IN RE: PETITION FOR ADMIN. VARIANCE E/S of Aintree Road, 335' E centerline of Seminary Avenue 9th Election District 3rd Councilmanic District

(1315 Aintree Road)

Linda A. & Paul M. Colombani Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER *

OF BALTIMORE COUNTY

CASE NO. 03-349-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Linda A. and Paul M. Colombani, the legal owners of the subject property. The variance request is for property located at 1315 Aintree Road in the Towson area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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.

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 27 day of February, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

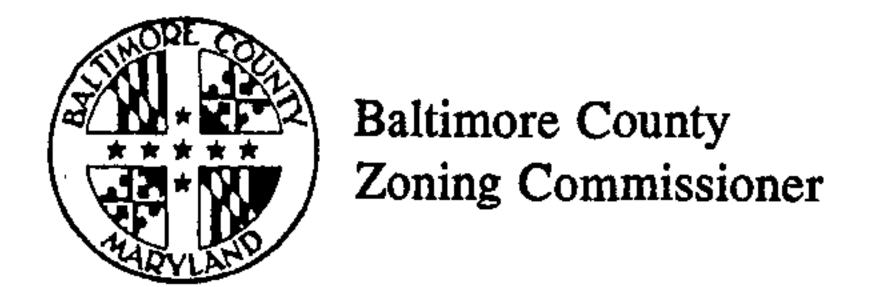
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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



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

Fax: 410-887-3468

February 27, 2003

Mr. & Mrs. Paul M. Colombani 1315 Aintree Road Towson, Maryland 21286

Re: Petition for Administrative Variance

Case No. 03-349-A

Property: 1315 Aintree Road

Dear Mr. & Mrs. Colombani:

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,

Timothy M. Kotroco

Deputy Zoning Commissioner

luthy 16 troco

TMK:raj Enclosure



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

Estimated Posting Date 21003

for the property le	ocated at 1315 Aintree Road
	which is presently zoned <u>D.R. 1</u>
This Petition shall be filed with the Department of Permi owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Variance from Section	ch is described in the description and plat attached hereto an ion(s) 中〇0.1 (BC土化)
TO PERMIT AN ACCESSORY STRU	ICTURE (GARAGE) TO BE
LOCATED IN THE FRONT YARD	IN LIEU OF THE REQUIRED
REAR YARD.	
of the zoning regulations of Baltimore County, to the zoning la of this petition form.	aw of Baltimore County, for the reasons indicated on the bac
Property is to be posted and advertised as prescribed by the a i, or we, agree to pay expenses of above Variance, advertising, por regulations and restrictions of Baltimore County adopted pursuant to	sting, etc. and further agree to and are to be bounded by the zonin
	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:	<u>Legal Owner(s):</u>
Name - Type or Print Signature	Paul M. Colombani Name/Type or Bript Manual Manual Signature
Address Telephone No.	Linda A. Colombani Name - Type or Print Udaybau Udaybau
State Zip Code Attorney For Petitioner:	Signature 1315 Aintree Road 410.321.4235
attorriey i or i etitioner.	Address Telephone No
Name - Type or Print	Towson, Maryland 21286
Aditio - Tâbe or same	City State Zip Code Representative to be Contacted:
Signature	reproductive to be contacted.
Dompany	Name
Address Telephone No	Address Telephone No.
City Zip Code	City State Zip Code
Rublic Hearing having been formally demanded and/or found to be his that the subject matter of the gulations of Baltimore County and that the property be reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County nis petition be set for a public hearing, advertised, as required by the zoning
SK	Zoning Commissioner of Baltimore County
CASE NO. OB-BH9-A	iewed By D. TUMOCA Date 1/20/02

