by Mr. Frank Cirincione.

Earlier this year, when Mr. Cirincione was planning the garage addition to his home, we walked the site, reviewed the plans and discussed the possible impact on our property. The garage will be located to the left and rear of 505 Raven Rock Court. That area is separated from our property by a line of 30ft high pine trees and presents no visible impact on the view.

Mr. Cirincione has always maintained his property in magnificent condition, and has actually earned awards for his landscaping. The additions he has made to his home in the past have been tasteful and have enhanced the property values of the neighborhood as a whole. He is a good neighbor, a civil engineer by trade, and can certainly be trusted to protect the value of the neighborhood as well as his own property.

We have recently acquired a home in Florida and in August we placed 18100 York Rd. for sale with Long and Foster realtors. During a recent open house our agent, Mr. Charles Baynes, Jr., informed us that he was approached by Mr. John Welling, a neighbor whose property at 507 Raven Rock Court is fully adjacent to ours on the north side and to the front of Mr. Cirincione's property. Mr. Welling asked Mr. Baynes to get us to join him in objecting to the garage construction on the grounds that it would degrade the value of our property, which is now for sale. We found this surprising because the proposed construction would be barely visible to the Welling property.

We discussed the case with Mr. Baynes and we agreed that the proposed construction would have no impact on the value or the sale of our house. Therefore we have no objection to the proposed construction. In fact we believe that it will enhance all of the property values in the neighborhood and that the required variance should be granted.

Thank you in advance for your consideration of this matter.

Sincerely,

Thomas C. Kelly
Anne F. Kelly
Thomas C. & Anne F. Kelly

Ref Ex 4

112 Eastpark Drive
Celebration, FL 34747-5022

407-566-9926 FAX: 407-566-9526 CELL: 407-908-6400

R. C. 5

WISEBURG R. C. 4

HALF WAY HOUSE
BARN

#010

N 118,000

N 117,000

SITE

RAVEN ROCK CT.

FOA

45

R.D.

02-010-A

R. C. 4

R. C. 4

NW 30-B

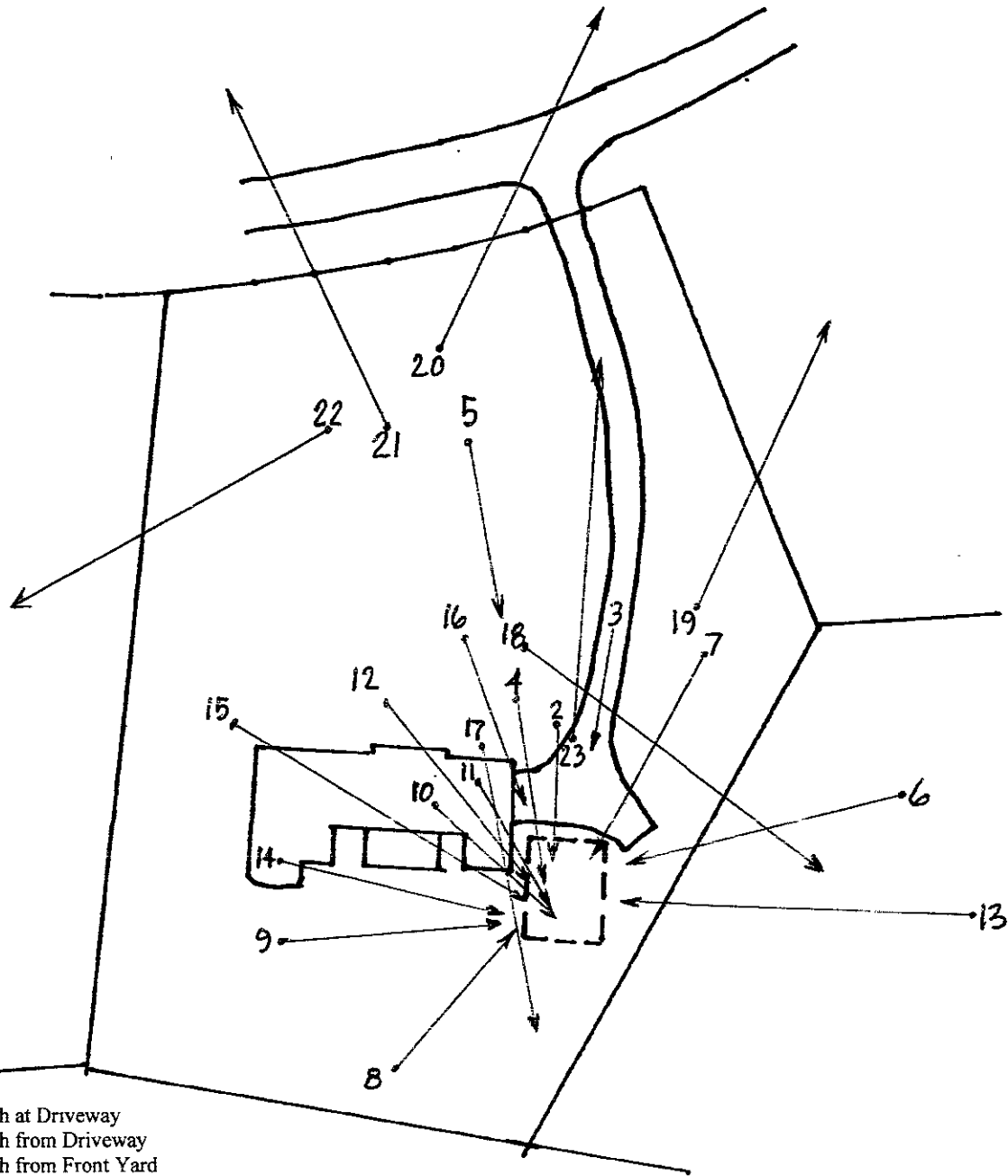
Frank A. and Catherine H. Clifton
505 Raven Rock Court
Parkton, MD 21120-9417

NOTE: This sheet is a combination
of Zoning Maps NW 30-B and NW 30-C
since 505 Raven Rock Court lies on
both maps.

ADC:
Map 7 FG

PHOTO INDEX

Ref Ex 2



- Photo 1 - Aerial Photo
- Photo 2 - Looking South at Driveway
- Photo 3 - Looking South from Driveway
- Photo 4 - Looking South from Front Yard
- Photo 5 - Looking South From Raven Rock Ct
- Photo 6 - Looking Southwest from Side Yard
- Photo 7 - Looking Southwest from Side
- Photo 8 - Looking Northeast from Back Yard
- Photo 9 - Looking East from Back Yard
- Photo 10- Looking Southeast from Home
- Photo 11- Looking Southeast from Roof
- Photo 12- Looking Southeast from Roof
- Photo 13- Looking West from Neighbor's Yard
- Photo 14- Looking East from West Roof
- Photo 15- Looking Southeast from Roof
- Photo 16- Looking Southeast from High Roof
- Photo 17- Looking South from High Roof
- Photo 18- Looking East to 18100 York Road Rear
- Photo 19- Looking Northeast to 507 Raven Rock Court
- Photo 20- Looking Northeast Across to 506 Raven Rock Court
- Photo 21- Looking Northwest Across to 504 Raven Rock Court
- Photo 22- Looking West to 503 Raven Rock Court
- Photo 23- Looking North from the Driveway to Raven Rock Court

