

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Oak Lodge Road, 720' NW
centerline of Rockwell Avenue
1st Election District
1st Councilmanic District
(1928 Oak Lodge Road)

Teresa A. & Michael J. Paglione
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-088-A

* * * * *

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, Teresa A. and J. Michael Paglione. The variance request is for property located at 1928 Oak Lodge Road in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a side yard of 1 ft. and a sum of side yards of 16 ft. in lieu of the required 10 ft. and 25 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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.

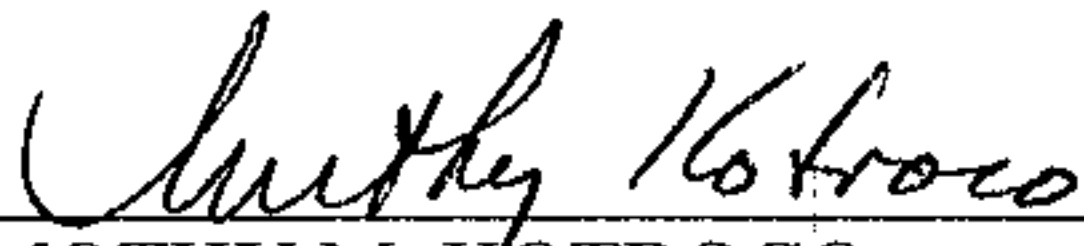
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

9/20/02
R. Paglione

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 Deputy Zoning Commissioner for Baltimore County, this 20th day of September, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a side yard of 1 ft. and a sum of side yards of 16 ft. in lieu of the required 10 ft. and 25 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/20/02
By R. Johnson



Baltimore County
Zoning Commissioner

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

September 20, 2002

Mr. & Mrs. Michael J. Paglione
1928 Oak Lodge Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 03-088-A
Property: 1928 Oak Lodge Road Catonsville, Maryland 21228

Dear Mr. & Mrs. Paglione:

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 cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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 1928 Oak Lodge Road 21228
which is presently zoned DR 3.5

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) 1302.30.1, (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A SIDE YARD OF 1' AND A SUM OF SIDE YARDS OF
16' IN LIEU OF THE REQUIRED 10' AND 25' RESPECTIVELY.

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):

Michael Joseph Paglione
Name - Type or Print WK-443-799-5375

Michael Paglione
Signature

Teresa Anne Paglione
Name - Type or Print

Teresa Anne Paglione
Signature 410-644-9515 - W

1928 Oak Lodge Rd
Address 410-744-4077-H

Baltimore, MD
City State Zip Code 21228

Representative to be Contacted:

SAME AS ABOVE
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, 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. 03-088-A

Reviewed By CTM Date 8/22/02

Estimated Posting Date 9/2/02

REV 10/25/01

ORDER RECEIVED FOR FILING
9/2/02

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 1928 Oak Lodge Road
City Baltimore State MD Zip Code 21228

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): We simply out-grown our compact 4 bedroom house. It would be a financial hardship to purchase a house that fulfills our needs, as well as it would take us out of the school district and far from our employment. We are expecting our 3rd child in December. We are in desperate need of additional space, storage, office for my husband, larger bedroom and larger bathroom. We can't stress how much this is a necessity and how our family would benefit. We are asking to be granted relief. The homeowner Mike Paglione works out of the house and utilizes the smallest bedroom as his office. He is a territory sales manager and sells building supplies. We receive several large samples and boxes on a weekly basis. For the past 20 months we have rented 3 storage shed units to store the samples as well as household items, etc. Since we are expecting our third child in December it is imperative that we would need this additional space/bedroom, etc. The most practical and reasonable solution is to utilize our property wisely without eliminating our backyard, shed and swing-set for the children. We also have a 10 foot utility easement at the end of our property as well as drainage and it would be to our best advantage to: Build a garage attached to the left side of our house to store large/heavy building samples as well as storage and eliminate the monthly expense of 3 storage sheds. To build a bedroom on top of the garage and bathroom giving us additional space for our new baby. Also a family room addition to the back of the house, allowing us to still have a deck, then we can enlarge our very small kitchen, and somehow find a space for my husband's office.

