

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Delmar Circle, 105' S
centerline of Del Rio Road
12th Election District
7th Councilmanic District
(87 Delmar Circle)

Alice Regina Muranko
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-125-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by the legal owner of the subject property, Alice Regina Muranko, for that property known as 87 Delmar Circle in the Dundalk area of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of 9 ft. in lieu of the required 25 ft. and a side yard setback of 5 ft. in lieu of the required 10 ft., and to permit an open projection (porch) with a front yard setback of 9 ft. in lieu of the required 18.75 ft. and a side yard setback of 5 ft. in lieu of the required 7.5 ft., and to amend the prior variance order and site plan in Case No. 98-252-A. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

10/15/02
[Signature]

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 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 Petitioner.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in their comments dated October 7, 2002, pursuant to Section 500.14 of the B.C.Z.R. Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM.

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

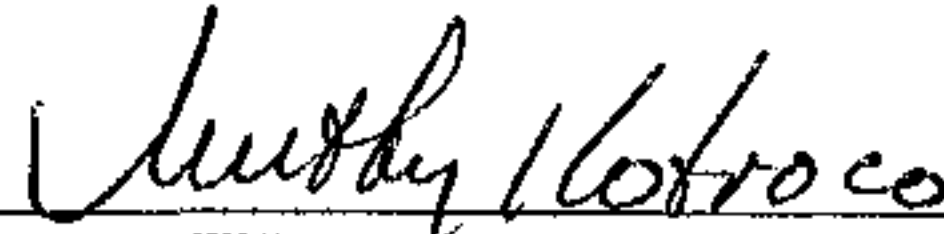
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of October, 2002, that the Petitioner's request for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of 9 ft. in lieu of the required 25 ft. and a side yard setback of 5 ft. in lieu of the required 10 ft., and to permit an open projection (porch) with a front yard setback of 9 ft. in lieu of the required 18.75 ft. and a side yard setback of 5 ft. in lieu of the required 7.5 ft., and to amend the prior variance order and site plan in Case No. 98-252-A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be

10/15/02
J.P. [Signature]

required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM on October 7, 2002, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/15/02
D. P. [Signature]



Baltimore County
Zoning Commissioner

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

October 15, 2002

Ms. Alice Regina Muranko
1748 Drexel Road
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 03-125-A
Property: 87 Delmar Circle

Dear Ms. Muranko:

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 87 DELMAR Circle
which is presently zoned DR 5.5

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) 1802.3.C.1 and 301.1.A to permit an

addition with a front yard setback of 9 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet, and to permit an open projection (porch) with a front yard setback of 9 feet in lieu of the required 18.75 feet and a side yard setback of 5 feet in lieu of the required 7.5 feet, and to amend the prior variance order and site plan in Case # 98-252-A.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

1748 DREXEL ROAD 410-388-1650
Address Telephone No.

BALTIMORE MARYLAND 21222
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 10 day of September, 2002, 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. 03-125-A

Reviewed By JNP Date 9/13/02

Estimated Posting Date 9/23/02

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 87 DELMAR Circle
City BALTIMORE State MARYLAND Zip Code 21222

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):

need more living space for family & storage
no parking available on street
odd shape lot - no room in back
yard - on environmental set back

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

Signature Alice Regina Muranko
Name - Type or Print Alice Regina Muranko

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alice Regina Muranko
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 5/10/2005

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 87 DELMAR CIRCLE
City BALTIMORE MD. State MD. Zip Code 21222

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):

need more living space for family & storage
no parking available on street
odd shape of lot - no room in back
yard-on (environmental set-back)

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.

Alice Regina Muranko
Signature

Alice Regina Muranko
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alice Regina Muranko
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ginger Madhwa
Notary Public
My Commission Expires 5/10/2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 87 DELMAR CIRCLE
which is presently zoned DR 5.5

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) 1802.3, C.1 and 301.1, A to permit an

addition with a front yard setback of 9 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet, and to permit an open projection (porch) with a front yard setback of 9 feet in lieu of the required 18.75 feet and a side yard setback of 5 feet in lieu of the required 7.5 feet, and to amend the prior variance order and site plan in Case # 98-252-A.

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.

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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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

1748 DREXEL ROAD 410-388-1656

Address

Telephone No

Baltimore MARYLAND 21222

City

State

Zip Code

Representative to be Contacted:

ALICE R. MURANKO

Name

1748 DREXEL RD. 410-388-1656

Address

Telephone No.

BALTO. MD. 21222

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. 03-125-A

Reviewed By JNP Date 9/13/02

REV 10/25/01

Estimated Posting Date 9/23/02

ZONING DESCRIPTION FOR 87 Delmar Circle
(address)

Beginning at a point on the South side of
(north, south, east or west)
Delmar Circle which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 105 South of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Del Rio Road
(name of street)

which is 50'
(number of feet of right-of-way width) wide. *Being Lot # 67

Block _____, Section # - in the subdivision of WATERFRONT INVERNESS
(name of subdivision) ANNEX

as recorded in Baltimore County Plat Book # 13, Folio # 27

containing 0.133 Also known as 87 Delmar Circle
(square feet or acres) (property address)

and located in the 12 Election District, 7 Councilmanic District.

03-125-A

No. 146

ACCOUNT A-001-006-6150

AMOUNT	\$ 50.00
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FROM: _____

Var. 3-125-A (in Denver (alt))

YELLOW - CUSTOMER

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1. *Introduction*

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1. The first part of the document is a letter from the author to the editor, dated 1954. It discusses the author's interest in the subject of the book and the author's intention to write a book on the subject. The letter is signed by the author and dated 1954.

100

Figure 1

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

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 97. 10-10-10
 98. 10-10-10
 99. 10-10-10
 100. 10-10-10

CERTIFICATE OF POSTING

RE: Case No.: 03-125-A

Petitioner/Developer: MURANKO

Date of Hearing/Closing: 10/8/02

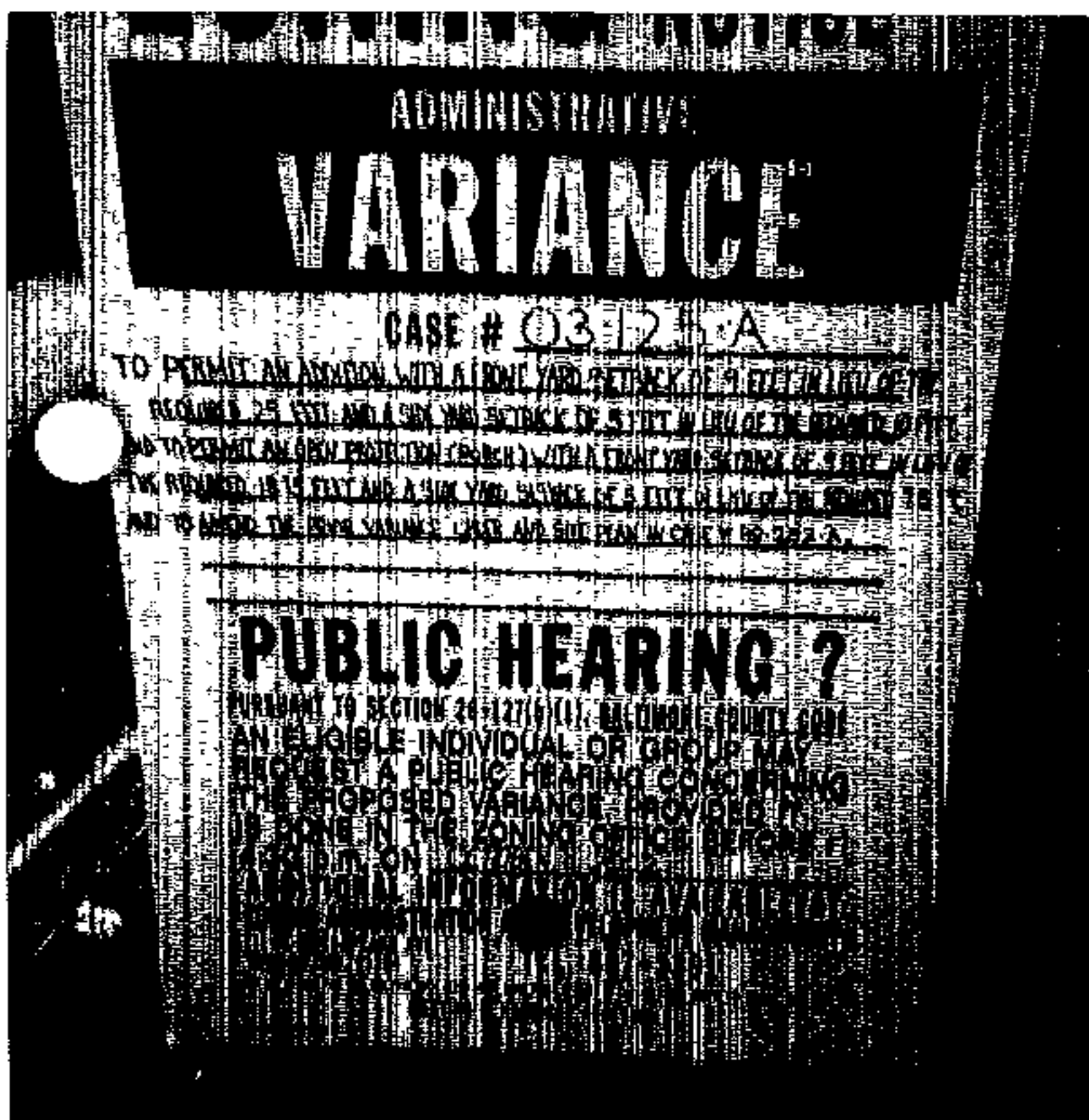
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 87 DELMAR CIRCLE

The sign(s) were posted on 9/21/02
(Month, Day, Year)



Sincerely,

[Signature] 9/21/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 125 -A Address 87 Delmar Circle

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 9/13/02 Posting Date: 9/23/02 Closing Date: 10/8/02

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

Detach Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 125 -A Address 87 Delmar Circle

Petitioner's Name Muranko Telephone 410-388-1650

Posting Date: 9/23/02 Closing Date: 10/8/02

Wording for Sign To Permit an addition with a front yard setback of 9 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet, and to permit an open projection (porch) with a front yard setback of 9 feet in lieu of the required 18.75 feet and a side yard setback of 5 feet in lieu of the required 7.5 feet, and to amend the prior variance order and site plan in case # 98-252-A.

WCR - Revised 6/28/00



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

October 9, 2002

Alice R. Muranko
1748 Drexel Road
Baltimore, MD 21222

Dear Ms. Muranko:

RE: Case Number: 03-125-A, 87 Delmar Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 02.

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,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

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

September 24, 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: 125
116-117, 121-130

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS ITGT*

DATE: October 7, 2002

SUBJECT: Zoning Item 125
Address 87 Delmar Circle (Muranko Property)

Zoning Advisory Committee Meeting of September 23, 2002

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelly

Date: 10/2/02

10/5/02
R. Seeley

CBCA Zoning Comments (zoning item #125)

☒ The property is located within the ~~Limited Development Area (LDA), or Resource Conservation Area (RCA), or~~ Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).

☒ This proposal must use best management practices, which reduce pollutant loadings by 10%.

☐ Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

☐ Man-made impervious surfaces are limited to 25% for lots less than 1/2 acre in size.

☐ Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 25% of the lot & 500 square feet or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

☐ If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

☐ 15% forest must be established or maintained. This equates to ☐ trees for a lot of this size.

☒ Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

☒ All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

☒ The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

☐ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

☐ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

☐ A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

☐ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Kdk#14/cbazoningcomments

10/15/02
H. P. [signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 30, 2002
Item No. 125

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

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a floodplain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designated and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Inter. Building Code adopted by the county.