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	1315 Aintre Address	ee Road	
	Towson City	Maryland State	21286 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the facts	upon which I/we base the reque	
Our intention is to remain able. However, owing to recovery and illner cautious about walking in income concerns about getting Ordinarily, with more than would present no difficulty. They are acceptable to our contentation has changed, due the only functional place for zoning requirements. We are construction of a detached gayard. This construction will will place our garage in the	ent injuries sses (major clement weak in and out of n an acre of Many of ou ommunity ord cgarage cons e, therefore arage within l not encros	foot surgery) we are ther. Adding a garage of cars on slippery we property, the additions have buised anization. However, additions over the year truction unavailable and the property of the	of the back somewhat e would alleviate inter surfaces. ion of a garage lt them, and our house's ears, leaving to us due to nce to allow the front setbacks and
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Signature	•	Signature	•
Paul M. Colombani Name-Type or Print	<u></u>	Linda A. Colomban Name - Type or Print	<u>1</u>
STATE OF MARYLAND, COUNTY OF BALTII I HEREBY CERTIFY, this 2/2 day of 2/2 of Maryland, in and for the County aforesaid, pe			otary Public of the State
of Maryland, in and for the County aforesaid/pe	ersonally appeared		
the Affiant(s) herein, personally known or satisf	actorily identified to	me as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	Nótary P	ura Conelu	
	My Com	mission Expires $5/15$	2006

REV 10/25/01

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	1315 Aintr Address	ee Road	
	Towson City	Maryland State	21286 Z ìp Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the fact ip or practical diff	ts upon which I/we base the request iculty):	
Our intention is to remain able. However, owing to recover requiring surgery) and illnes cautious about walking in insome concerns about getting Ordinarily, with more than would present no difficulty. They are acceptable to our contentation has changed, due the only functional place for zoning requirements. We are construction of a detached gayard. This construction will will place our garage in the	ent injurie sses (major clement wea in and out n an acre of Many of o ommunity or to several garage con e, therefor arage withi l not encro	foot surgery) we are ther. Adding a garage of cars on slippery wind property, the addition of the property, the addition of the year additions over the year additions over the year addition and a variant what is technically each into any required	of the back somewhat would alleviate nter surfaces. on of a garage t them, and our house's ars, leaving to us due to ce to allow the front setbacks and
That the Affiant(s) acknowledge(s) that if a feadvertising fee and may be required to provide fault and Colombanis Signature	-dditional informa	. tian	
Paul M. Colombani		Linda A. Colombani	
Name - Type or Print		Name - Type or Print	
STATE OF MARYLAND, COUNTY OF BALTII I HEREBY CERTIFY, this 2/2 day of of Maryland, in and for the County aforesaid, pe	_	, <u>えののゔ</u> , before me, a Nota	ary Public of the State
the Affiant(s) herein, personally known or satisf	actorily identified	to me as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	La	eta Correlius Public	
		Public numbers $\frac{1}{2} \int d^2 d^2$	2002

REV 10/25/01



REV 10/25/01

Petition for Administrative Variance

for the property located at __1315 Aintree Road

to the Zoning Commissioner of Baltimore County

which is presently zoned <u>D.R. 1</u>

This Petition shall be filed with the Department of Perowner(s) of the property situate in Baltimore County and wanted a part hereof, hereby petition for a Variance from Secondary	rmits and Development Management. The undersigned, legal which is described in the description and plat attached hereto and ection(s) HOO. I (BCႀR)
TO PERMIT AN ACCESSORY STR	EUCTURE (GARAGE) TO BE
LOCATED IN THE FRONT YARD	IN LIEU OF THE REQUIRED
REAR YARD.	
of the zoning regulations of Baltimore County, to the zonin of this petition form.	ng law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the l, or we, agree to pay expenses of above Variance, advertising, regulations and restrictions of Baltimore County adopted pursua	posting, etc. and further agree to and are to be bounded by the zoning
	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:	<u>Legal Owner(s):</u>
Name - Type or Print	Paul M. Colombani Name-Type or Print Coul Many Sam
Signature	Signature
Address Telephone No.	Linda A. Colombani Name - Type or Print
City State Zip Code	Signature Signature
Attorney For Petitioner:	1315 Aintree Road 410.321.4235 Address Telephone No
Name - Type or Print	Towson, Maryland 21286 City State Zip Code
realities 1 ype of 1 mile	
Signature	Representative to be Contacted:
Company	Name
Address Telephone No.	Address Telephone No.
City State Zip Code	City State Zip Code
A Public Hearing having been formally demanded and/or found to this day of that the subject matter regulations of Baltimore County and that the property be reposted.	be required, it is ordered by the Zoning Commissioner of Baltimore County of this petition be set for a public hearing, advertised, as required by the zoning
	Zoning Commissioner of Baltimore County
CASE NO. 03-349-A	Reviewed By DTHOMPSOV Date 129 03