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.

Michael Paglione
Signature
Michael Joseph Paglione
Name - Type or Print

Teresa Anne Paglione
Signature
Teresa Anne Paglione
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Joseph Paglione and Teresa Anne Paglione
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kenneth A. Vargus
Notary Public

My Commission Expires October 1, 2004

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 1928 Oak Lodge Road
Address
Baltimore, MD 21228
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): We simply out-grown our compact 4 bedroom house. It would be a financial hardship to purchase a house that fulfills our needs, as well as it would take us out of the school district and far from our employment. We are expecting our 3rd child in December. We are in a desperate need of additional space, storage, office for my husband, larger bedroom and larger bathroom. We can't stress how much this is a necessity and how our family would benefit. We are asking to be granted relief. The homeowner Mike Paglione works out of the house and utilizes the smallest bedroom as his office space. He is a territory sales manager and sells building supplies. We receive several large samples and boxes on a weekly basis. For the past 20 months we have rented 3 storage space units to store the samples as well as household items, etc. Since we are expecting our 3rd child in December it is imperative that we would need additional space/bedroom, etc. The most practical and reasonable solution is to utilize our property wisely without eliminating our backyard, shed and swing-set for the children. We also have an 10 feet utility easement at the end of our property as well as drainage and it would be to our best advantage to build a garage attached to the left side of our house to store large/heavy building samples as well as storage and eliminate the monthly expense of 3- storage sheds. To build a bedroom on top of the garage and bathroom giving us additional space for ~~our~~^{new} baby. Also a family room addition to the back of the house, allowing us to still have a deck, then we can enlarge our very small kitchen, and somehow find a space for my husband's office.

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.

Michael Paglione
Signature
Michael Joseph Paglione
Name - Type or Print

Teresa Anne Paglione
Signature
Teresa Anne Paglione
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Joseph Paglione and Teresa Anne Paglione
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberly A. Vangundy
Notary Public
My Commission Expires 04/01/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1928 Oak Lodge Road 21228
which is presently zoned DR 3.5

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) 1B02.3C.1. (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A SIDE YARD OF 1' AND A SUM OF SIDE YARDS OF
16' IN LIEU OF THE REQUIRED 10' AND 25' RESPECTIVELY.

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):

Michael Joseph Paglione

Name - Type or Print

WK-443-799-5375

Signature

Teresa Anne Paglione

Name - Type or Print

Teresa Anne Paglione

Signature

410-644-9515 -W

1928 Oak Lodge Rd.

410-744-4077-H

Address

Telephone No.

Baltimore, MD

21228

City

State

Zip Code

Representative to be Contacted:

SAME AS ABOVE

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. 03-088-A

Reviewed By LM Date 8/22/02

REV 10/25/01

Estimated Posting Date 9/2/02

Zoning Description

Zoning Description For 1928 Oak Lodge Rd

Beginning at a point on the South side of

Oak Lodge Rd which is 50 wide

wide at the distance of 720[±] NW of the

centerline of the nearest improved intersecting street Rockwell Ave

which is 50' wide. *Being Lot # 45

Block 1. Section # 1 in the subdivision of Corwin Property

as recorded in Baltimore County Plat Book # 54, Folio 79.

containing 8273 sq ft. Also know as 1928 Oak Lodge Rd

and located in the 1 Election District, 1 Councilmanic District.

#88

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16406

DATE 8/22/02 ACCOUNT 2001 006 2150

AMOUNT \$ 50.00

RECEIVED FROM: M. FACILITATE

FOR: VAPORANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTIVITY TIME
8/23/2002 8:22:00 11:45:23
RES MS02 M44 KJP JSA DE WRMER
RECEIPT # 259776 8/22/2002 UFLH
DEPT. 5 528 ZONING VERIFICATION
CR NO. 015466
Permt Int 350.00
NO CR 60.00 CR
10.00-15
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-088-A

Petitioner/Developer: _____

Michael + Teresa Paglione

Date of Hearing/Closing: 9-17-02

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 1928 Oak Lodge Rd.
Catonsville, MD 21228

The sign(s) were posted on August 30, 2002
(Month, Day, Year)