RWB:CEN:jrb

cc: File

PN
10/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 11, 2002

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

OT 11/2

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-125

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: Lynn Zerkow

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.24.02

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

RE: Baltimore County
Item No. 125 JNP

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,

K.A. 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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
1st Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

September 23, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda re: case numbers 03-106-SPH, 03-116-A, 03-117-A, 03-118-A, 03-119-A, 03-120-XA, 03-121-A, 03-122-A, 03-123-XA, 03-124-A, 03-125-A, 03-126-A, 03-127-SAHSPH, 03-128-A, 03-129-A, 03-130-A**

Dear Mr. Zahner:

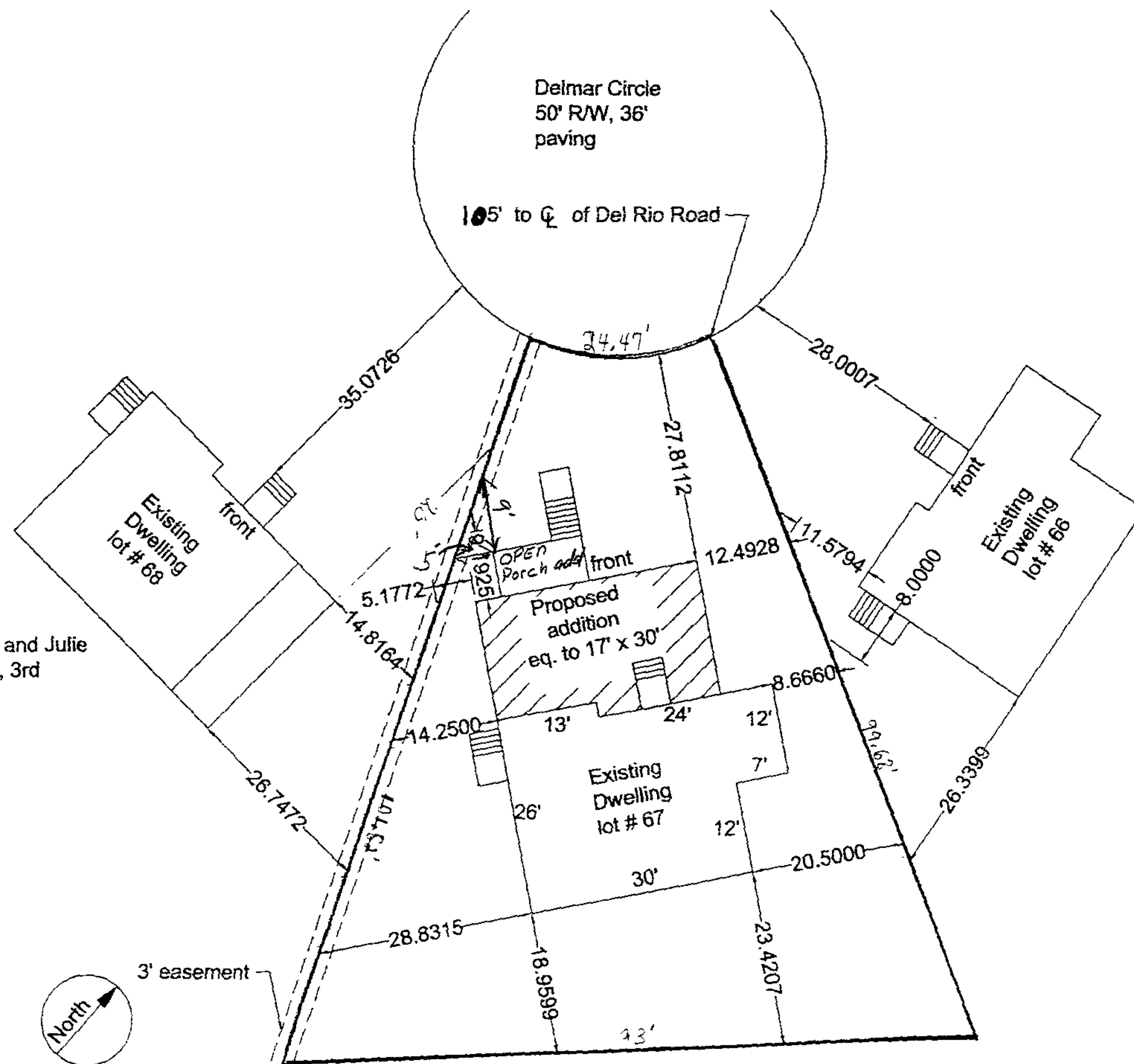
The Maryland Department of Planning has received the above-referenced information on 09/23/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



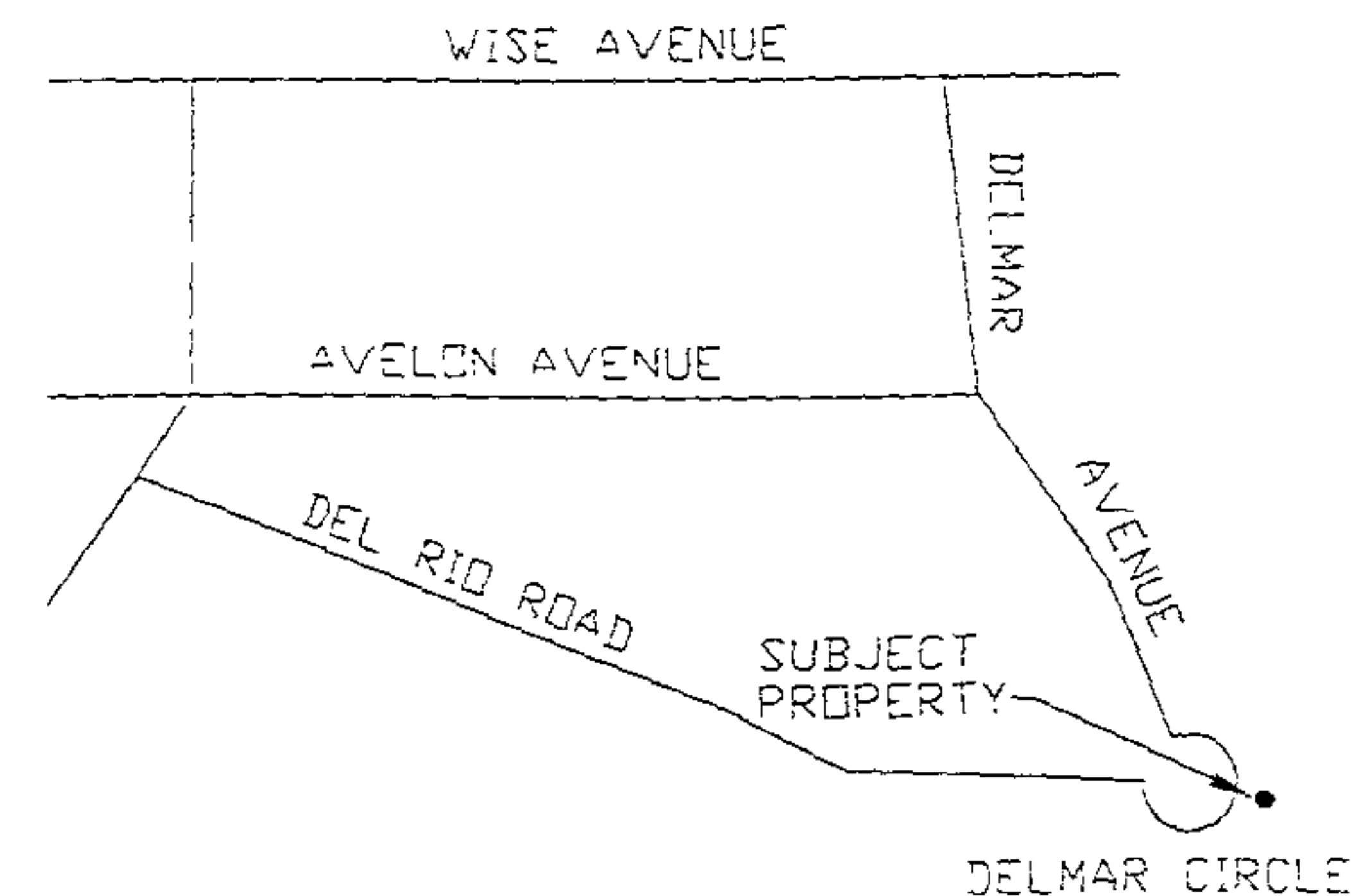
Dorothy M. Gurovich

*Applicant/Petitioner Certifies that Building Plans Review, Room 120, stated that this proposed addition is not substantial construction.

A. K.

PLAT TO ACCOMPANY PETITION FOR ZONING
☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 87 DELMAR CIRCLE
SUBDIVISION NAME: WATERFRONT INVERNESS ANNEX
PLAT BOOK# 13 FOLIO# 27 LOT# 67 SECTION 1
OWNER: ALICE REGINA MURANKO



SCALE OF MAP: 1"=250'

LOCATION INFORMATION

ELECTION DISTRICT: 12
COUNCIL MANIC DISTRICT: 7
1"=200' SCALE MAP # S.E. 4 G
ZONING: DR 5.5

LOT SIZE: 0.133 ACRES 5800 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

100 YEAR FLOOD PLAIN: ☒ ☐ *See Note

HISTORIC PROPERTY BUILDING: ☐ ☒

PRIOR ZONING HEARING: 98-252-A

ZONING OFFICE USE ONLY
REVIEWED BY: JNP TEL # 125 CASE # 03-125-A

Ret Ex #1

FLOOD PLAIN INQUIRY - 87 DELMAR CIRCLE



Coordinate System:
Maryland State Plane:
NAD83/91 Horizontal Datum
Elevations in Feet:
NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Data Capture : 1" = 100'

For internal use only!
Not releasable to the public.
Source: Property line information
Is compiled from the State of MD Dept.
Of Assessments and Taxation Cadastral
Map, March, 1993.
This information should not be considered
legally authoritative data.

NOTE:
Floodplain Elevation Data from
FEMA Flood Insurance Rate Map
240010-0440C is based on
Baltimore Co. Datum.
Add 1.7 feet vertically to NAVD88
elevation to approximate BCD elevation.