Estimated Posting Date





Description of Parcel for Variance Request Colombani Residence 1315 Aintree Road 9th Election District Baltimore County, Maryland

Beginning on the East Side of Aintree Road (50' wide) at a point distant northerly 335 feet from the right-of-way line of Seminary Avenue (60' wide), thence binding on said Aintree Road:

- (1) by a line curving to the right with a radius of 531.55 feet, and arc length of 195 feet, subtended by a chord of North 03° 43' east 193.47 feet; thence leaving said Aintree Road and running the following three (3) courses and distances:
- (2) South 78° 01' east 238.75';
- (3) South 6° 26' 44" west 195';
- (4) North 77° 21' 16" west 229.77', to the place of beginning.

Containing 1.03 acres, more or less.

Being known as lot number 53A, group 81 as shown on the revised plat of Hampton, which is recorded among the plat records of Baltimore County in Liber C.W.B. JR. #12, Folio #38 (also known as Map 61, Grid 15, parcel 303).

This description is intended for zoning purposes only.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE No. 20405 MISCELLANEOUS RECEIPT	
DATE 13003 ACCOUNT 0010010150	
AMOUNT \$ (65.00	Der Ck Iv
RECEIVED APOLLO DESIGN	
FOR: ITEM # 349 03-349-A	
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PAID RECEIPT

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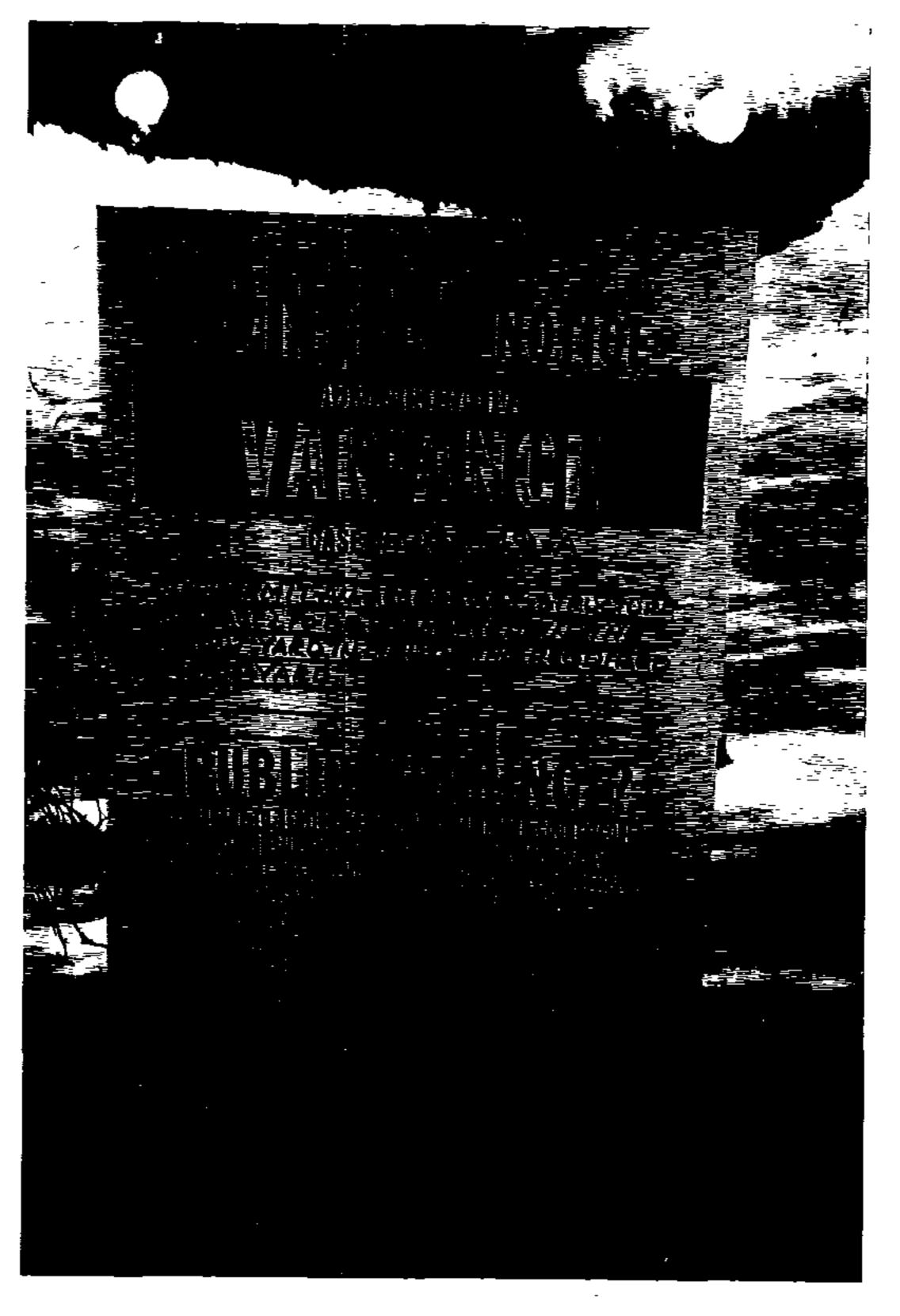
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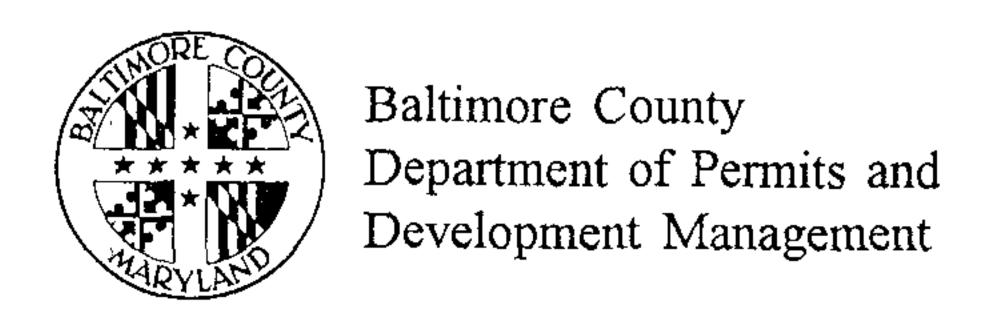