Sincerely,

Stacy Gardner 8/30/02
(Signature of Sign Poster and Date)

Stacy Gardner

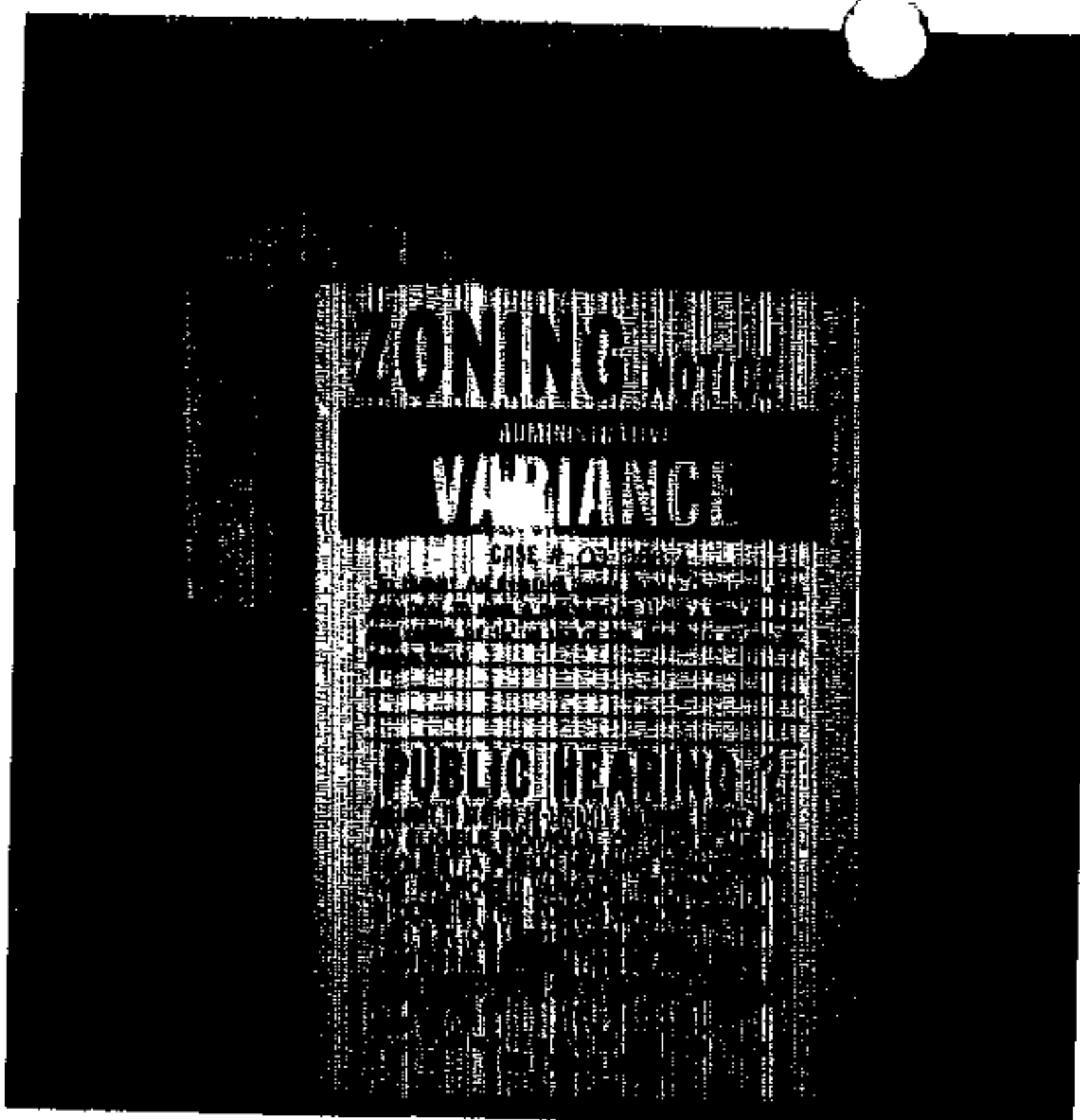
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 088 -A Address 1928 OAK LODGE RD

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 8/22/02 Posting Date: 9/2/02 Closing Date: 9/17/02

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 088 -A Address 1928 OAK LODGE RD

Petitioner's Name MICHAEL TERESA PAGLIONE Telephone (410) 644-9515

Posting Date: 9/2/02 Closing Date: 9/17/02

Wording for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDEYARD OF 1' AND A SUM OF SIDEYARDS OF 16' IN LIEU OF THE REQUIRED 10' AND 25' RESPECTIVELY.