Baltimore County, MD
Department of Public Works
GIS Services

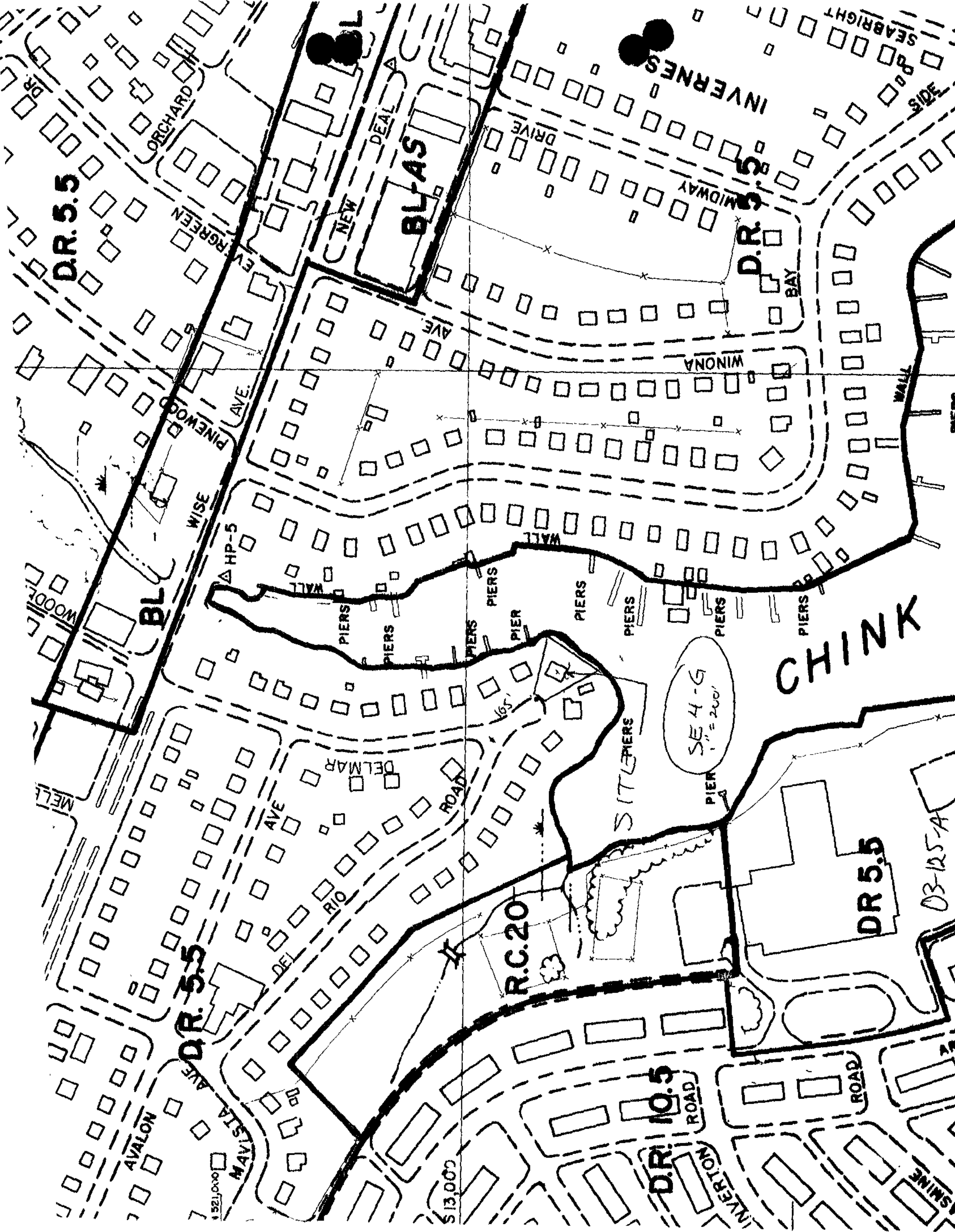


100 0 100 Feet
Scale Bar



Prepared By:
Robin B. Hurley, EA1
DPW Directors Office
July 24, 2002

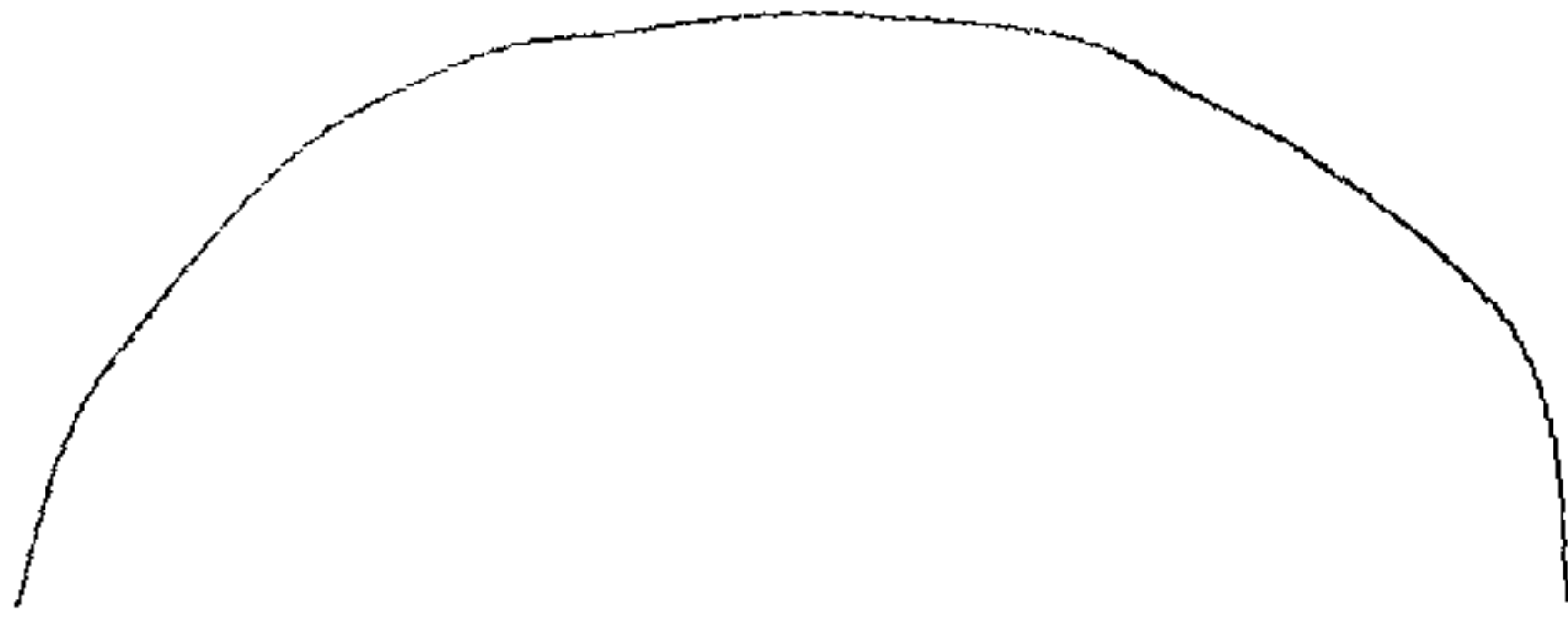
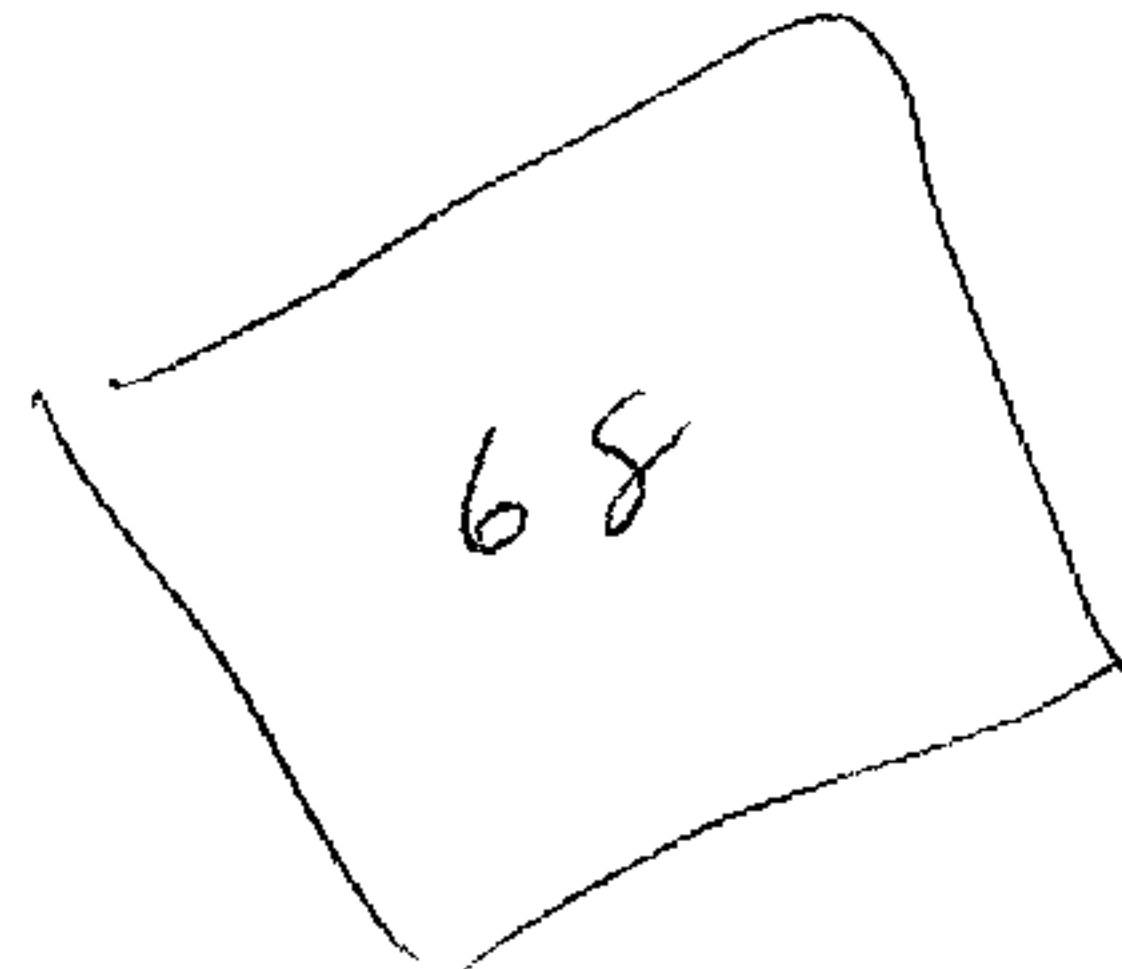
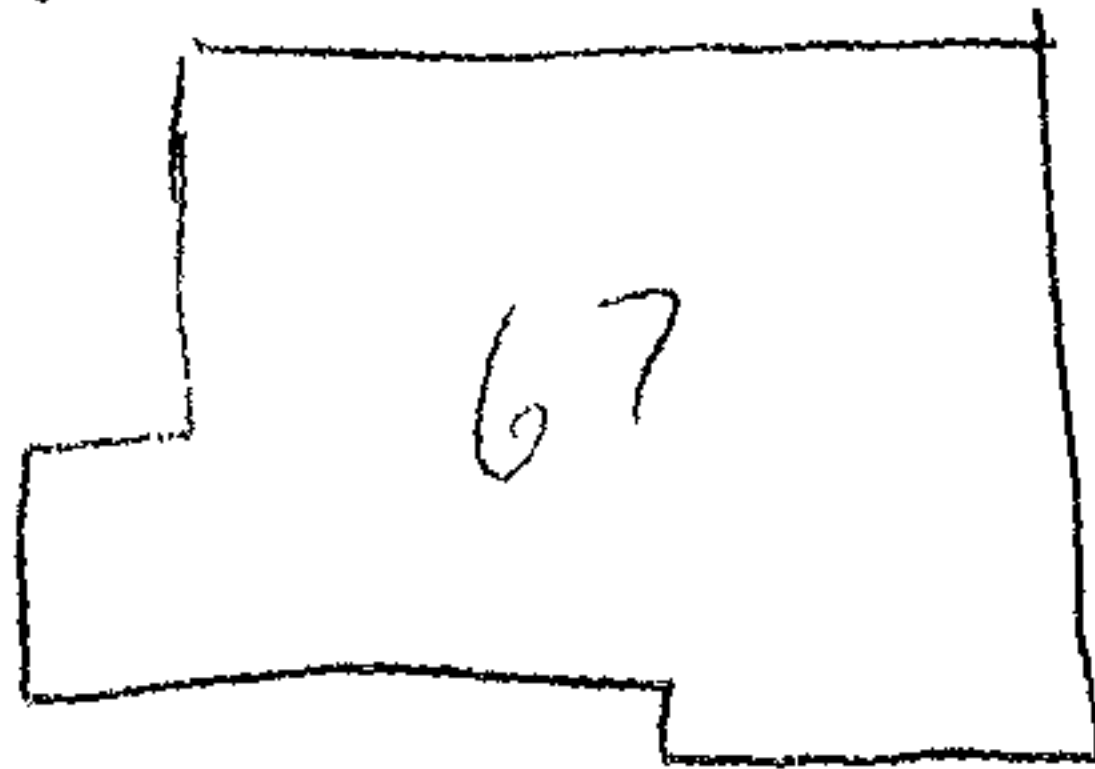
03-125-A