Frank A. and Catherine H. Cirincione
505 Raven Rock Court
Parkton, MD 21120-9417

Photo 1 - Aerial Photo

010



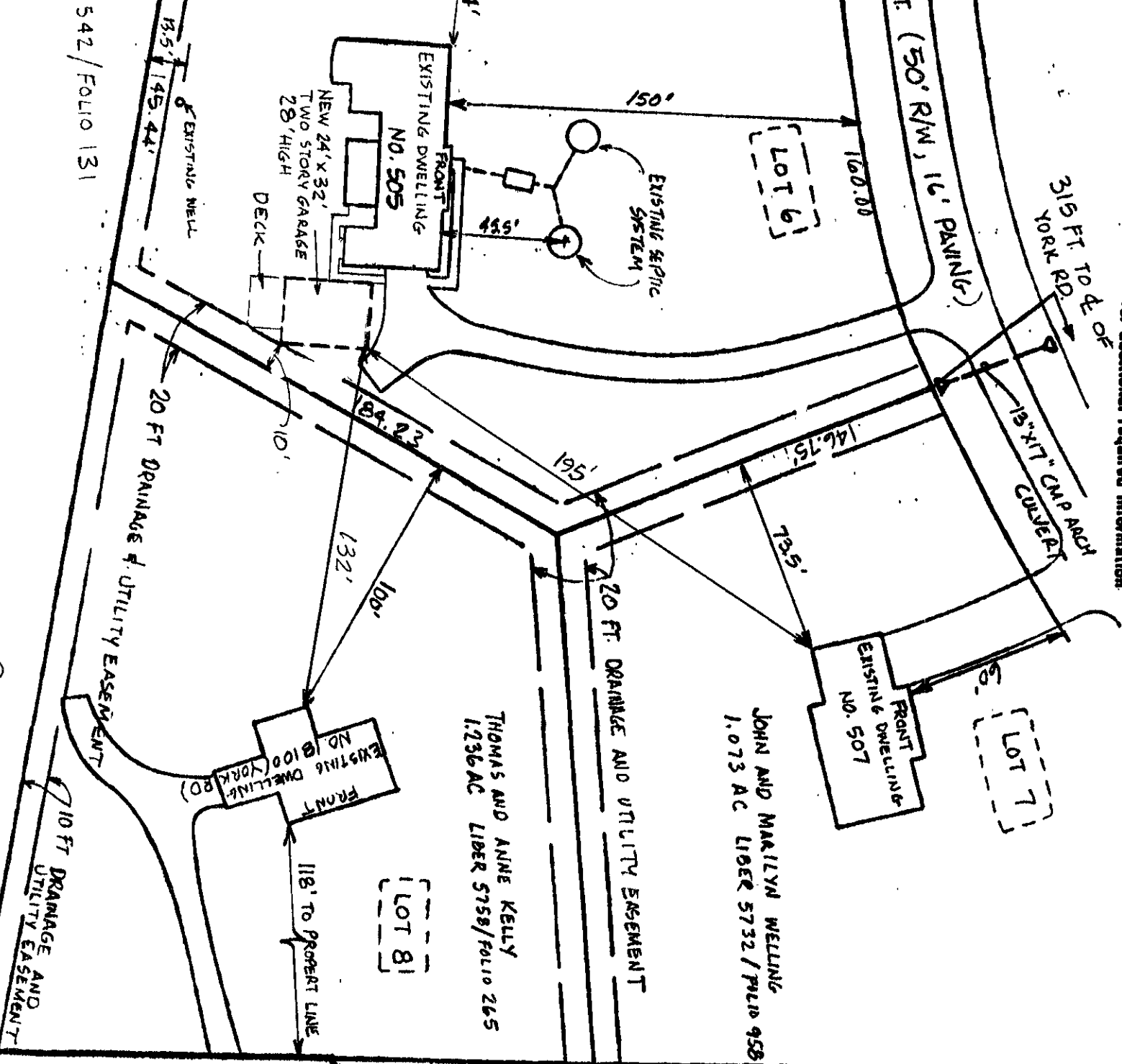
☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

Gillcrest

pages 83 of 6 sections n/a

A. F. Catherine H. Cirincione



North

mk A. Cirincione

Scale of Drawing: 1" = 50'

Prior Zoning Hearing: 91-392-A, May 29, 1991

Granted Side Yard Setback - West 44' - East 47' in lieu of 50'

LOCATION INFORMATION

Jefferson District: 3rd

Union District: 7th

00' scale maps: NW 30-B, 30-C

五ノ一ノ

$$\begin{array}{r} 1.141 \\ \hline 49701.36 \end{array}$$

References

square foot

SEWER: ☐ ☒

WATER: ☐ ☒

☐ ☒

1

Case No. 91-392-A, May 29, 1991

Zoning Office USE ONLY!