I HAVE RECEIVED POSTING INFO

**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: 02-088-A
Petitioner: Michael J. Ragione
Address or Location: 1928 Oak Lodge Road Balt MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael J. Ragione
Address: 1928 Oak Lodge Rd
Baltimore MD 21228
Telephone Number: 410-744-4077

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
pdmlandacq@co.ba.md.us

September 17, 2002

Mr. & Mrs. Joseph Paglione
1928 Oak Lodge Road
Baltimore MD 21228

Dear Mr. & Mrs. Paglione:

RE: Case Number: 03-088-A, 1928 Oak Lodge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 2002.

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

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





**Baltimore County
Fire Department**

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

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

August 30, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

081-085, (088) 090-093

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2002
Item Nos, 081, 082, 083, 084, 085,
086, 088, 089, 091, 092, and 093

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

RWB:CEN:jrb

cc: File

AN
9/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 9, 2002

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

SUBJECT: 1928 Oak Lodge Road

2012

INFORMATION:

Item Number: 03-088

Petitioner: Michael Joseph Paglione

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request. This office has determined that a one-foot side yard setback is insufficient and inconsistent with the development pattern within the community.

The subject property has a driveway that provides 2 off-street parking spaces. The proposed addition will result in the loss of one of these parking spaces as it is indicated in the petitioner's affidavit that the proposed garage will be used for storage. Section 409.6.A.1 of the BCZR requires at least two off-street parking spaces per dwelling unit. It therefore should be determined if the subject property will be able to comply with the aforementioned off-street parking requirement.

The petitioner's affidavit also indicates that part of the dwelling will be used for an office and storage space for large/heavy building sample. It should be determined if this is a lawfully permitted use at the subject locations.

Prepared by: Mary A. Gunning

Section Chief: Stephen J. Kunkin

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 788 LTM

Dear Mr. Zahner:

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

Date: 09/15/02

Baltimore County Department Of Permits and Development
Management Zoning Review

RE: Case Number 03-088-A
1928 Oak Lodge Rd, 21228

Attention: Mr. Lloyd T. Moxley

I am the next door neighbor to Michael and Terry Paglione and my address is 2000 Oak Lodge Road. The variance they are asking for faces my side of the property. I am well aware that they are asking Baltimore County Zoning, to permit to have an addition to their existing family dwelling. This addition is to have a side yard of 1 foot and a sum of side yards between our properties of 16 feet in lieu of the required 10 and 25 feet respectively.

I have no problems with the Paglione's request for this variance. I support them and give them my permission to go forward with this project.

Sincerely,


Keith Shaffer

Jim,
Grant or
Deny?

Robin
9/18/02

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03-088-A

Date Completed/Initials

8-27-02

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1928 Oak Lodge Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME CORWIN PROPERTY