LOT 67 BACK LEFT corner

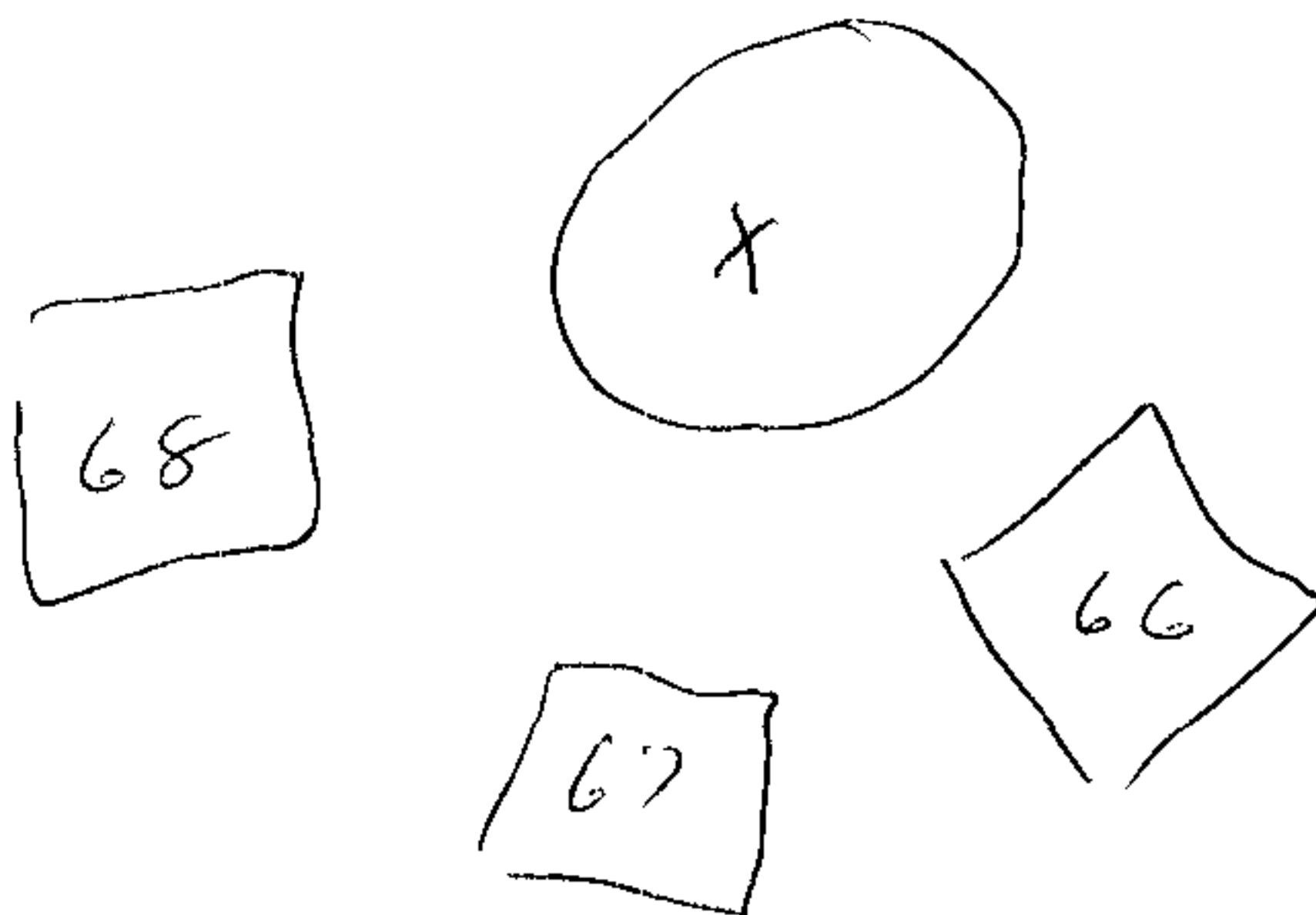
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03-125-A