reviewed by: **ITEM #:** **CASE#:**

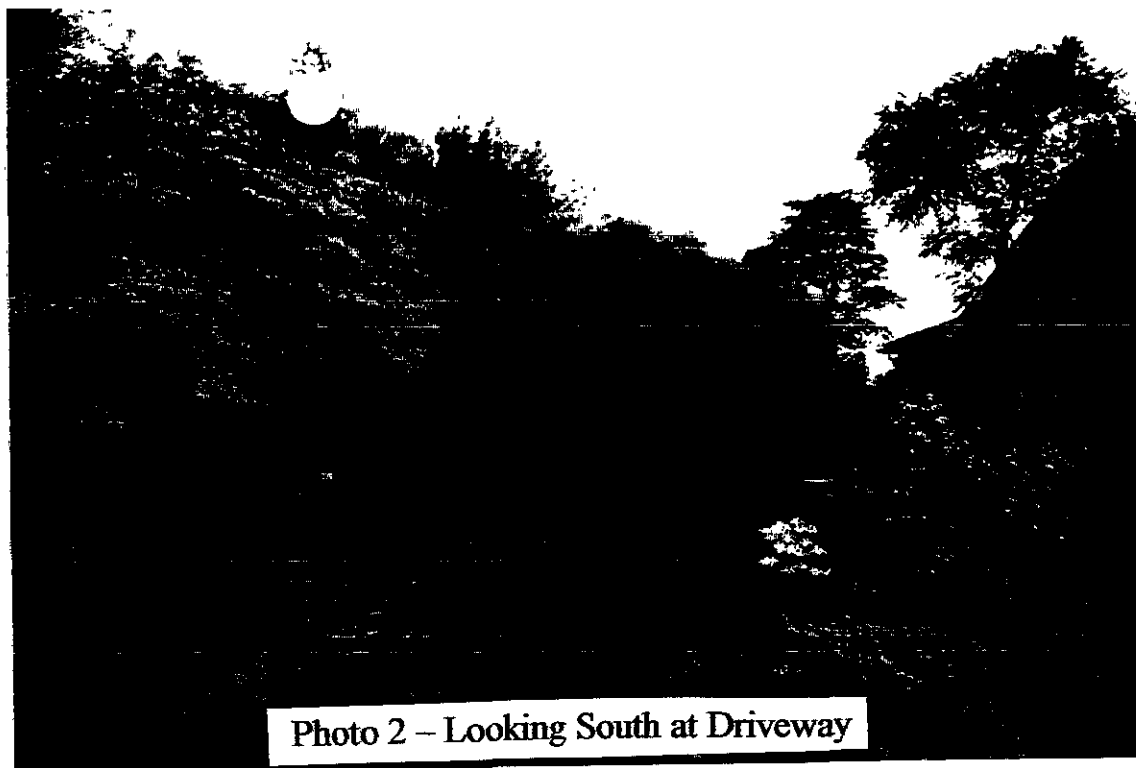


Photo 2 – Looking South at Driveway



Photo 3 – Looking South from Driveway



Photo 4 – Looking South from Front Yard

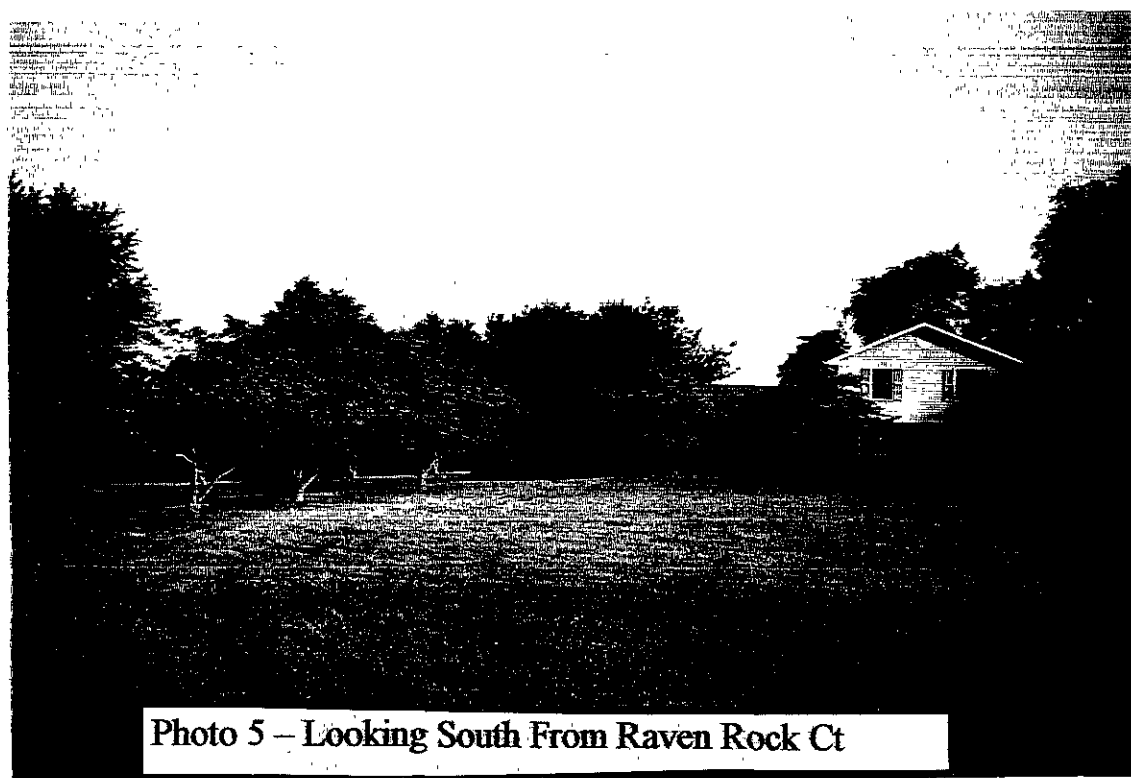


Photo 5 – Looking South From Raven Rock Ct