CERTIFICATE OF POSTING

	RE: Case No.: 03-349-A
•	Petitioner/Developer: COLOMBAUI
•	Date of Hearing/Closing: FGB・25, 2003
altimore County Department of ermits and Development Management ounty Office Building, Room 111 1 1 West Chesapeake Avenue owson, MD 21204	
Attention: Mr. George Zahner	
	ertify under the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the pr	operty located at #1315 AINTREE READ
<u> </u>	<u>, , , , , , , , , , , , , , , , , , , </u>
he sign(s) were posted on	FEB. 7, 2003 (Month, Day, Year)
1	: Sincerely,
	Signature of Sign Poster and Date) CTARLAND E. MODDE (Printed Name) 3225 RYERSON CIRCLE (Address) BAUTIMORE, MD. 21227
	(City, State, Zip Code) (4(0) 242-4263 (Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

				¬						
Case	Number	03-	349	-A	Addres	s 135	F.15	REE RO),210	286
Conta	ct Persor	1:		THOMPS	, ,		Pho	one Numbe	r: 410-8	87-3391
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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.										
				(1	Detach Along Dot	ted Line)				*
Petitio	oner: Th	is Part	of the Fo	orm is for t	the Sign Po	ster Only				
		(JSE THE	ADMINIST	RATIVE VA	ARIANCES	SIGN FO	RMAT		
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Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 20, 2003

Paul & Linda Colombani 1315 Aintree Road Towson, MD 21286

Dear Mr. & Mrs. Colombani:

RE: Case Number: 03-349-A, 1315 Aintree Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 10, 2003.