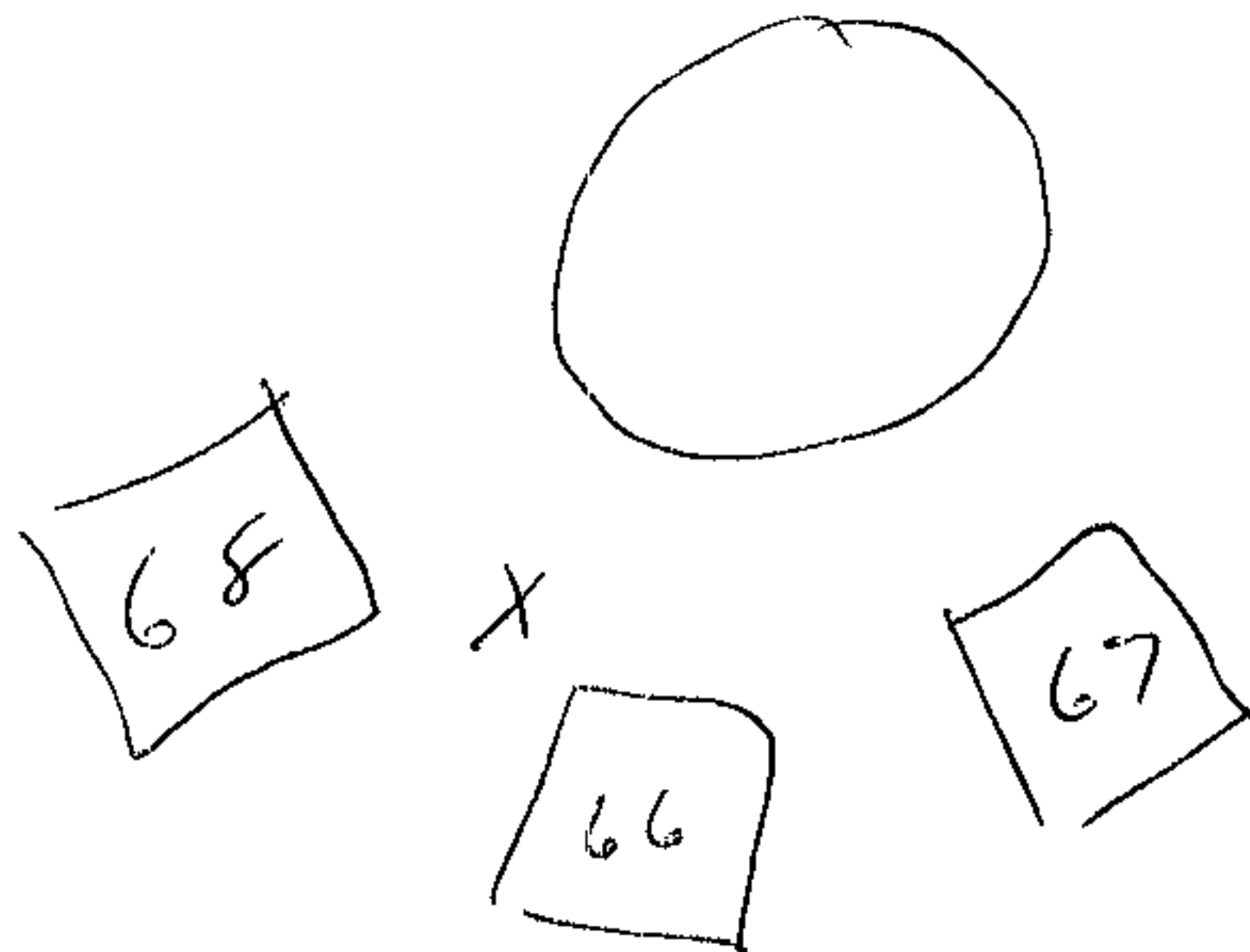
LOT 68 Front



03-125-A



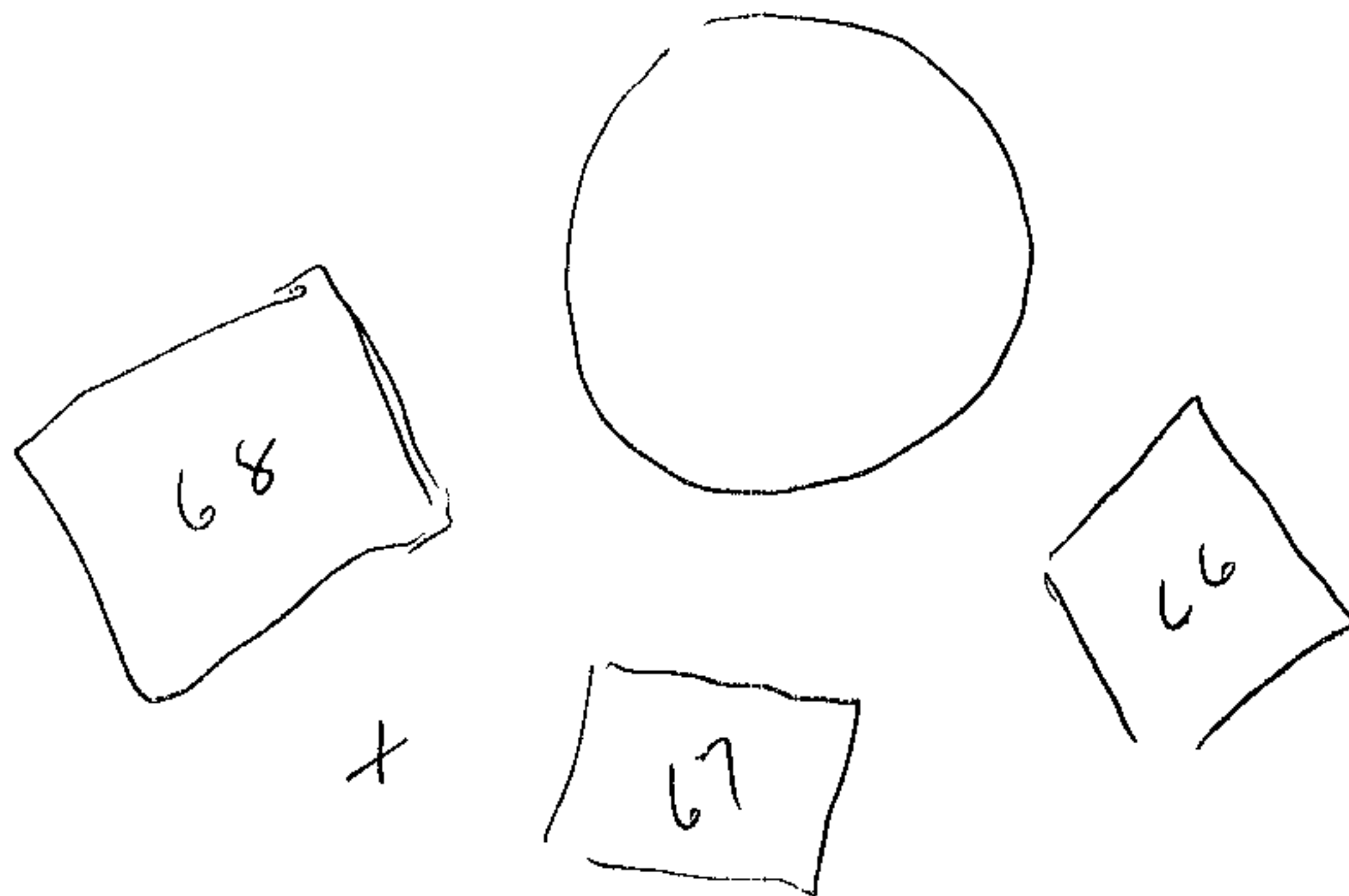
LOT 68 Left side



03-125A



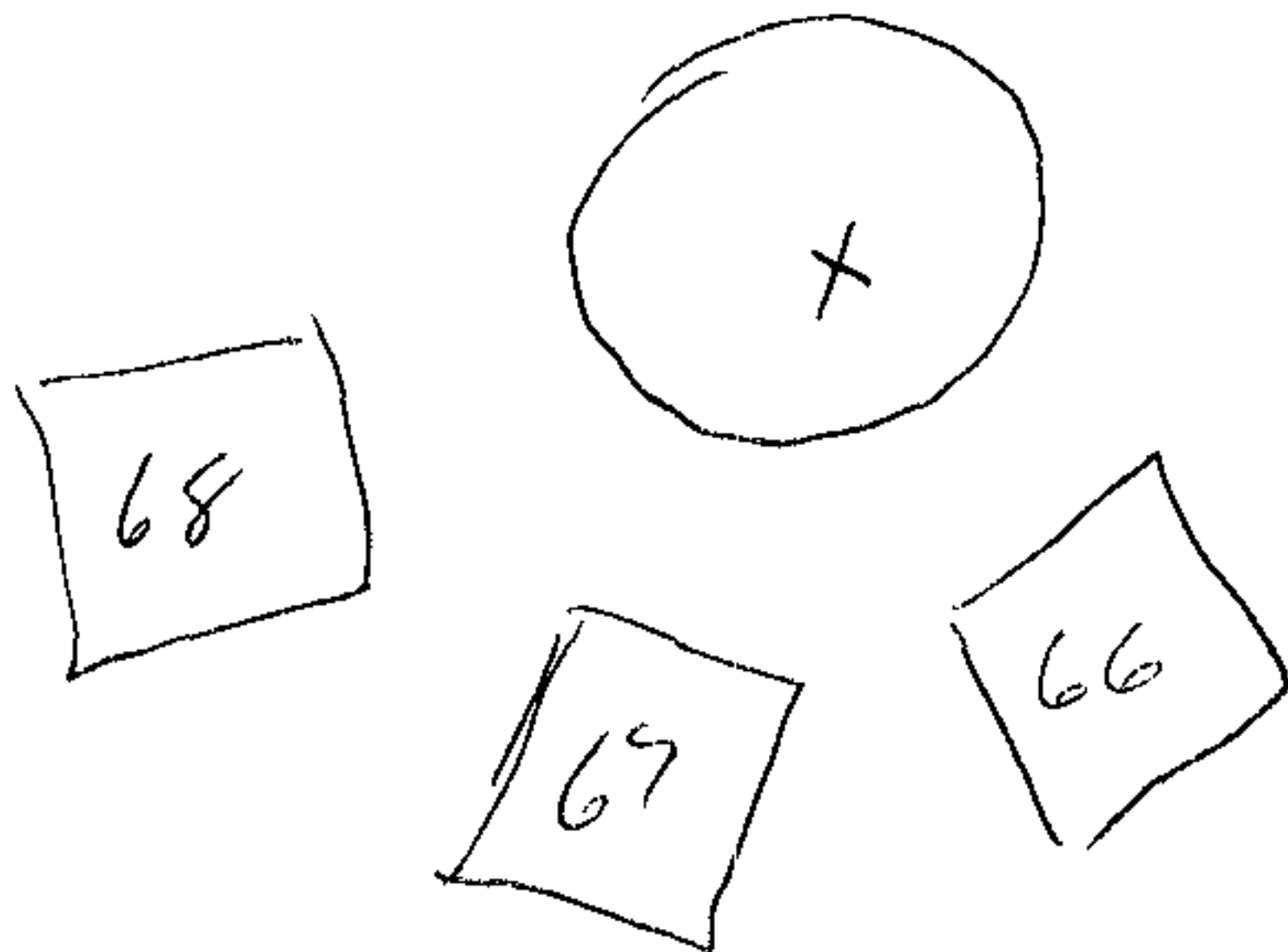
LOT 68 Left side



03-125-A



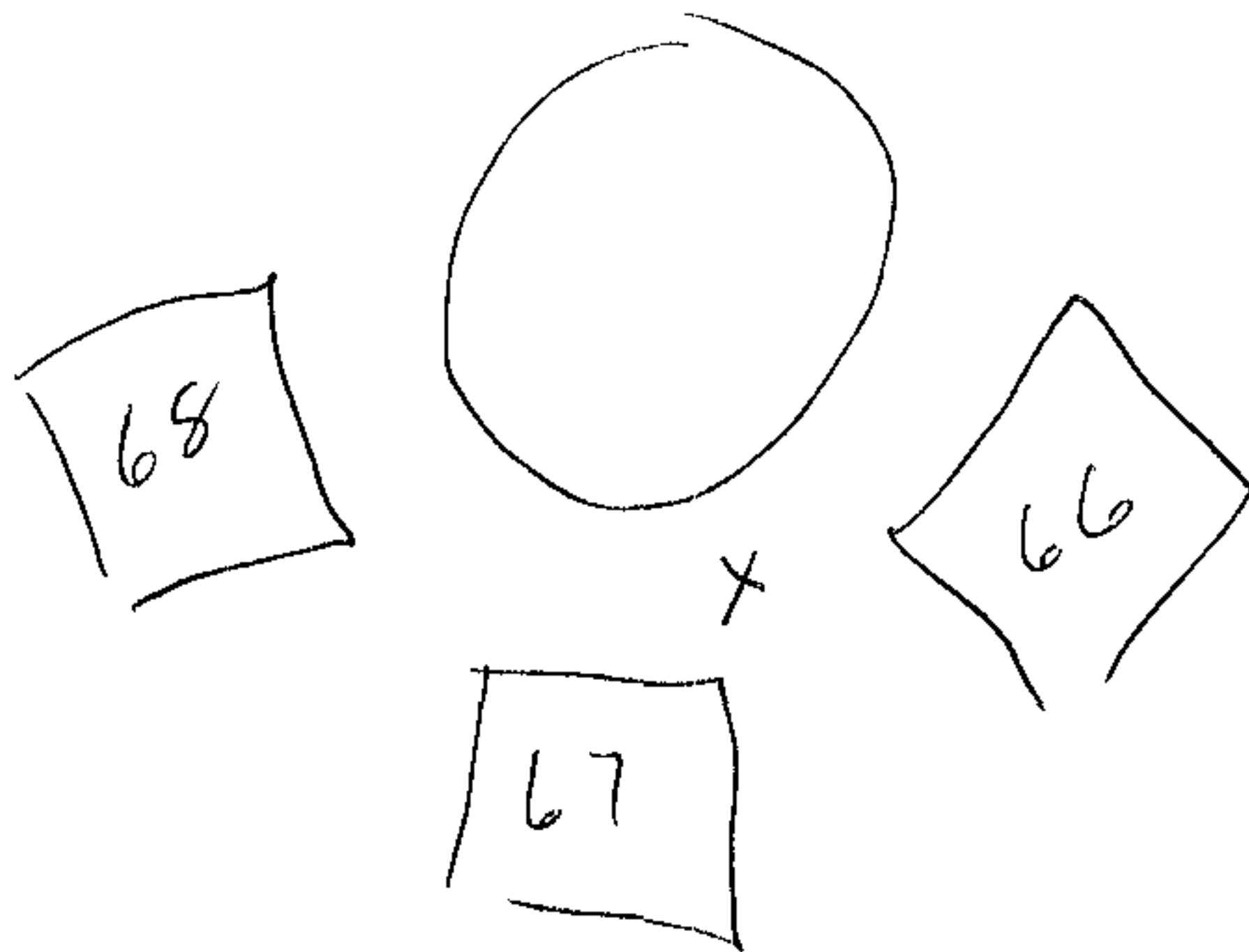
Front of Lot 66



03-125-A



Side of Lot 66

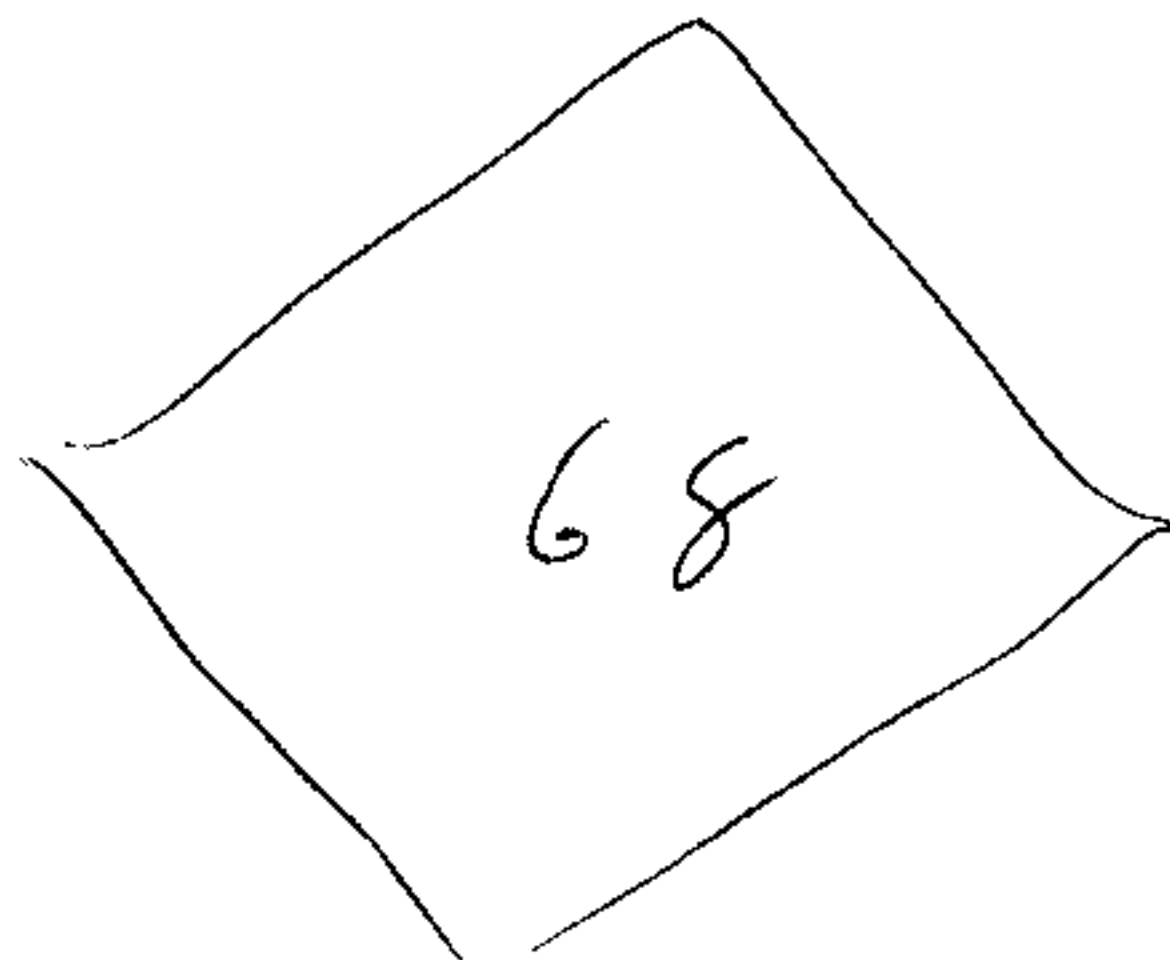
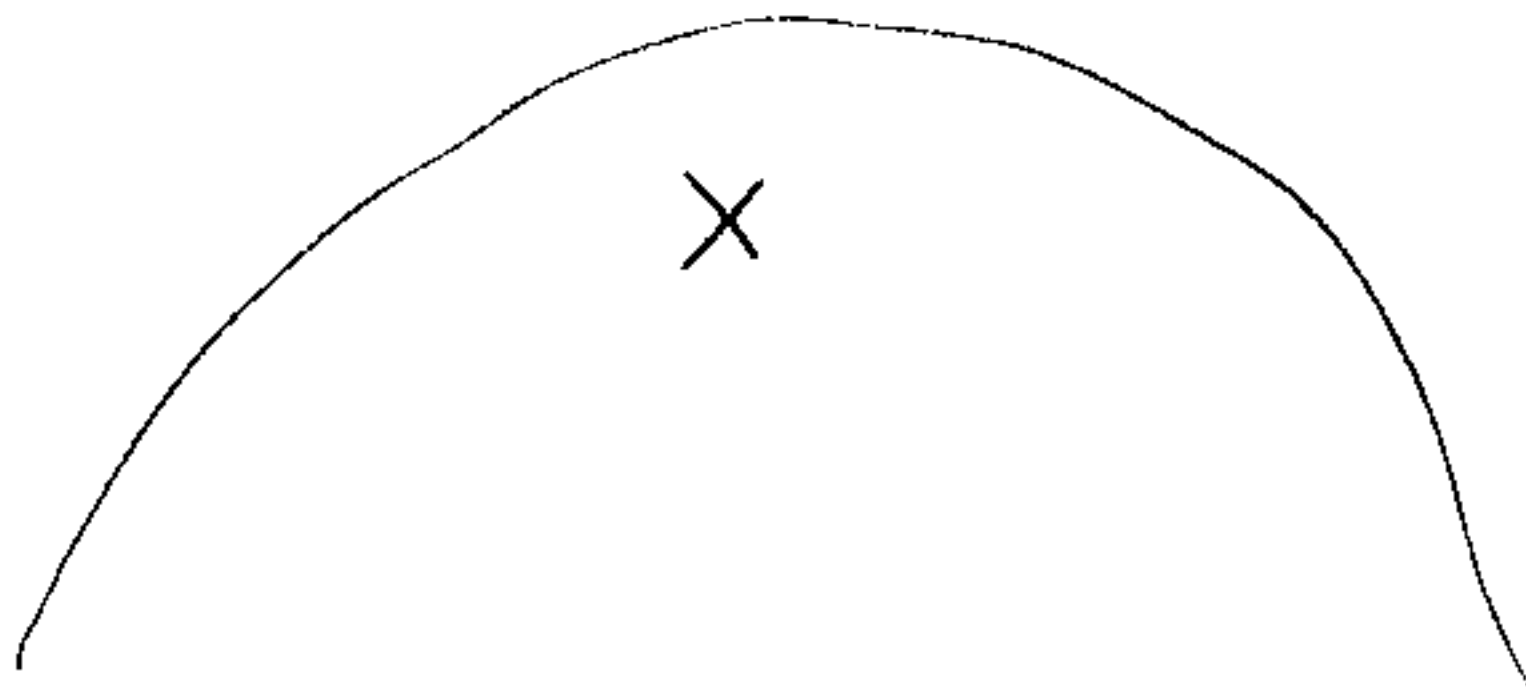
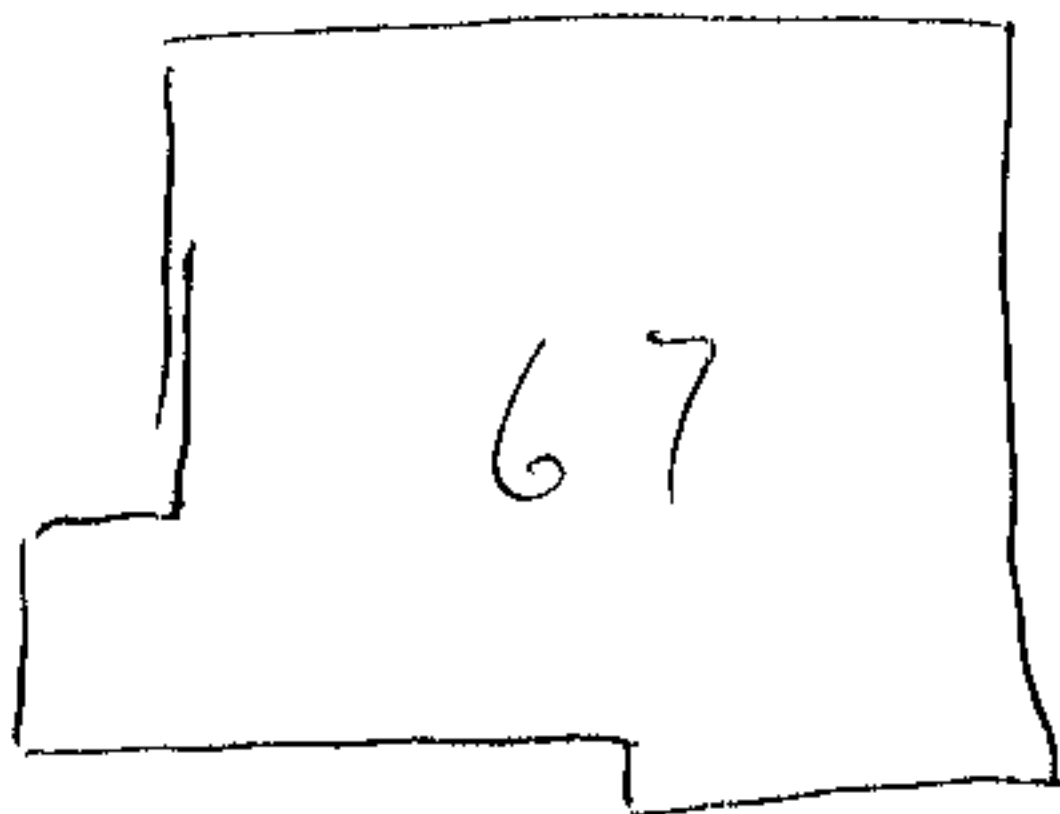