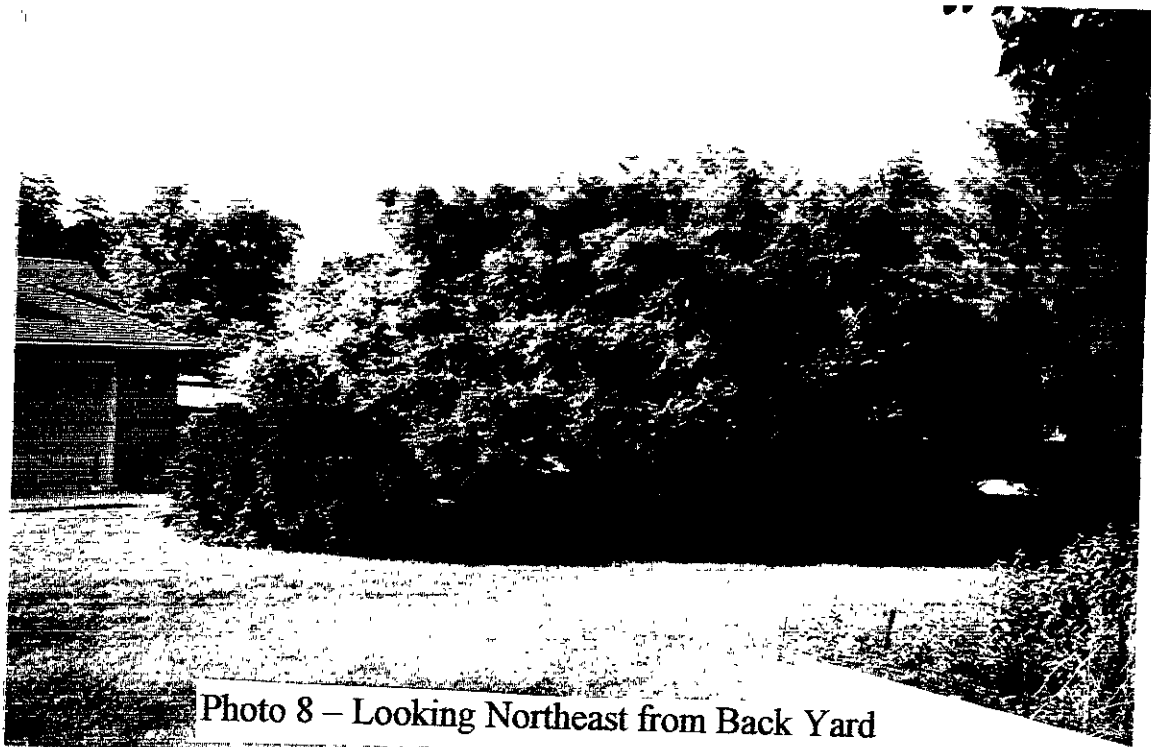


Photo 8 – Looking Northeast from Back Yard



Photo 9 – Looking East from Back Yard

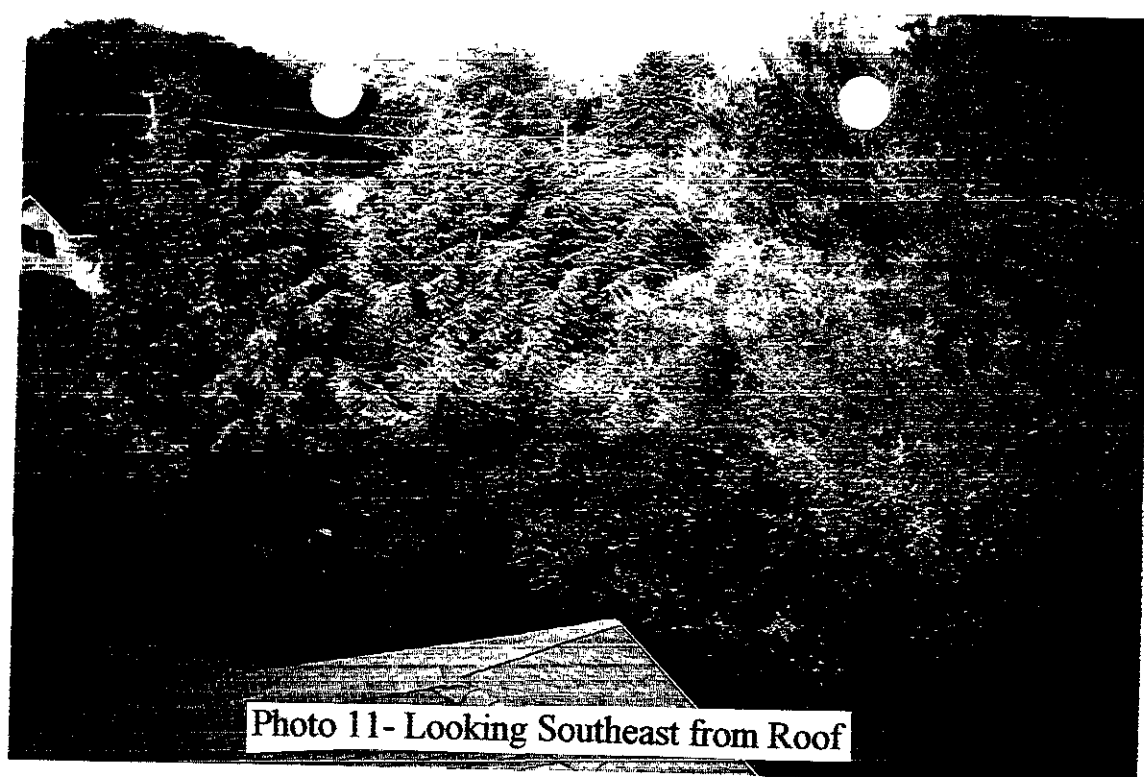




Photo 12- Looking Southeast from Roof

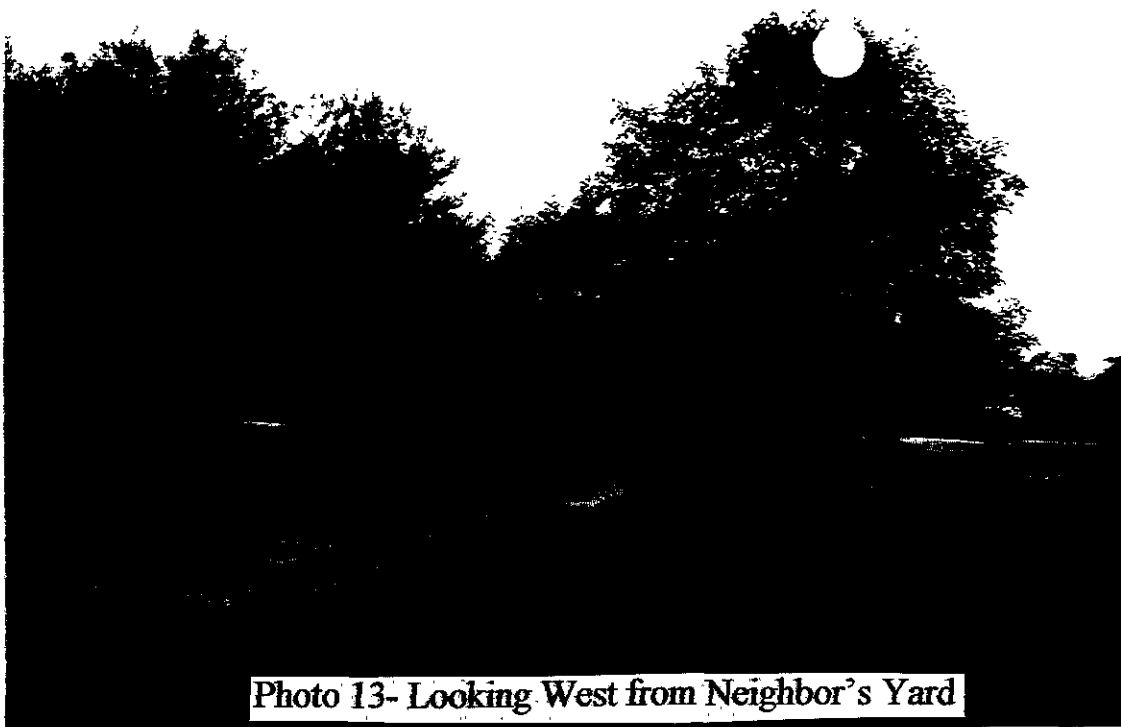


Photo 13- Looking West from Neighbor's Yard



Photo 14- Looking East from West Roof