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. Supervisor, Zoning Review

U. Callibal)

WCR:klm

Enclosures

c: People's Counsel



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

February 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 3, 2003

Item No.:

339-347, 349

Dear Ms. Hart:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 26, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 10, 2003 Item Nos. 339, 340, 341, 342, 344, 345, 347, 348 (349) and 350

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley 235 | 761

DATE:

March 12, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of February 3, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

349

343, 345, 347-350

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 27, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-345 & 03-349

Administrative Variance

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:

Section Chief:

AFK/LL:MAC

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Florence E. Burlan
Deputy Secretary

Michael S. Steele

February 4, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda 02/10/03 re: case numbers 03-339-A, 03-340-A, 03-341-A, 03-342-SPHA, 03-343-A, 03-344-SPH, 03-345-A, 03-346-SPH, 03-347-A, 03-348-SPH, 03-349-A, 03-350-XA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/04/03. 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



Maryland Department of Transportation Robert L. Ehrlich, Jr., Governor • Michael S. Steele, Lt. Governor • Trent M. Kittleman, Acting Secretary

Date: 2 . 4 . 6 3

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

RE:

Baltimore County

Item No. 345

DI

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

1.1. Gredh







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 11, 2002

Paul and Linda Colombani 1315 Aintree Road Towson, Maryland 21286

Dear: Mr. and Mrs. Columbani

Re: Location of front of the house at 1315 AINTREE ROAD Election District #9

The house in question has had several sections added over time. These have caused the architectural orientation of the structure to become ambiguous. Orientation can change as the building is modified. The current front door does face the road. We were told that the front door originally faced the house described as the Parsons property, but it was moved to its current location when the addition to the north side was added. We also understand that the door enters into the living room. The photographs show an entry court with brick walk and arbor leading from the driveway which is on the Aintree Road side of the property.

This office believes that all these facts together indicate that the house faces Aintree Road, and that a Zoning Variance will be required to build the proposed garage in the location you have shown on your plan. In the alternative, you may apply for a Special Hearing to convince the Zoning Commissioner that the front orientation is as you show it on your site plan. I have enclosed the apropriate forms.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

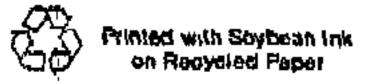
Sincerely,

Planner II/
Zoning Review

Enclosures

c: File

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



Jupkernkær 30, 2002

Dear Mr. Klexander, We are writing in support of our reighborris Proposéd garage Project at 1315 Knykee Road. Our home at 1313 Minteree Road is sited to face north toward Jeninary Mennand not terrord Kirkee Road. The Colombonis home is positioned to tace seminary Avenue as well. When the land was developed, our homes hand a view of Lock Rover Kegarvoir The size and location of the (elembani's proposed among has been carelyly planned in Erdes to Treserve the beauty of our two properties. Our garage laces remines Avenue just as Atte Colombanis are planting Lo position their proposed garage. De are confident that the garage will be acotheticly steasing to all effected by its Tresences. It of the (olombaniss) opposited imprevements continue to enhance our neighborhood. If the proposed garage is kured to lace Kintree PRODUCT Will gurely mar the attractive land scape of 1315 Kightree Road. Hease allow the Colomboanis Lo 9 ahead with their plans lor a garag Sincerely, Kathers C. Doucker.

and analysis in

4-646-60

Mr. Alexander 9/27/02 Page 2

We have enclosed, in support of our proposal: (1) photographs of the existing house and the property, showing all four sides (and the houses above and below us on the hillside) (2) a survey showing property lines and the house on the lot (3) a copy of the relevant portion of the zoning map (NE12-B) showing our property (4) a letter from The Hampton Company approving the size and location of the proposed garage (a second approval, of the actual architectural design, will be required later) (5) letters from neighbors approving the location of the proposed garage (6) a drawing showing the original floor plan of the house, which remains substantially unchanged except for the location of the front door and the addition of a new entry hall leading to the foyer (7) an original sales brochures highlighting the "lakefront" property with a view of the reservoir below.

We would appreciate hearing from you as soon as possible so that we can be ready to apply for a building permit as soon as the design is completed. If you have questions, feel free to contact us or our architect, Dick Schaefer, of Apollo Design, Inc. (410.752.7438).