03-125-A



LOT 67

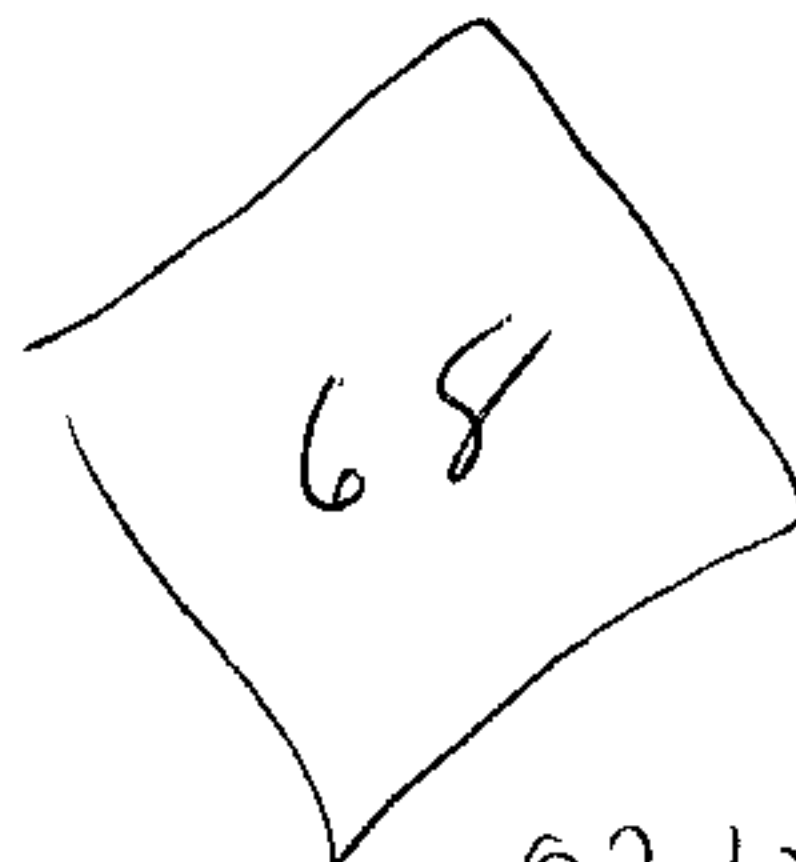
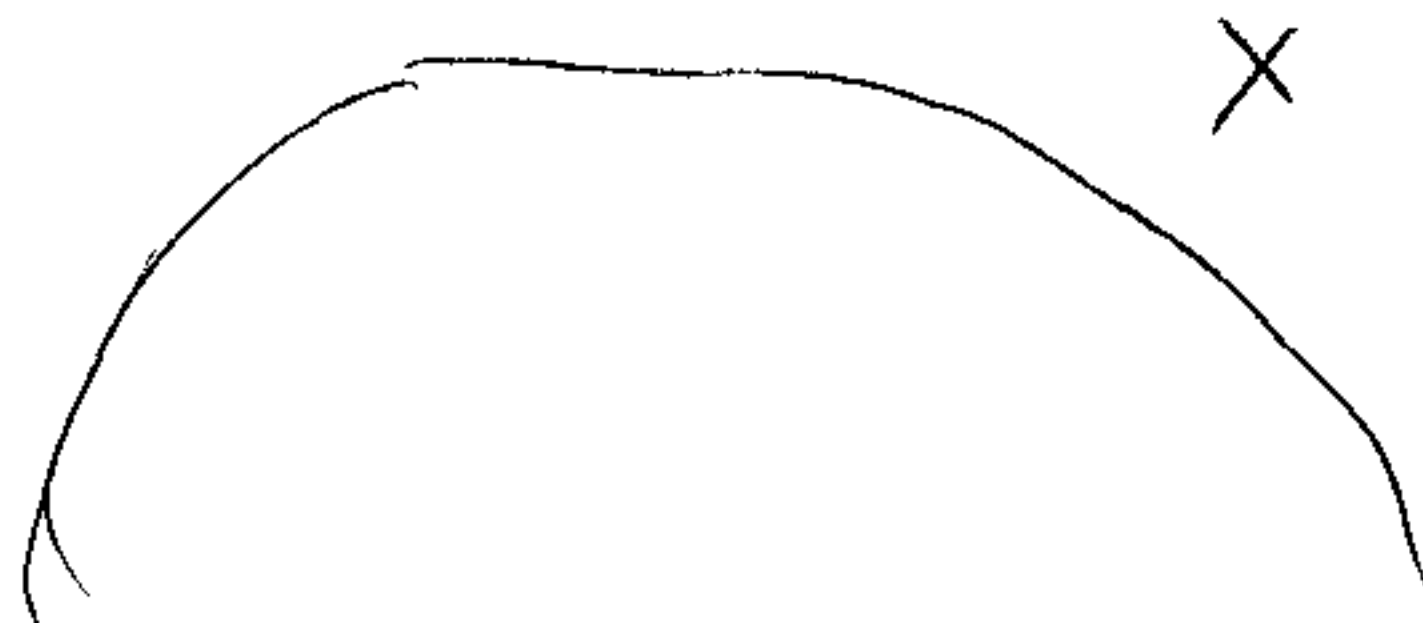
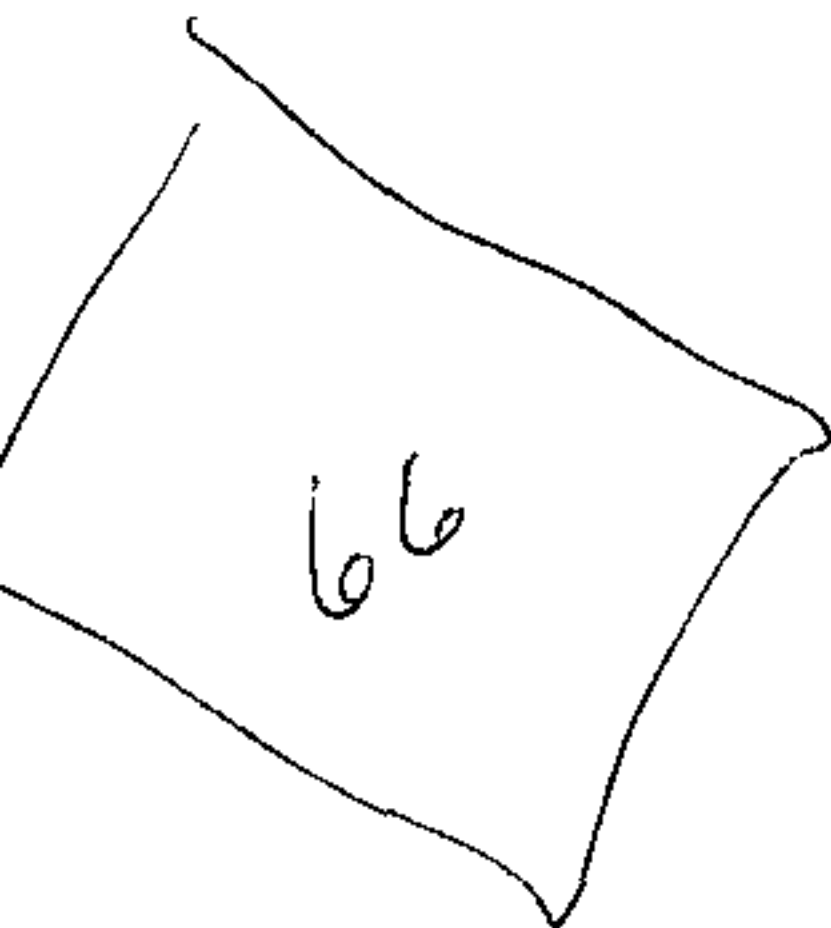
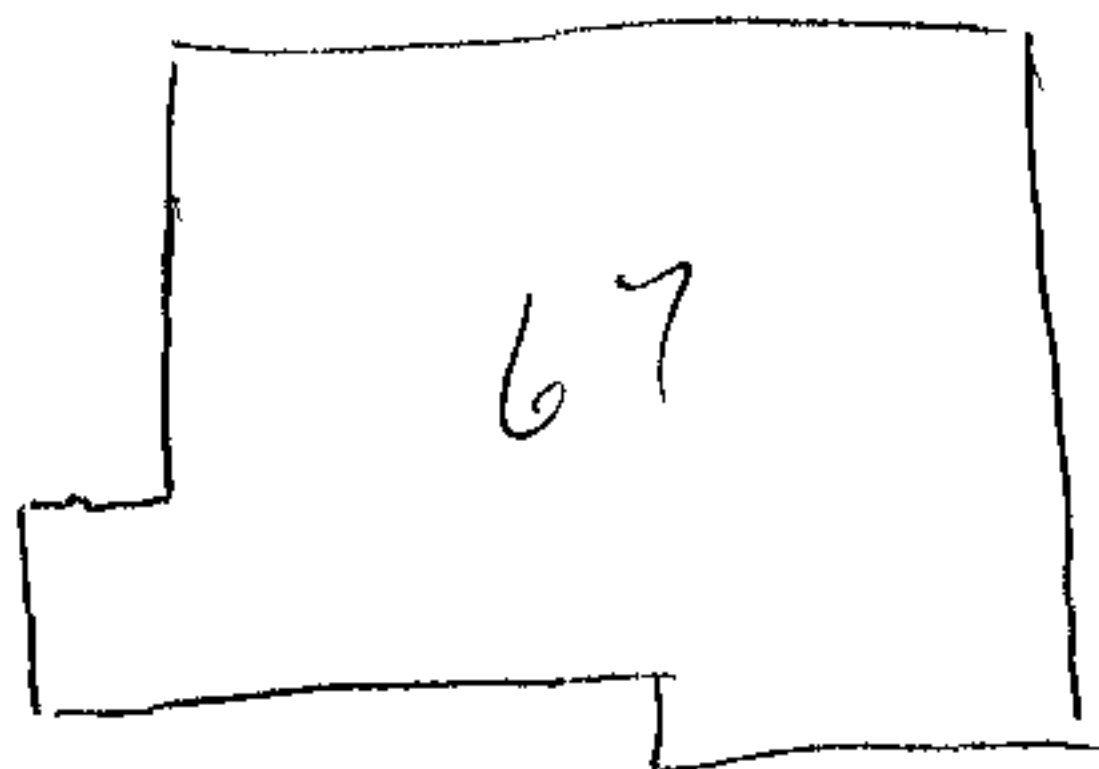
FRONT