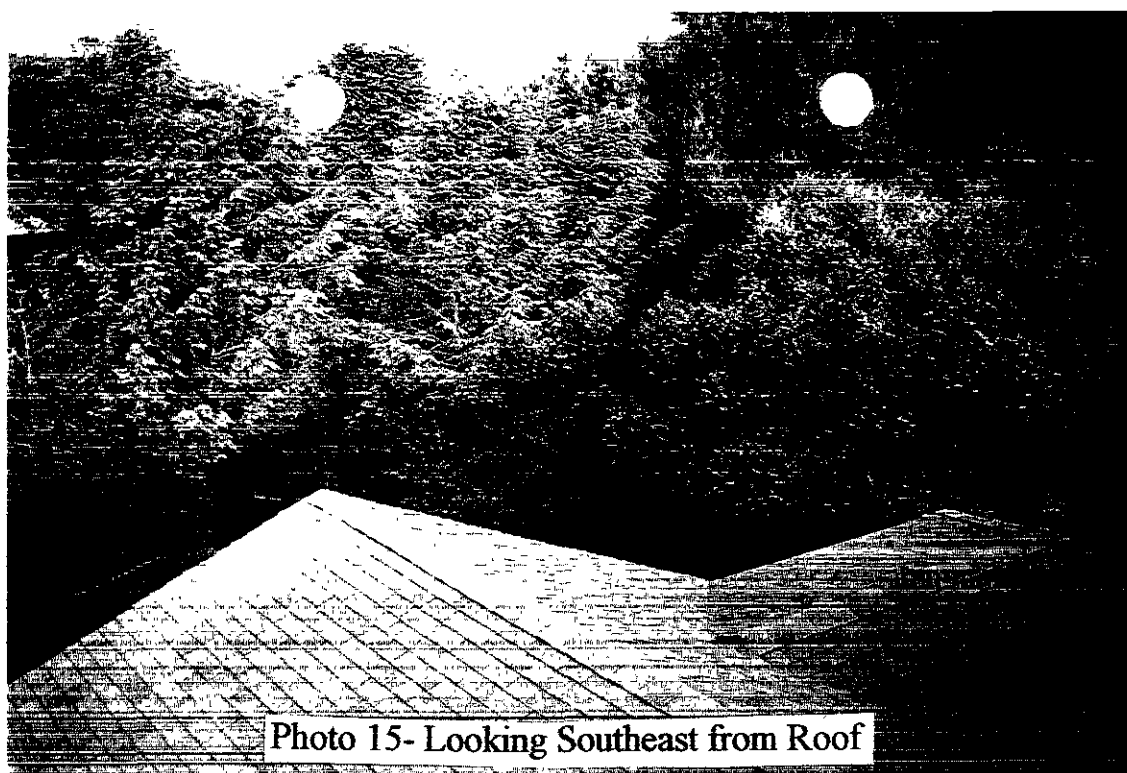


Photo 15- Looking Southeast from Roof



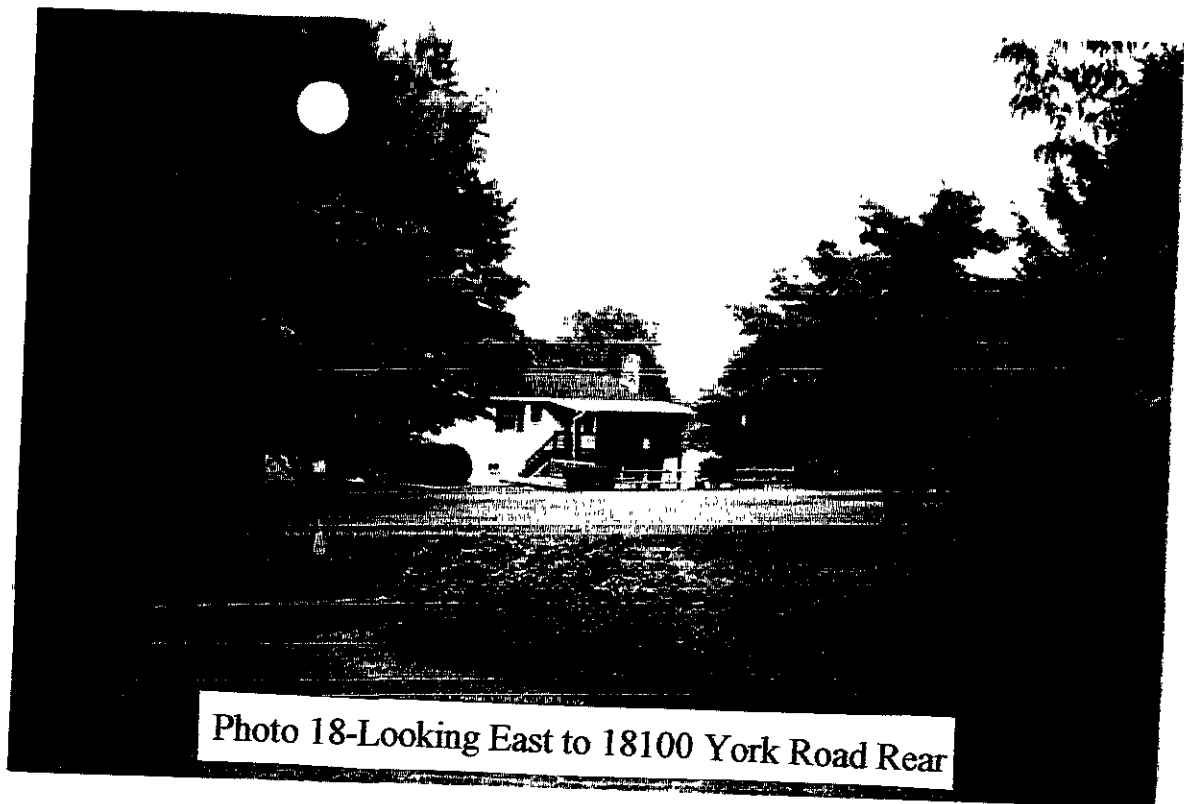


Photo 18-Looking East to 18100 York Road Rear

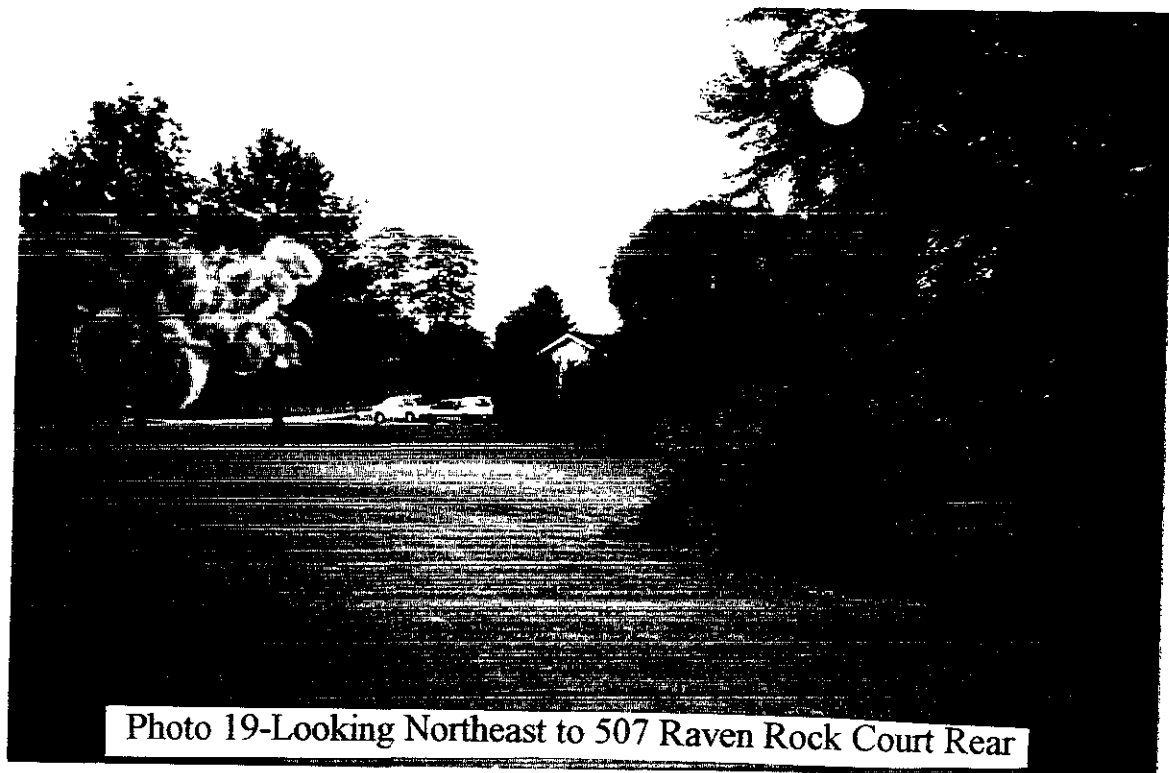


Photo 19-Looking Northeast to 507 Raven Rock Court Rear

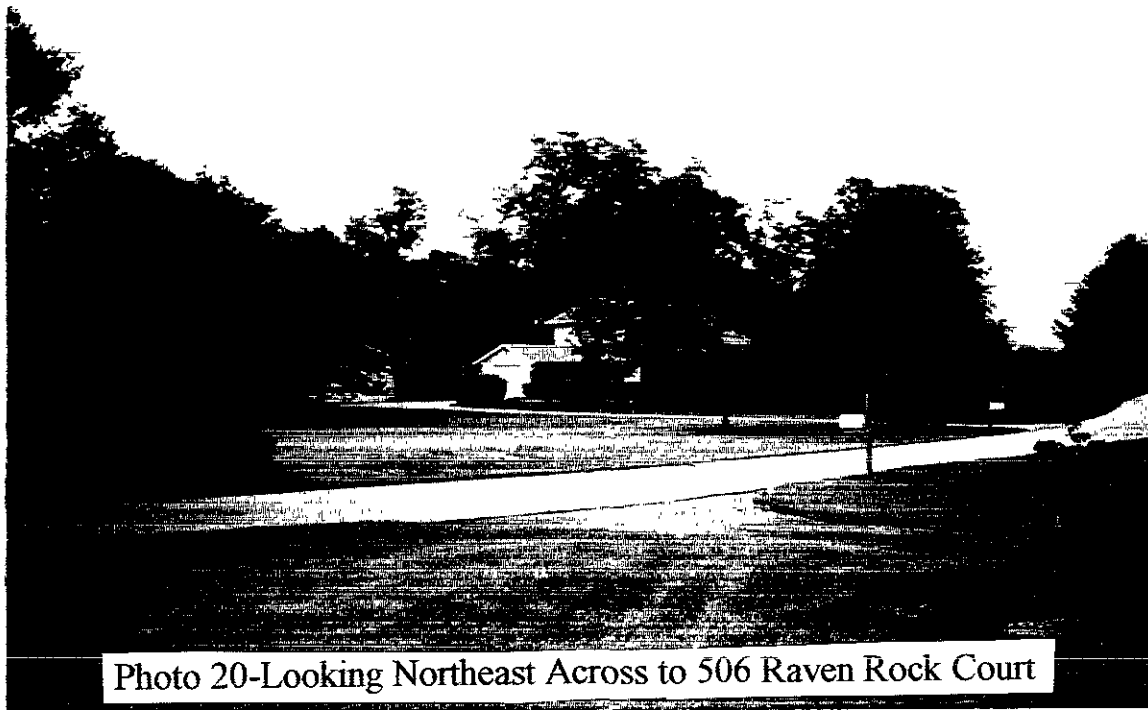