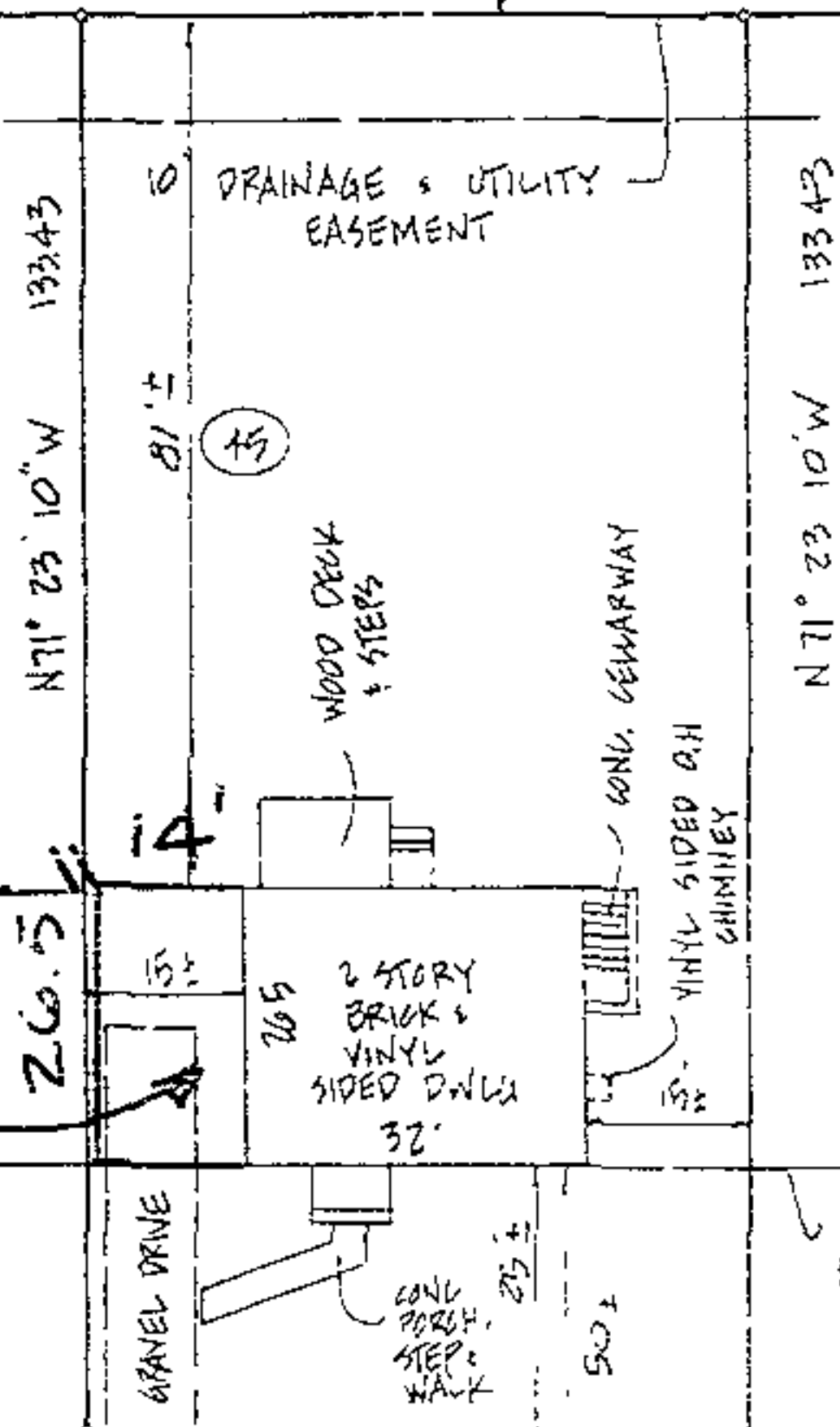
PLAT BOOK # 54 FOLIO # 79 LOT # 45 SECTION # 1A

OWNER Michael J & Teresa A Paslone

LOTS
PLEASANT
VILLA
Δ 53/40

ESMT

N18° 36' 50" E 62.00'

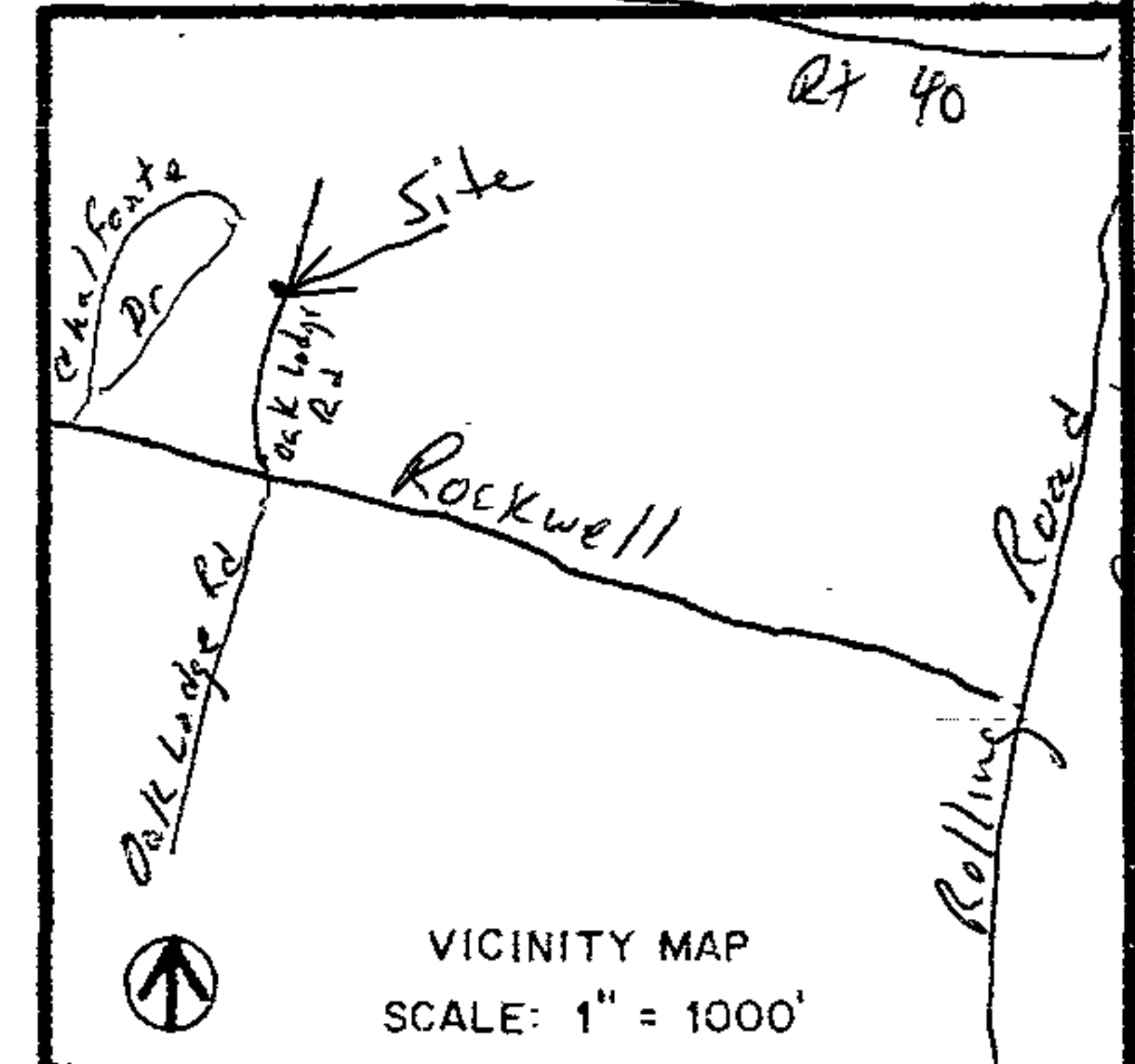


Keith & Anita
Schaeffer

2000
Oak Lodge
Rd

Mrs. Mrs.
Donovan

1926
Oak
Lodge



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # SW 24

ZONING DR 3.5

LOT SIZE 8273
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

CTM 88



PREPARED BY MP

SCALE OF DRAWING: 1" = 40'

D.R. 5.5

PRIVATE

GEORGE
F. BRAGG
SCHOOL

DRIVE

ROAD

WESTCHESTER

D.R. 3.5

#800

SW
2H

SITE

X

ROCKWELL

RD.

CHALFONTE

NEEPIER

VILLA

PLEASANT

AVE.

AVE.

AVENUE



2109 Oak Lodge Rd

~~1986~~

built
house before 1986 - garage addition
don't know when
on property line





2000
block

W. Geipe Rd.

2000 2000 2000 2000 2000 2000 2000 2000

~~1000~~



7 Bay Ct.

1774 8001 117 111 1101732 110 111

#300



88#

proposed
Addition



2000
+
1928 Oaklodge Rd

Side of Addition

#38