03-125A



LOT 67 Right Front



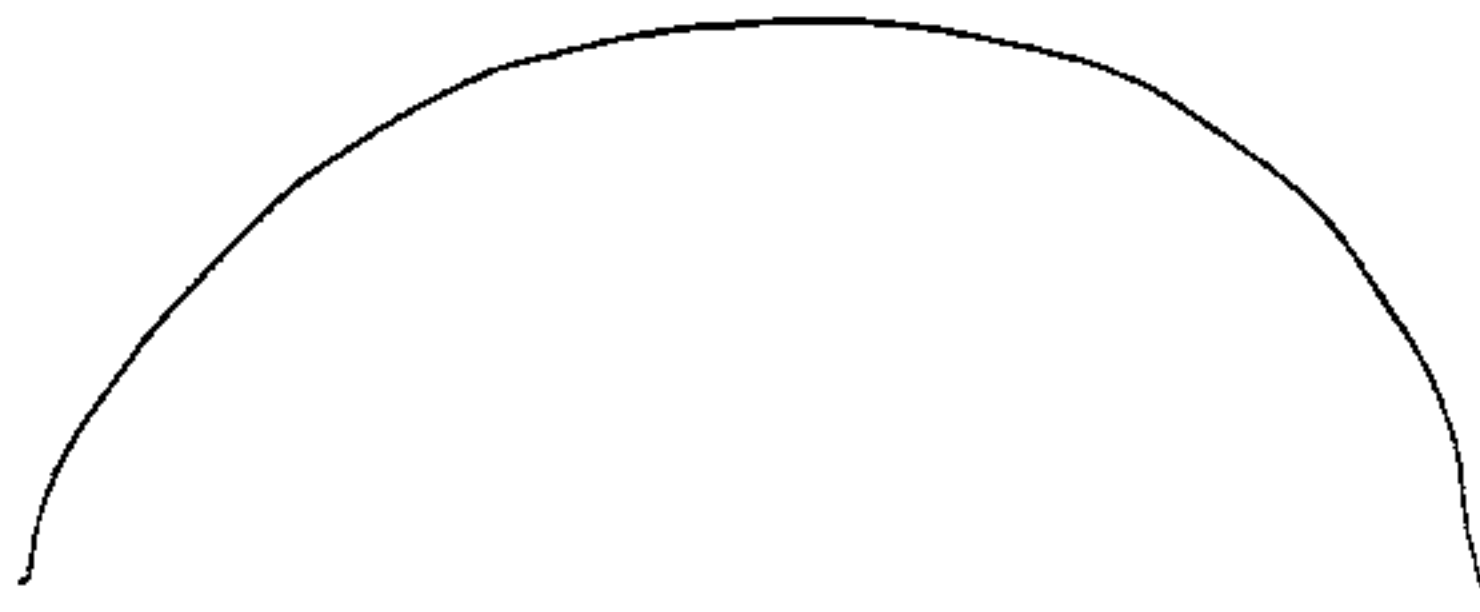
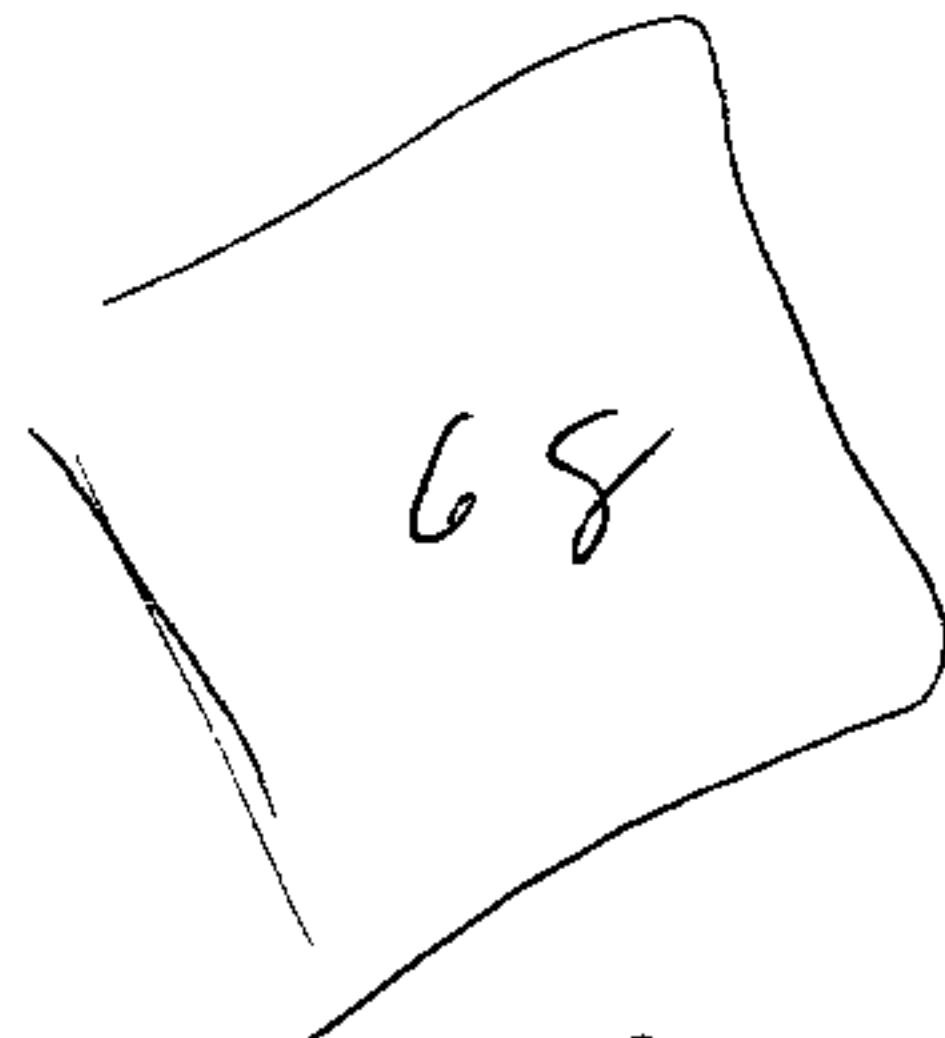
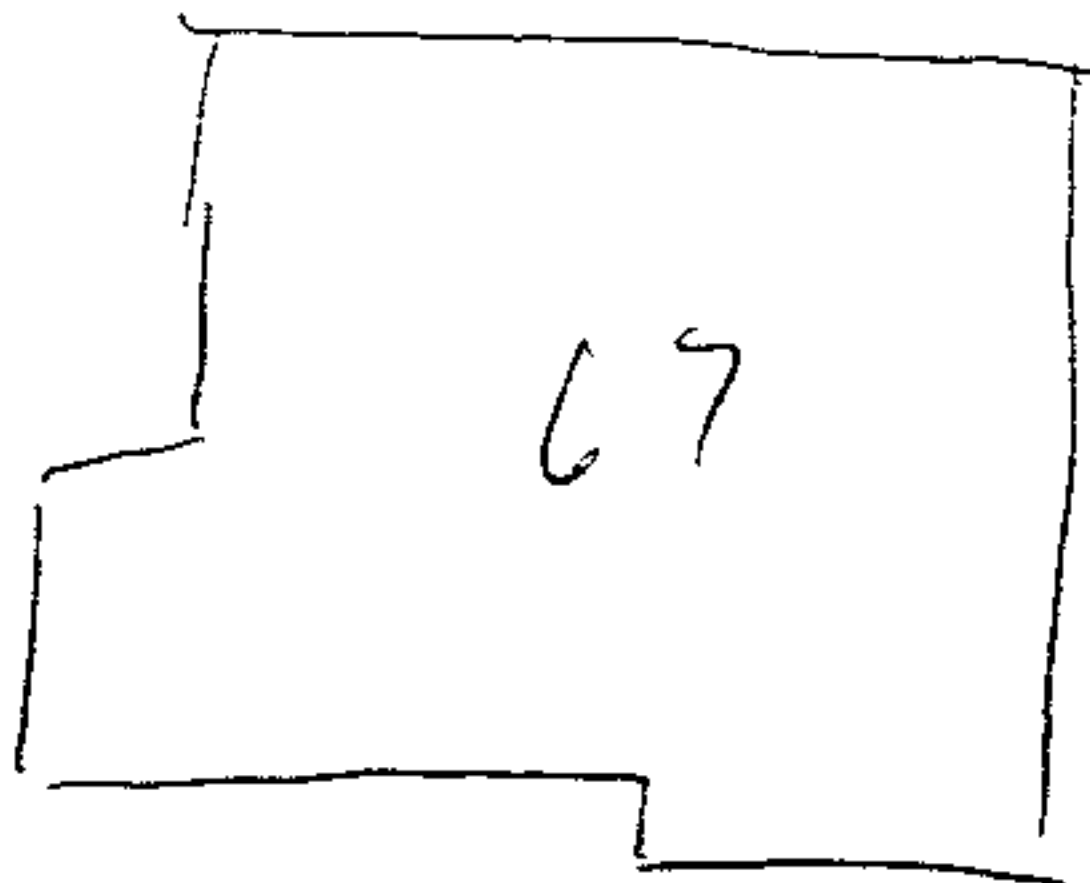
03-125A