Photo 20-Looking Northeast Across to 506 Raven Rock Court



Photo 21-Looking Northwest Across to 504 Raven Rock Court

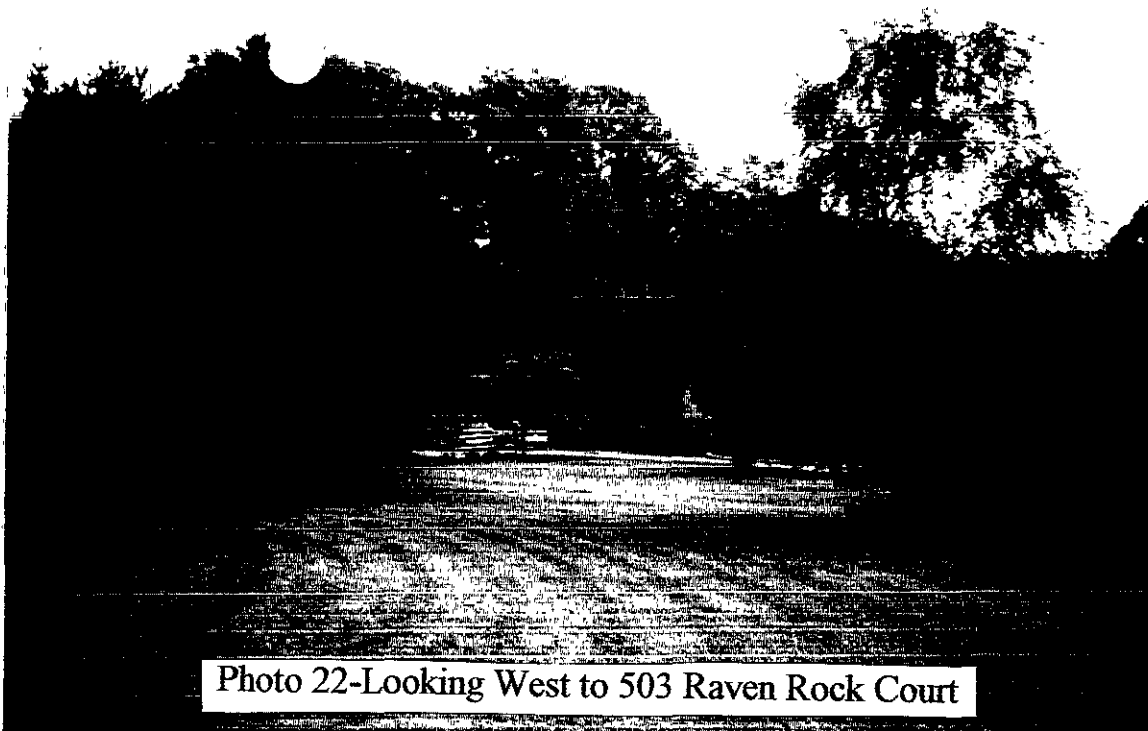


Photo 22-Looking West to 503 Raven Rock Court

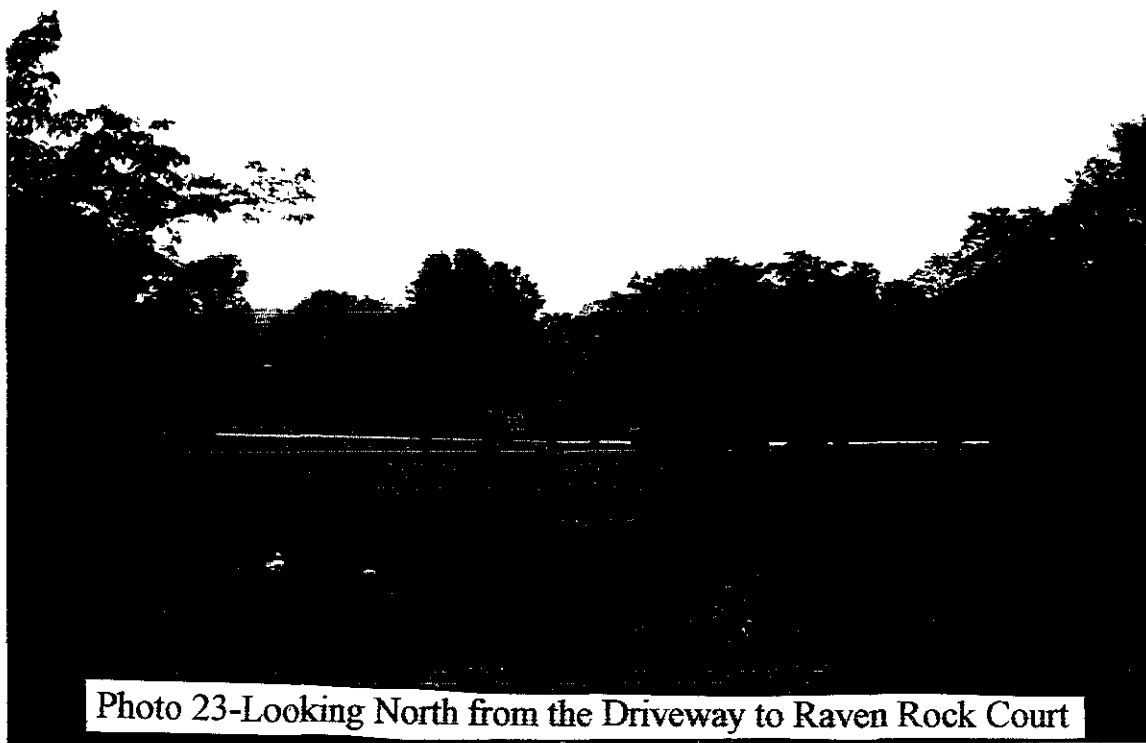
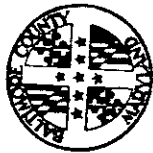