Yours	truly,
Dr. Paul Colombani	Linda Colombani



M. Shane Abernathy President

October 3, 2002

Mr. John Alexander Baltimore County, Maryland Permits and Development Management 111 West Chesapeake Avenue Towson, MD 21204

RE: Colombani Residence 1315 Aintree Road

Dear Mr. Alexander,

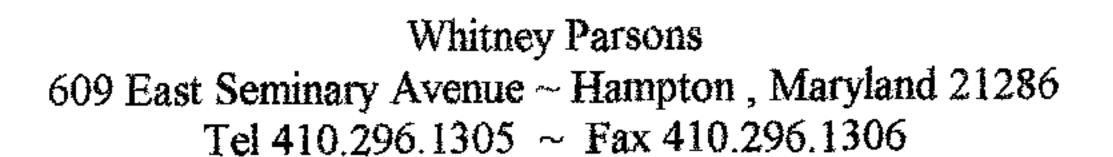
On behalf of the Board of Directors of the Hampton Improvement Association (HIA), I write to provide community input regarding the above referenced project.

Please be advised that the HIA has given preliminary approval to the proposed one story detached garage on the property noted above. We are in agreement as to the size, location and orientation of the garage. Final approval for construction will be determined when the design plans are submitted to the Architectural Review Committee of the HIA.

Thank you for your consideration. If you have any questions regarding the matters referenced in this letter, please contact me at 410-823-3515.

Sincerely,

M. Shane Abernathy



September 30, 2002

Baltimore County and
The Hampton Improvement Association

Whitney Parsons

Dear Sirs:

I am the owner and resident of 609 East Seminary Avenue (Lot 53B), immediate neighbor of the Colombani's at 1315 Aintree Road (Lot 53A).

This is to advise you that I approve and support Paul and Linda Colombani's plans to build a detached, three car garage of the size and location they described to me.

Please do not hesitate to contact me with any questions you may have regarding this matter.