LOT 67

Reer Right Side

x

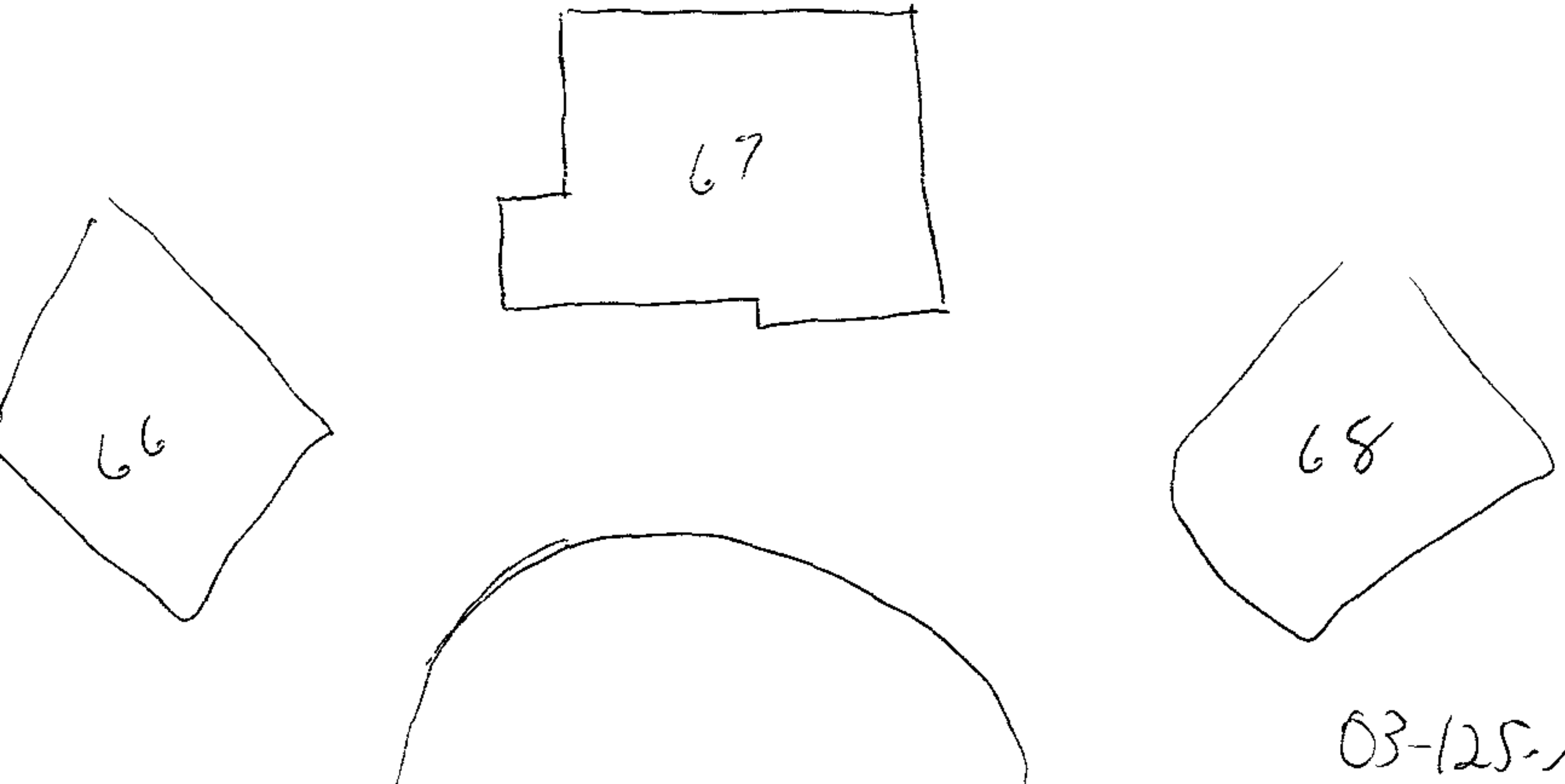


03-125-A



LOT 67 Right Back of House

X

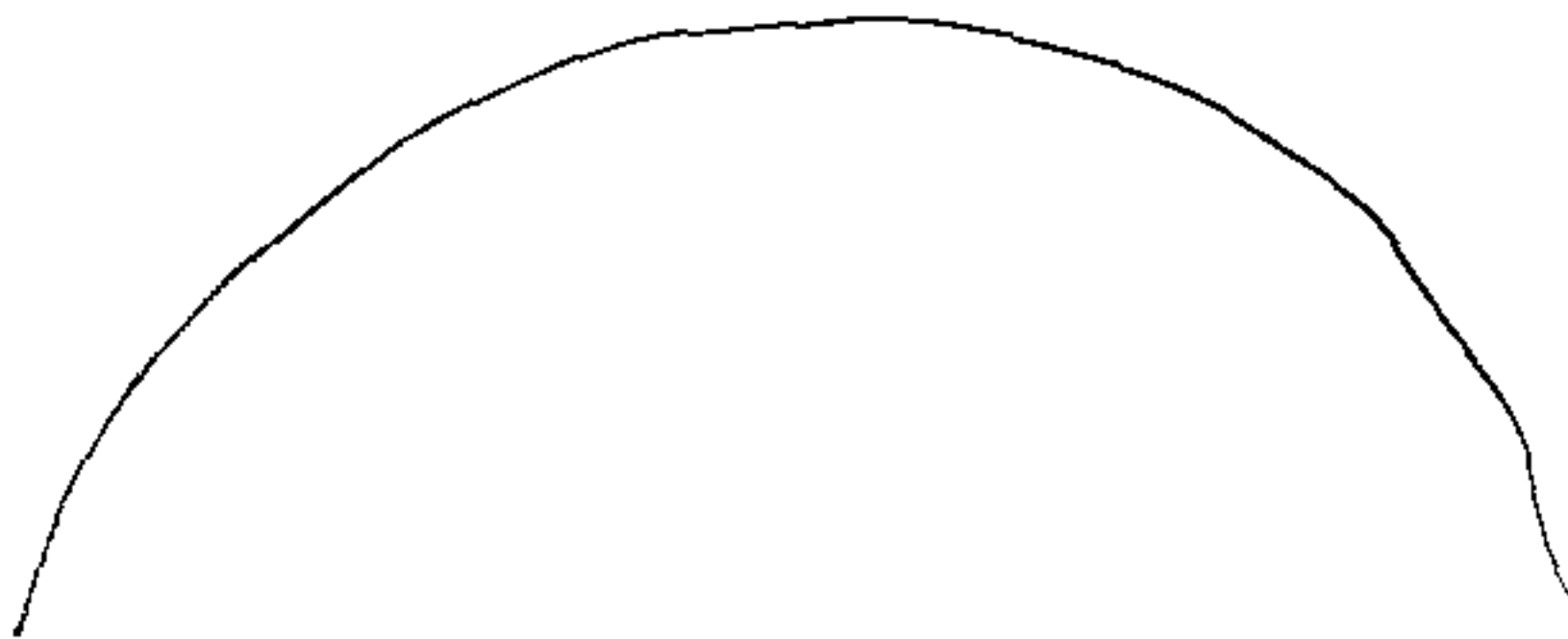
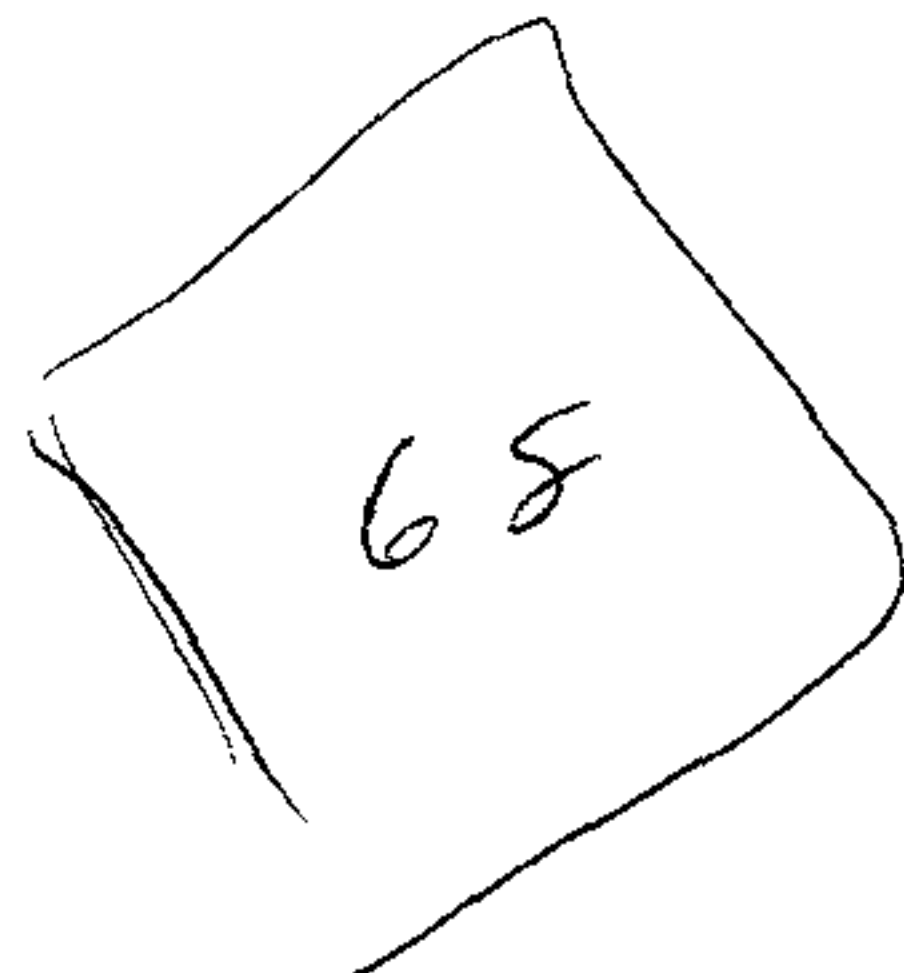
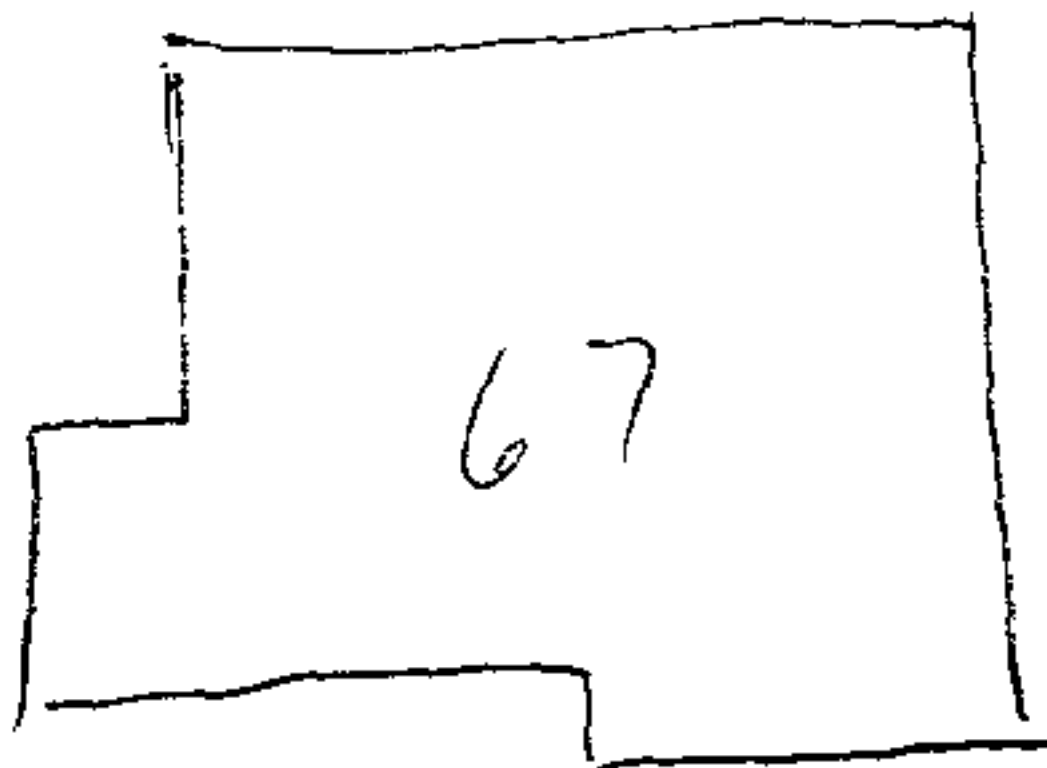


03-125-A



LOT 67 Back Left corner

X



03-125-A