Photo 23-Looking North from the Driveway to Raven Rock Court





Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

*Photographs
#2010-A*









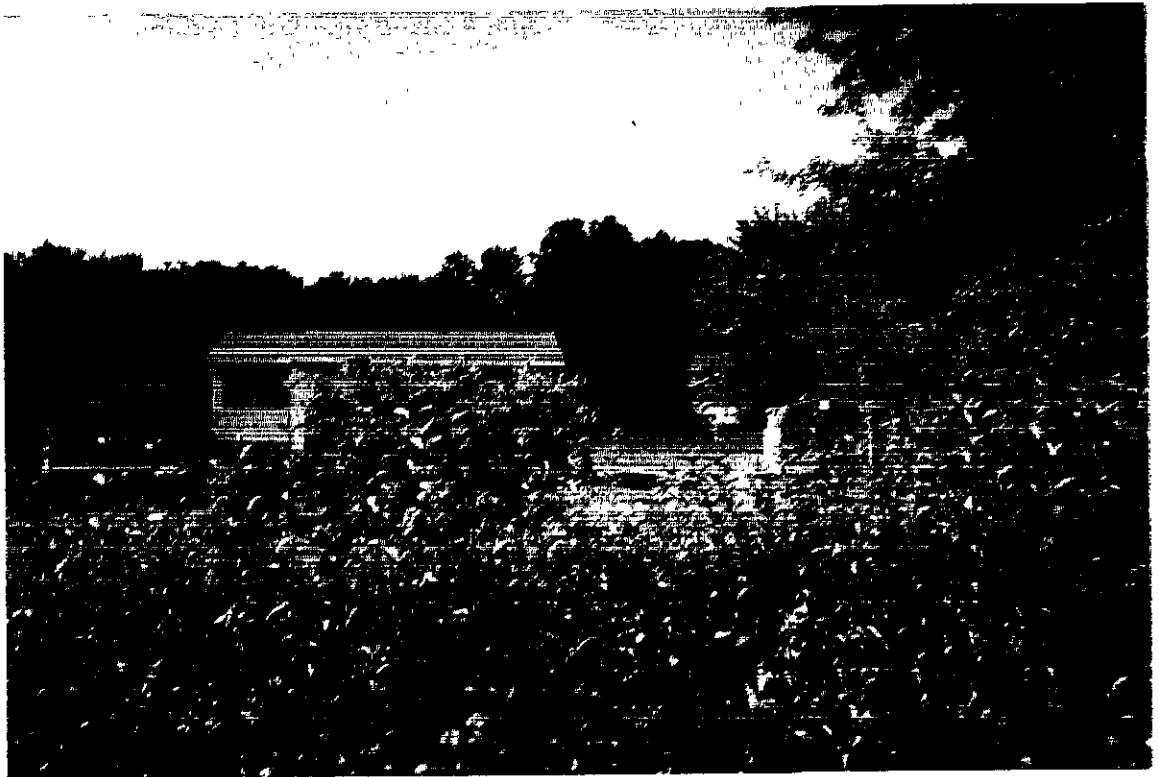










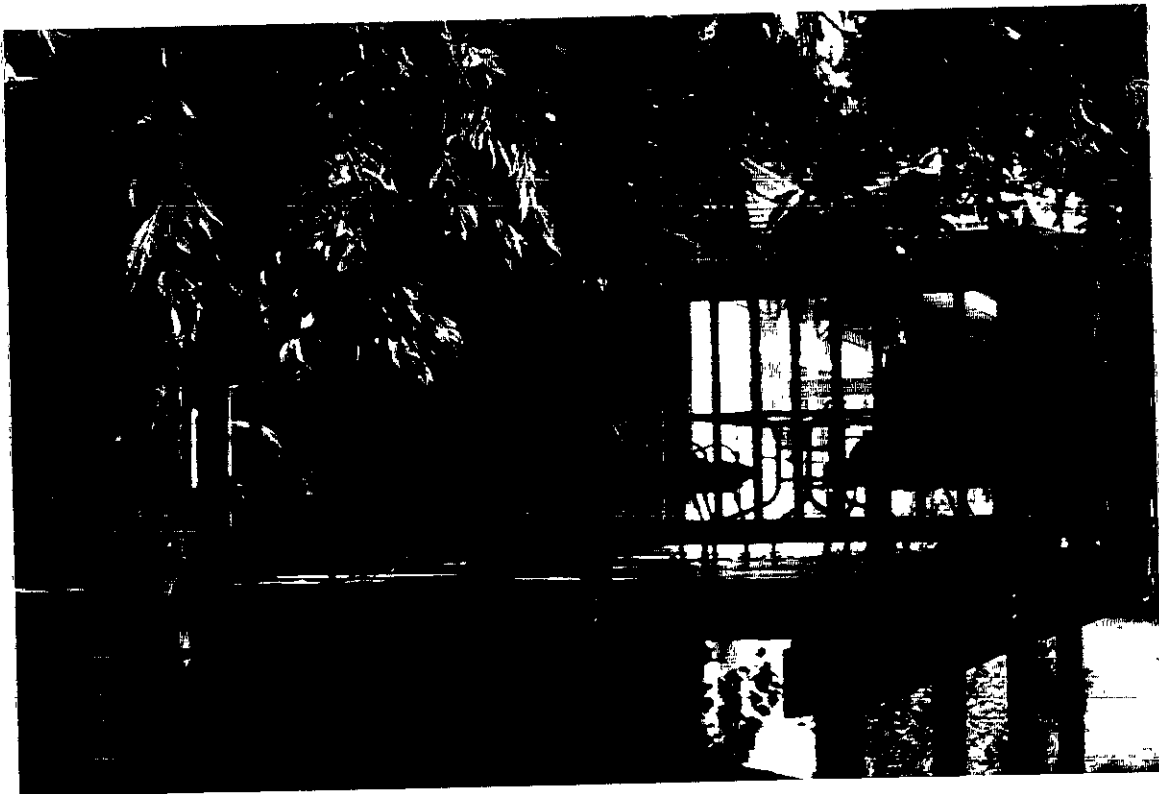


78
5

















Prot Ex #1



ADVANCE

ADVANCE REALTY, INC.