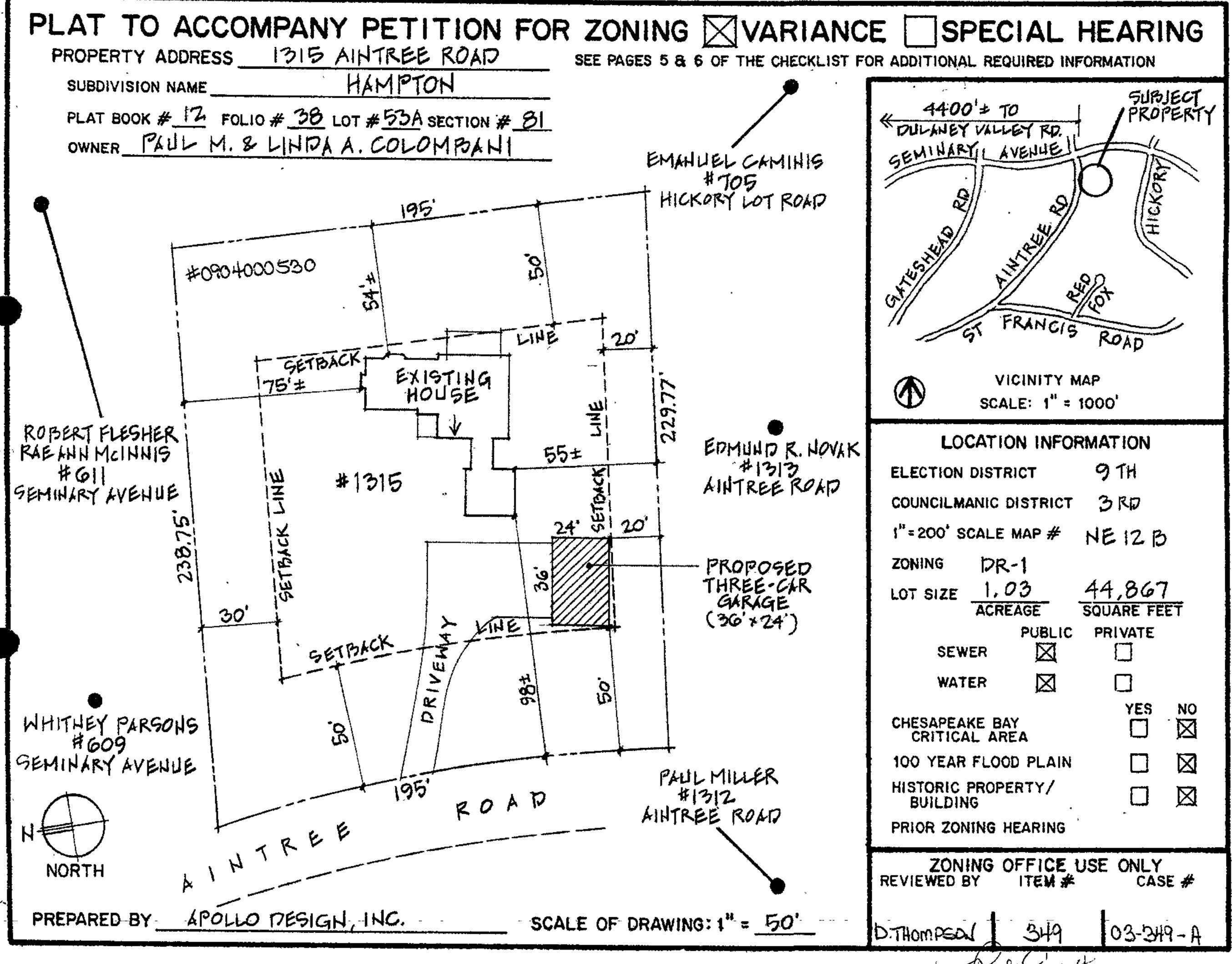
Thank you,

Whitney Parsons

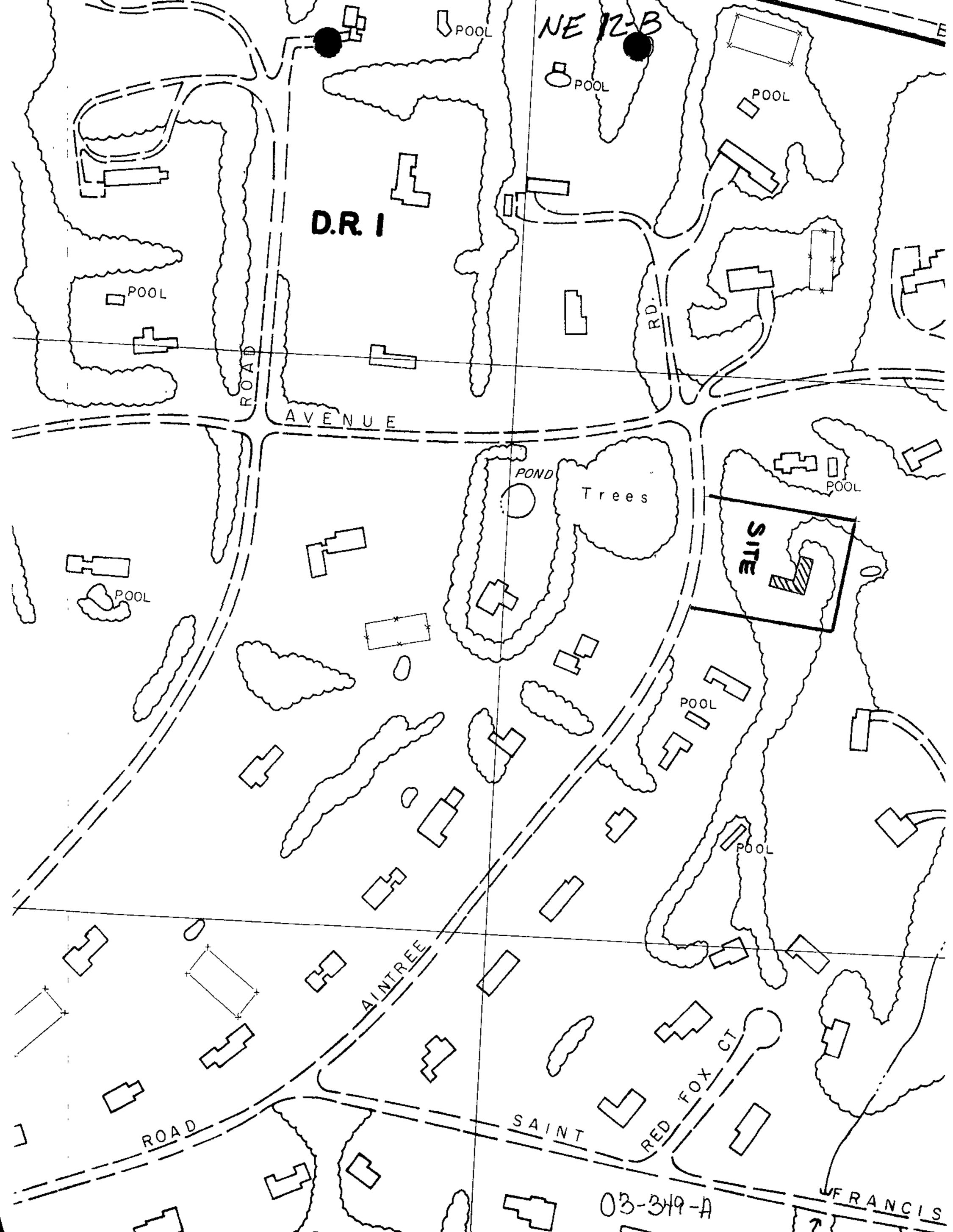




FLOORPLAN Borrower: Paul and Linda Colombani Property Address: 1315 Aintree Road File No.: 7078246241 City: Towson Case No.: 7078246241 Lender: Merrill Lynch Credit Corporation State: MD Zip: 21286 20' LI GARAGIA Family 20' 20 Room BEN BREZZEWA/ ð, Littley, 14 Gov. 13" Kitchen Porch 28' 35' Living Dining Room 21' ARBINAL LISING ROOM Den Room ,5Bsth **29**′ 28' ADDITION, MID 1940 P SCREENED FORCH



Oct WHI













































Paul & Linda Colombani 1315 Aintree Road Towson, Maryland 21286 410.321.4235

27 September 2002

Director of Permits & Development Management Baltimore County, Maryland 111 West Chesapeake Avenue Towson, Maryland 21204

Attention: Mr. John Alexander

Dear Mr. Alexander:

A representative of the architectural firm working on the design of a new garage for us was in to see you on September 25th, regarding plans for an addition. It is our understanding that you suggested we ask for a letter approving the proposed site plan before proceeding further with the architectural design. We have enclosed our check in the amount of \$10.00, and are requesting such a letter.

We are in the Hampton area of Baltimore County, and our property is in a DR.1 zoning district. A detached garage is permitted in the rear yard, but we require a determination of what is actually the rear yard. Although our address is on Aintree Road, our contention is that the street side is not the front of the house. An addition dating to the 1940s, on what was originally the front of the house, has made its appearance awkward. However, the floor plan remains substantially unchanged, and we continue to use the house in the manner that was originally intended.

When constructed in 1929, our house, and the two houses surrounding it, were built front to back, all facing toward the Loch Raven reservoir far below. Access to our house and the one further up the hill is from Aintree Road, and both of these houses have Aintree Road addresses. The house down the hill from us is at the corner of Aintree Road and Seminary Avenue and has a Seminary Avenue address.

When the house was constructed, the front door faced Seminary Avenue. After the addition was built, only a portion of the front porch remained, and the front door was moved. However, as you can see from the plan, the stairway and foyer worked off the original front door, and the kitchen is at the rear. The house has four doors: (1) the front door (2) the rear door off the original breezeway (3) the rear french doors off the original garage (since converted to living space) (4) a side door to the original screened porch. Original rear egress was via the kitchen door to the breezeway, which was originally roofed but not enclosed. Beyond the kitchen, breezeway, and former garage, is the back yard, complete with flower gardens. This has always been the backyard.

Our plan, as shown on the attached drawings, is to build the detached garage beyond the flower gardens, in the rear yard.

1/02/03

To Whom It May Concern:

My husband and I have been neighbors of Dr. and Mrs. Colombani for over a decade now, and not only have admired the additional work they have done to their home, we feel their efforts enhance our own property value along with their own.

Bob and I have seen and approve the drawings of the Colombanis' new garage and find no reason why the project should be held up. Neither does the architectural board of our own homeowners association.

If there are any further questions we might answer, don't hesitate to give us a call.

Regards,

Rae Ann McInnis

Bob Flesher

611 East Seminary Avenue Towson, MD 21286 410- 296-4435