SERVING MARYLAND & PENNSYLVANIA

Full Service For LESS

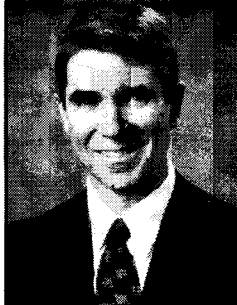
*Thinking of Selling Your Home?
We'll Sell It & Save You Money!*

www.AdvanceRealtyInc.com

(410) 561-0004

OUR FEE
1.75%

SHOPPING FOR A LOAN? CALL YOUR NEIGHBOR!



- Purchase/Refinance
- Zero Down Payment Programs
- Conventional / FHA / VA
- Pre-Approval Programs
- New Construction Financing
- Home Equity Loans
- 80-15-5 Financing

Paul Malstrom
Vice President
410-584-7266 - Home
800-621-3662 - Office

National City®

Mortgage

All loans are subject to credit approval and property review. Programs subject to change without notice.



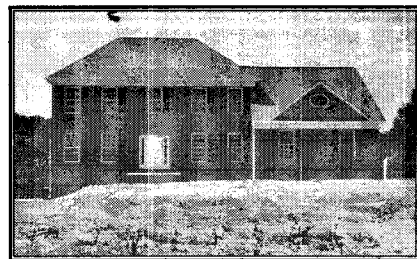
Rick Ray

North County Specialist
410-453-0552 (OFFICE)
410-262-0430 (MOBILE)
E-MAIL: rick.ray@longandfoster.com





WINDTREE VALLEY
Absolutely exquisite home with remarkable detail on a 1.42 acre lot off of a private drive. From the turret to the hwd moldings, the mstr bath to the gourmet kit, this is an extraordinary home.



PARKTON / FREELAND NEW CONSTRUCTION
Shelley/Bridgestone Builders 4 BR, 2 1/2 w/9' ceilings thruout the 1st flr, lge kit & FR w/gas FP. 1st flr den/study. MBR w/sitting rm, 2 car garage. 1.4 ac lot!



LOVETON FARMS **NEW LISTING**
All Brick 4 BR, 2/2 BA three level Townhouse. Quarry tiled entry foyer & kitchen, upper & lower rear decks, fully finished lower level family room w/wet bar. (RR38TH)
1497/10000000



NEW CONSTRUCTION
HANDCRAFT HOMES is getting ready to start another spec home in the Phoenix area. 6 bedrooms, 4 full baths. Corian kitchen, all Andersen high performance window/doors, custom wood moldings throughout. Call Rick for more details.

LONG & FOSTER® HUNT VALLEY





We are proud of our great country!

Fly your flag and share the pride.

Complimentary flags available At the Hunt Valley Office.



PHOENIX
Fields of Four Corners. Stately 4/5 bdrm, brick Colonial on level lot w/majestic trees. Sunroom opens to deck, hwd floors, marble foyer + new kitchen. (Z6547)
DON SCHECK 410-527-0066



PHOENIX
Enjoy easy living in this Contemporary Ranch. 3.2 acres, high elevation. Family room off kitchen to Florida room to deck to pool, patio, Gazebo, 2 car garage. (Z6548)
CECELIA GRANDI 410-527-0066



BROOKVIEW FARMS/TOWSON
Colonial on a cul-de-sac with spectacular views. Five bedrooms, first floor laundry, clubroom, 2 car-garage. (Z6667)
410-527-0066



PARKTON
Like new! Park-like setting. Beautiful sunroom w/AC, 12x20 storage shed. (Z6546)
CHARLES BAYNES, JR. 410-527-0066



HUNT VALLEY
Beautiful 4BR Brick Colonial, 9ft ceilings, formal LR & DR, spacious kitchen overlooks bright FR w/brick FP that leads to relaxing deck. (Z6620) **LEE GESSLER 410-527-0066**



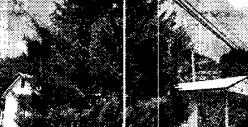
ROSEDALE
Lots of character in this large older home on 1 acre. Convenient to 695. Improvements within last year, including sliding windows, roof, carpet, painting. (Z6550)
JOHN KOPAJTIC 410-527-0066



JUST REDUCED! WHITE HALL
Brick home with a view! Overlooking a beautiful farm and backing to a farm preservation. (Z6551)
VIRGINIA WALTON 410-527-0066



LODGE FOREST
13-year-old brick front Rancher on large lot, new heating system w/AC off kitchen w/hot tub and fireplace pit. (Z6552)
VIRGINIA WALTON 410-527-0066



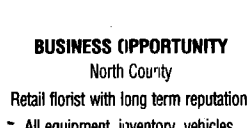
PARKTON
3 acres with home - possible opportunity for business-BL zoning on .46 ac. (Z6553)
RON JOHNSON 410-527-0066



MIDDLEBOROUGH
Immaculate inside and out! Completely rehabbed in 1998. Oak kitchen, updated double pane windows, plumbing, HVAC. (Z6554)
KAREN DIEHL 410-527-0066



WILLOW SPRING
Excellent maintained home. Huge kitchen w/all appliances included. Recently replaced roof. Neutral decor, hardwood fl, storage shed and parking pad. (Z6555)
KAREN DIEHL 410-527-0066



BUSINESS OPPORTUNITY
North County
Retail florist with long term reputation. All equipment, inventory, vehicles. (Z6694)
CHARLES BAYNES 410-527-0066



ESSEX
High visibility location for 2-bay auto repair, 2-bays w/2 lifts, front office and storage rm. (BC3523353)
KAREN DIEHL 410-527-0066



TIMONIUM
Charming 1 BR Condo - Direct access from own private patio - fireplace - sec sys - handicap 1st flr - new carpet - commune with nature and gardens - all appliances stay. (Z6549)
GINNIE RENNIE 410-527-0066



PARKTON
Solidly built Cape Cod, wood fls throughout, converted garage to LR, fam rm w/fireplace. New replacement windows, above ground pool, shed. Motivated seller! (Z6563)
CHRIS UNITAS 410-527-0066



ELDERSBURG
Just listed! Lovely 5 yr old townhome, 3 BR, 1.5 BA, bright + cheery eat-in country kit, w/w berber carpeting throughout, freshly painted walls, French doors open to backyard, great location! **TERRI FRANKS 410-527-0066**



SPARKS/GLENCOE
Estate on private 4+ ac of nature's glory has it all. Over 7500 sq ft of living space - in-law apt w/full kit & ba, sep entrance, walk-out, marble flrs, 2 sty foyer, 20 ft ceiling, fm rm w/FP & skylight, breakfast rm opens to 35x50 deck & waterfall w/pool. A MUST SEE! (BC3515656)
410-527-0066



410-527-0066





SITE

NW 30-C

MICROFILMED

SHEET

N.W.

30-C

LOCATION

WEST OF WISEBURG

SCALE

1" = 200'

DATE

OF

PHOTOGRAPHY

JANUARY

1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP