

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Oliver Beach Road, 98' N
centerline of Mira Court
15th Election District
6th Councilmanic District
(7119 Oliver Beach Road)

Barbara J. & Gerard L. DiBlasio
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-004-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Barbara J. & Gerard L. DiBlasio, the legal owners of the subject property. The variance request is for property located at 7119 Oliver Beach Road in the Middle River area of Baltimore County. The Petitioners herein seek a variance from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section V.B.8 of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit an addition (garage) with a 7 ft. setback from the street right-of-way in lieu of the required 22 ft. and to amend the Final Development Plan for "Cunninghill Cove", Lot No. 3. 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. A letter of support for the Petition from Robert and Karen Logue of 3 Mira Court was received.

The site plan indicates that the Petitioners wish to construct a garage with a setback of 7 ft. from the street right-of-way (Mira Court) in lieu of the required 22 ft. However, the Office of Planning, by their comments dated August 25, 2003 (a copy of which is attached hereto and made a part hereof), does not oppose the request provided the entrance to the garage is from Oliver Beach Road and not from Mira Court as noted in correspondence dated June 26, 2003 (a

9/17/03
R. J. [Signature]
[Signature]

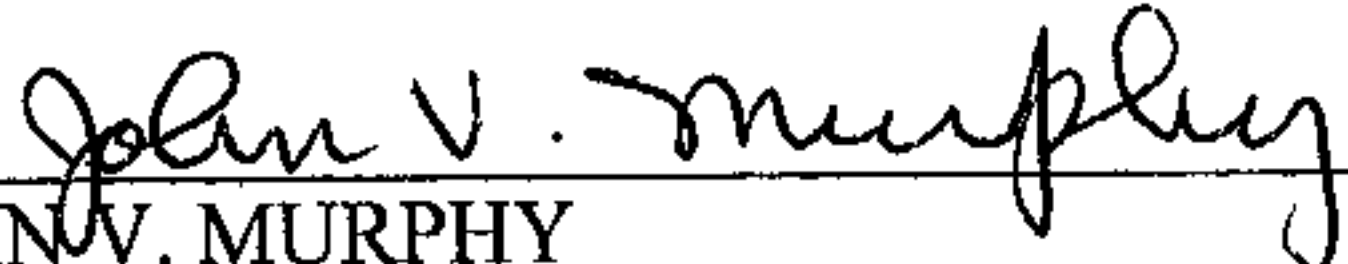
copy of which is attached hereto and made a part hereof) from Donna Thompson (Zoning Review) to the Petitioners. The Petitioners have agreed in writing to the Office of Planning request and to have their garage to face Oliver Beach Road as shown by Petitioners' correspondence of September 11, 2003.

Based upon the file, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, I find that such variances can be granted in strict harmony with the spirit and intent of said regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare. Therefore, I will grant the Petitioners' request for variance with conditions as stated below.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of September, 2003, that a variance from Section 504 of the B.C.Z.R. Section V.B.8 of the C.M.D.P., to permit an addition (garage) with a 7 ft. setback from the street right-of-way in lieu of the required 22 ft. and to amend the Final Development Plan of "Cunninghill Cove", for Lot No. 3 only, be and is hereby GRANTED subject to the following conditions:

1. That the Petitioners shall be required to place the entrance to the proposed garage from Oliver Beach Road only as noted by the Office of Planning in their August 25, 2003 ZAC comment.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

9/17/03
R. Thompson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 17, 2003

Mr. & Mrs. Gerard L. DiBlasio
7119 Oliver Beach Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-004-A
Property: 7119 Oliver Beach Road

Dear Mr. & Mrs. DiBlasio

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





C B C A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7119 Oliver Beach Rd.
which is presently zoned D.B.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) 504 (BCZR), V.B.8 (CMDP)

TO PERMIT AN ADDITION (GARAGE) WITH A 7-FOOT SETBACK FROM THE STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 22-FEET AND TO AMEND THE FDP FOR "CUNNINGHILL COVE", LOT 3.

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

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

9/11/03
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. 04-004-A

Reviewed By D. THOMPSON Date 7/1/03

Estimated Posting Date 7/13/03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7119 OLIVER BEACH RD.
Address
BALTO. MD 21220
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 have the need for more storage space. We want to protect our vehicles from the weather and drunk drivers. There have been many accidents in front of and near our house. We want to exit on Mira Ct. so that we can preserve a large evergreen that is growing on our front lawn.

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.

Gerard L. DiBlasio
Signature
Gerard L. DiBlasio
Name - Type or Print

Barbara J. DiBlasio
Signature
Barbara J. DiBlasio
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gerard L. DiBlasio & Barbara J. DiBlasio
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 3/1/07

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.

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Address
BALTO. MD 21220
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 have the need for more storage space. We want to protect our vehicles from the weather and drunk drivers. There have been many accidents in front of and near our house. We want to exit on Mira CT. so that we can preserve a large evergreen that is growing on our Front Lawn.

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.

Gerald L. Di Blasio
Signature
Gerald L. Di Blasio
Name - Type or Print

Barbara J. Di Blasio
Signature
Barbara J. Di Blasio
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Barbara J. Di Blasio & Gerald L. Di Blasio
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 3/1/07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7119 OLIVER BEACH RD.
which is presently zoned RS.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) 504 (BCZR), V.B.8 (CMDP)

TO PERMIT AN ADDITION (GARAGE) WITH A 7-FOOT SETBACK FROM THE STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 22-FEET AND TO AMEND THE FDP FOR "CUNNINGHILL COVE", LOT 3.

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):

Gerard L. DiBlasio
Name - Type or Print

Gerard L. DiBlasio
Signature

Barbara J. DiBlasio
Name - Type or Print

Barbara J. DiBlasio
Signature

7119 OLIVER BEACH RD 410-335-9321
Address Telephone No.

Balto. MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 04-004-A

REV 10/25/01

Reviewed By D. THOMPSON Date 7/1/03

Estimated Posting Date 7/13/03

Zoning Description for 7119
Oliver Beach Rd Beginning at a point
on the west side of Oliver Beach
Rd which is 70' 8" wide at the
distance of 98' 10" north of the
center line of the nearest improved
intersecting street Mira Ct
which is 30' wide Being Lot # 3
Block Section # in the subdivision
of Cunningham Cove as recorded in
Baltimore County Plat Book # 53 Folio
26 containing .024 acre Also known
as 7119 Oliver Beach Rd and located
in the 15 Election District
6 Councilmanic District

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23882**

DATE 7/1/03 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: GERARD DI BLASIO

FOR: ITEM #004 04-004-A

7119 OLIVER BEACH RD. BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED
PAID RECEIPT
BUSINESS ACTUAL TIME DMD
7/02/2003 7/01/2003 15:13:49
REL: W501 WALKIN DECK DMD
RECEIPT # 255001 7/01/2003 OFLN
Dep: 5 528 ZONING VERIFICATION
CR NO. 023662
Recpt Tot \$65.00
65.00 LK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-004-A

Petitioner/Developer: DiBlasio

Date of Hearing/Closing: 7/28/03

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 _____

7119 OLIVER BEACH RD

The sign(s) were posted on 7/12/03
(Month, Day, Year)

Sincerely,

[Signature] 7/12/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

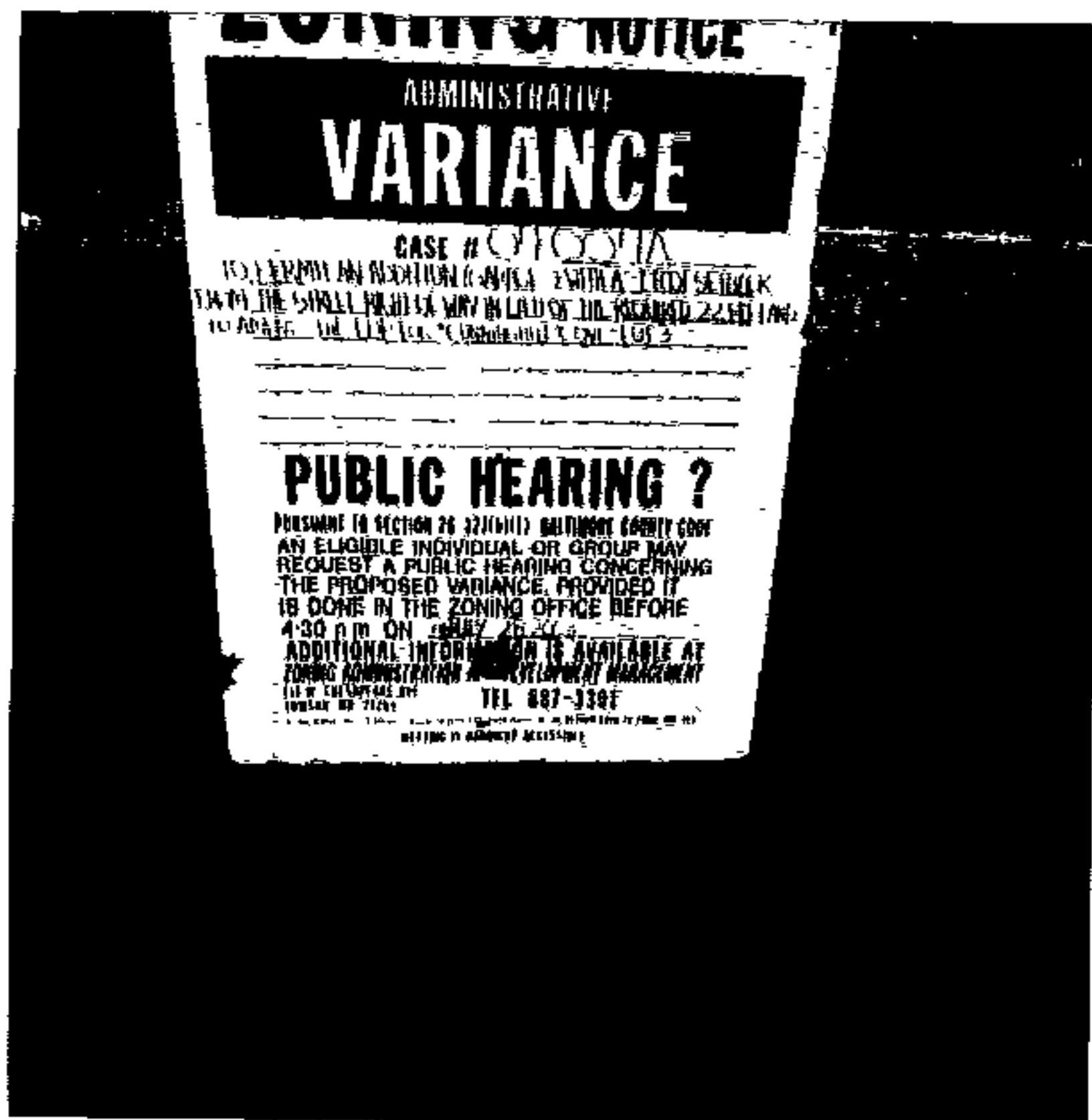
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-004 -A

Address 7119 OLIVER BEACH RD.

Contact Person: DONNA THOMPSON

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/1/03

Posting Date: 7/13/03

Closing Date: 7/28/03

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.

Sgt Black
410 - 282-7940

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-004 -A

Address 7119 OLIVER BEACH RD.

Petitioner's Name D. BLASIO

Telephone 410-335-9321

Posting Date: 7/13/03

Closing Date: 7/28/03

Wording for Sign: To Permit AN ADDITION (GARAGE) WITH A 7-FOOT SETBACK
FROM THE ^{STREET} RIGHT-OF-WAY IN LIEU OF THE REQUIRED 22- FEET AND
TO AMEND THE FDP FOR "CUNNINGHILL COVE", LOT 3.

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: 04-004-A

Petitioner: DIBLASIO

Address or Location: 7119 OLIVER BEACH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. GERARD L. DIBLASIO

Address: 7119 OLIVER BEACH RD.
BALTO. MD 21220

Telephone Number: 410-335-9321



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

July 28, 2003

Gerard L. DiBlasio
Barbara DiBlasio
7119 Oliver Beach Road
Baltimore, MD 21220

Dear Mr. and Mrs. DiBlasio:

RE: Case Number: 04-004-A, 7119 Oliver Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

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

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

July 16, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 14, 2003

Item No.: 002-014 004

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.

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

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 25, 2003

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

RECEIVED

AUG - 4 2003

SUBJECT: 7119 Oliver Road

INFORMATION:

Item Number: 04-004

Petitioner: Gerard L. DiBlasio

Zoning: DR 5.5

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an addition (garage) with a 7-foot setback from the right-of-way provided entrance to the garage is from Oliver Beach Road and not from Mira Court. This condition is to prevent vehicular stacking in the driveway that could project into the right-of-way.

Prepared by: Mark A. Cuneo

Section Chief: [Signature]
AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 9, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 21, 2003
Item No. 004

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.

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 construction.

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

RWB:CEN:jrb

cc: File

ZAC-07-21-2003-ITEM NO 004-09092003



Baltimore County
Zoning Commissioner

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

August 29, 2003

Mr. & Mrs. Gerard DiBlasio
7119 Oliver Beach Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-004-A
Property: 7119 Oliver Beach Road

Dear Mr. & Mrs. DiBlasio:

I have reviewed your Petition for Administrative Variance and find that the Planning Office is opposing your request for the reasons stated in the attached memorandum. Rather than make a decision based on the file, I would like to offer you, and anyone opposed to the Petition, the opportunity to be heard in person in a public hearing to be scheduled by the County in Towson.

If you would like to have the County schedule a public hearing, please let my office know within 30 days of your receipt of this letter. You will have to post a sign for the public hearing should you decide to request a hearing.

If I do not hear from you within 30 days, I will make a decision on the file as it stands.

DiBlasio
410-313-0083

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Office of Planning

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





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

June 26, 2003

Mr. & Mrs. Gerard DiBlasio
7119 Oliver Beach Road
Middle River, Maryland 21220

RE: Single Lot Amendment
Latest Final Development Plan for Cunningham Cove
7119 Oliver Beach Road

Dear Mr & Mrs. DiBlasio:

After reviewing the plan submitted by you to this office for a single lot amendment for the construction of a garage attached to the dwelling the following must be addressed.

First the drawing submitted needed to be corrected in reference to some items not being to scale. Enclosed please find a copy of the corrected by this office. If this drawing matches the site and the proposal please sign one of the enclosed copies and mail it back to this office to my attention. An amendment can only be filed if the garage doors face Oliver Beach Road and there are no windows in the proposed garage facing Mira Court. If you want access from Mira Court a zoning variance will need to be filed in addition to the amendment to the development plan. The need for this variance (public hearing) is based on Section V.B.8 Garage-Carport Setback from the C.M.D.P. (Comprehensive Manual for Development Policies). A copy of this section is enclosed.

If you have any questions I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Donna Thompson".

Donna Thompson
Planner II
Zoning Review

DT/Enclosures

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



Printed with Soybean Ink
on Recycled Paper

To Jack
Date 9/8 Time ☐ AM ☐ PM

WHILE YOU WERE OUT
M Larry
of

Phone Numbers

Office Area Code Number Ext.

Voicemail

FAX

Pager

Mobile

e-mail

- ☐ Telephoned
☐ Please call
☐ Returned your call
☐ Called to see you
☐ Wants to see you
☐ Will call again
☐ URGENT

Message

Please see Larry
Re: Di Blasio variance
request #04-004-A
Di Blasio willing to have garage
face proper beach red



AMPAD
EFFICIENCY®

Operator

Room

#234

IMPORTANT MESSAGE

FOR J. Murphy

DATE 9/5 TIME A.M. P.M.

M Gerald Di Blasio

OF

PHONE Pager 410-313-0083

☐ FAX AREA CODE NUMBER EXTENSION

☐ MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	☒
CAME TO SEE YOU		WILL CALL AGAIN	☒
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE 04-004-A

Received letter 9/4/03

(Admin. variance)

Closing 7/28/03

SIGNED



FORM 3002P
MADE IN U.S.A.

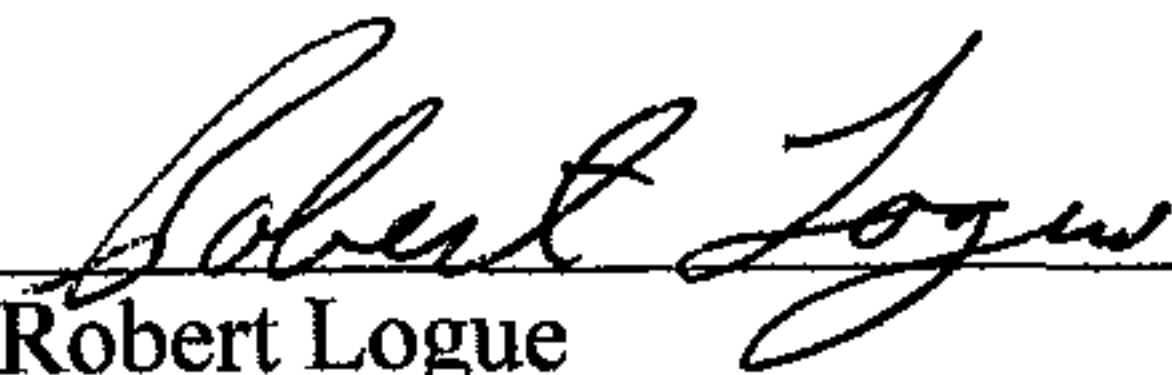
June 30, 2003

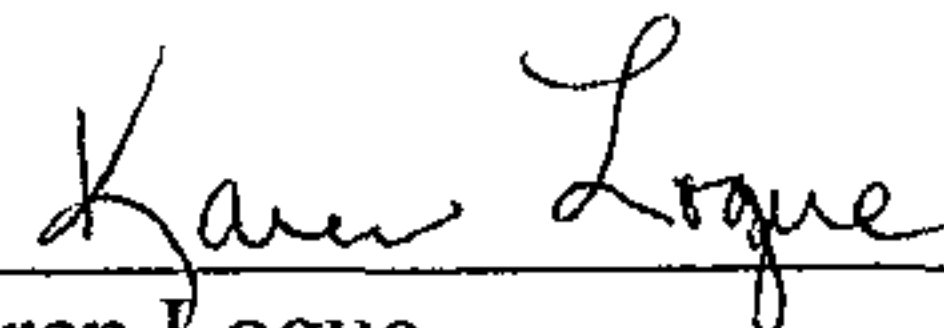
To whom it may concern:

This is to inform you that we, the undersigned, have no objection to Gerard L. and Barbara J. DiBlasio building a two-car garage on their property which is located at 7119 Oliver Beach Road. We understand that the garage will be erected on the side of their property where Mira Court meets Oliver Beach Road. Our property is located at 3 Mira Court.

If you have any questions or concerns, you may contact us at 410-335-7603.

Sincerely,


Robert Logue


Karen Logue

04-004-A

September 11, 2003

RECEIVED

SEP 15 2003

ZONING COMMISSIONER

Mr. John V Murphy
Deputy Zoning Commissioner
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 04-004-A
Property: 7119 Oliver Beach Road

Dear Mr. Murphy:

This is to inform you that I do not object to having the entrance to the garage from Oliver Beach Road.

Sincerely,



Gerard L. DiBlasio
7119 Oliver Beach Road
Baltimore, Maryland 21220

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

July 15, 2003

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

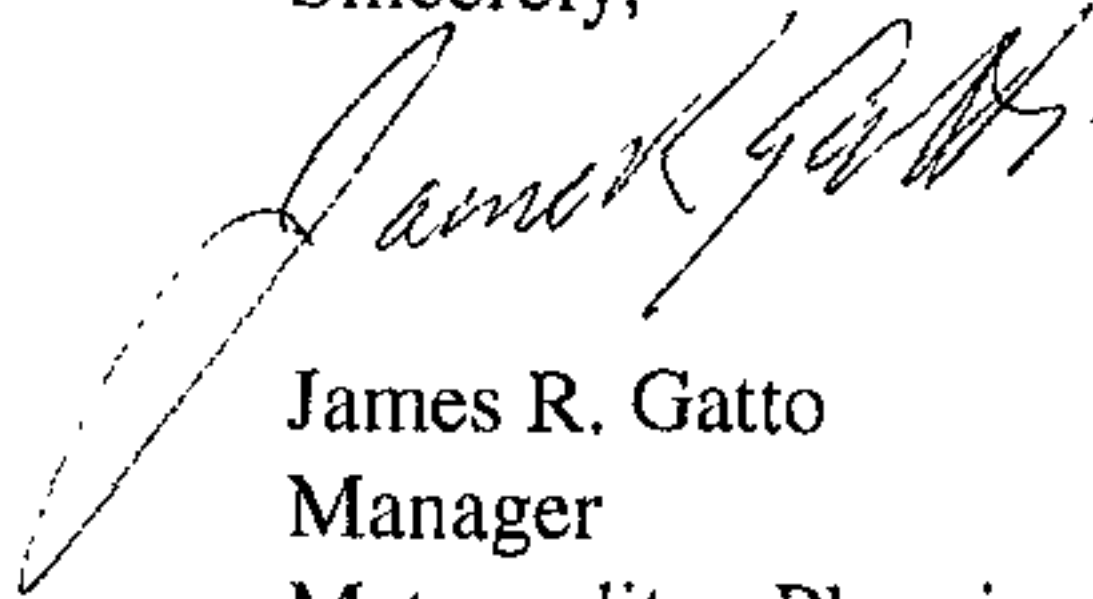
Re: Zoning Advisory Committee Agenda, 07/21/03 re: case numbers 04-1-SPH, 04-2-A, 04-3-SPHA, 4-4-SPH, 4-5-SPH, 4-6-SPHA, 4-7-SPHA, 4-8-A, 4-9-A, 4-10-SPHX, 4-11-SPHX, 4-12-SPH, 4-13-A, 4-14-SPHA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/14/03. 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
Planning Services

cc: Mike Nortrup

V.B.8 GARAGE-CARPORT SETBACK

The minimum setback of 22'-0" from the street right-of-way must be held where garage or carport enter directly from the street. See Figure 5-11.

* FOR GARAGE TOWNHOUSES
SEE SECTION V.B.6.d.2+3

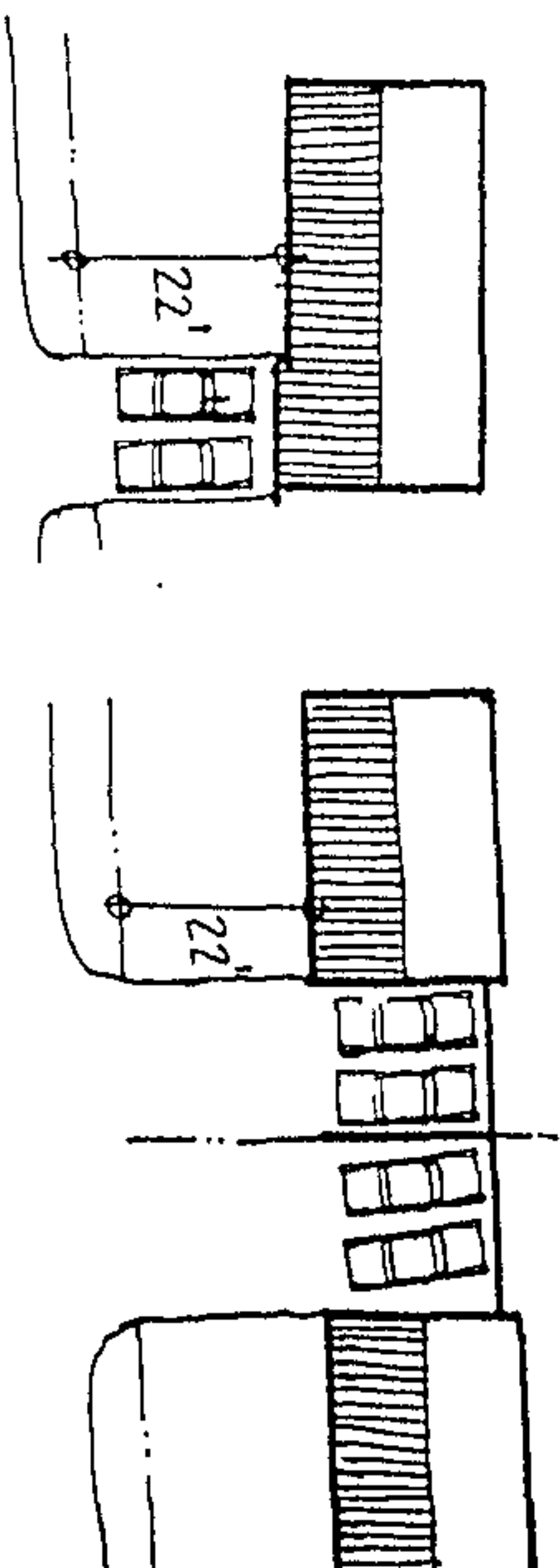


Figure 5-11

V.B.9 SETBACK FROM EXISTING STREET

The minimum distance between any building and the centerline of any existing street at the time of development shall be 50 feet.

In all cases, the minimum distance from any building and the right-of-way of any existing street at the time of development shall be 25 feet. See Figure 5-12.

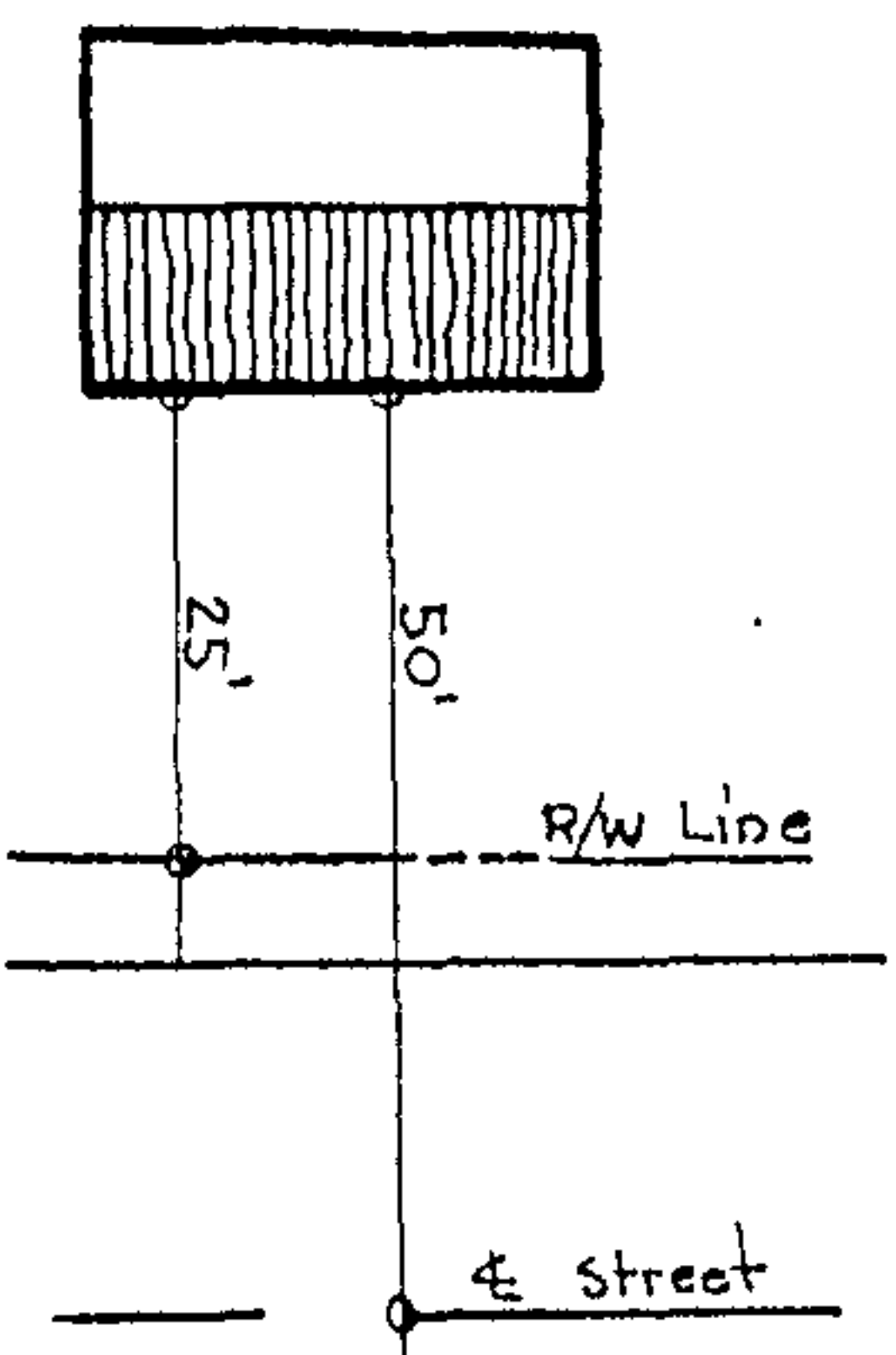


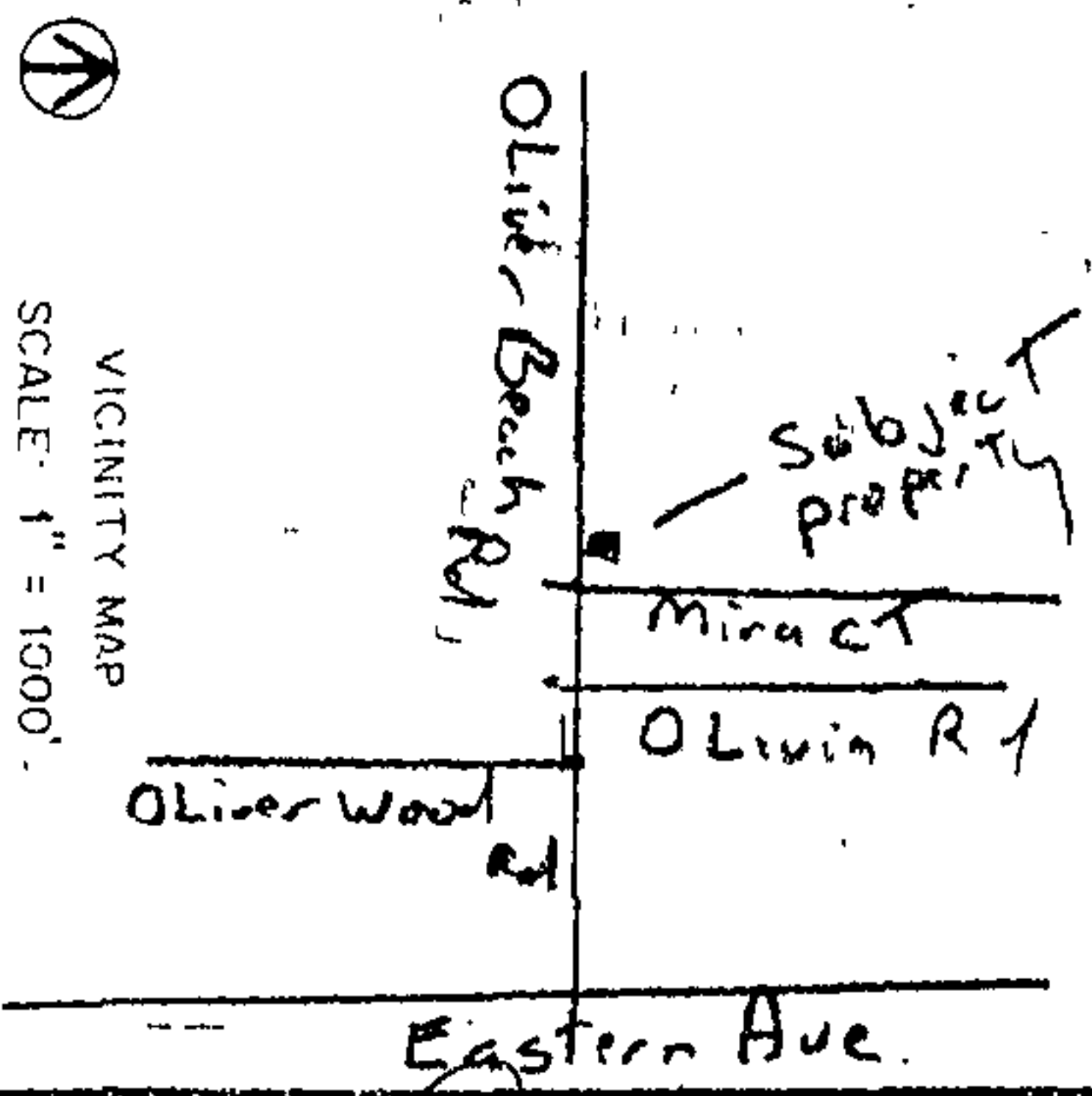
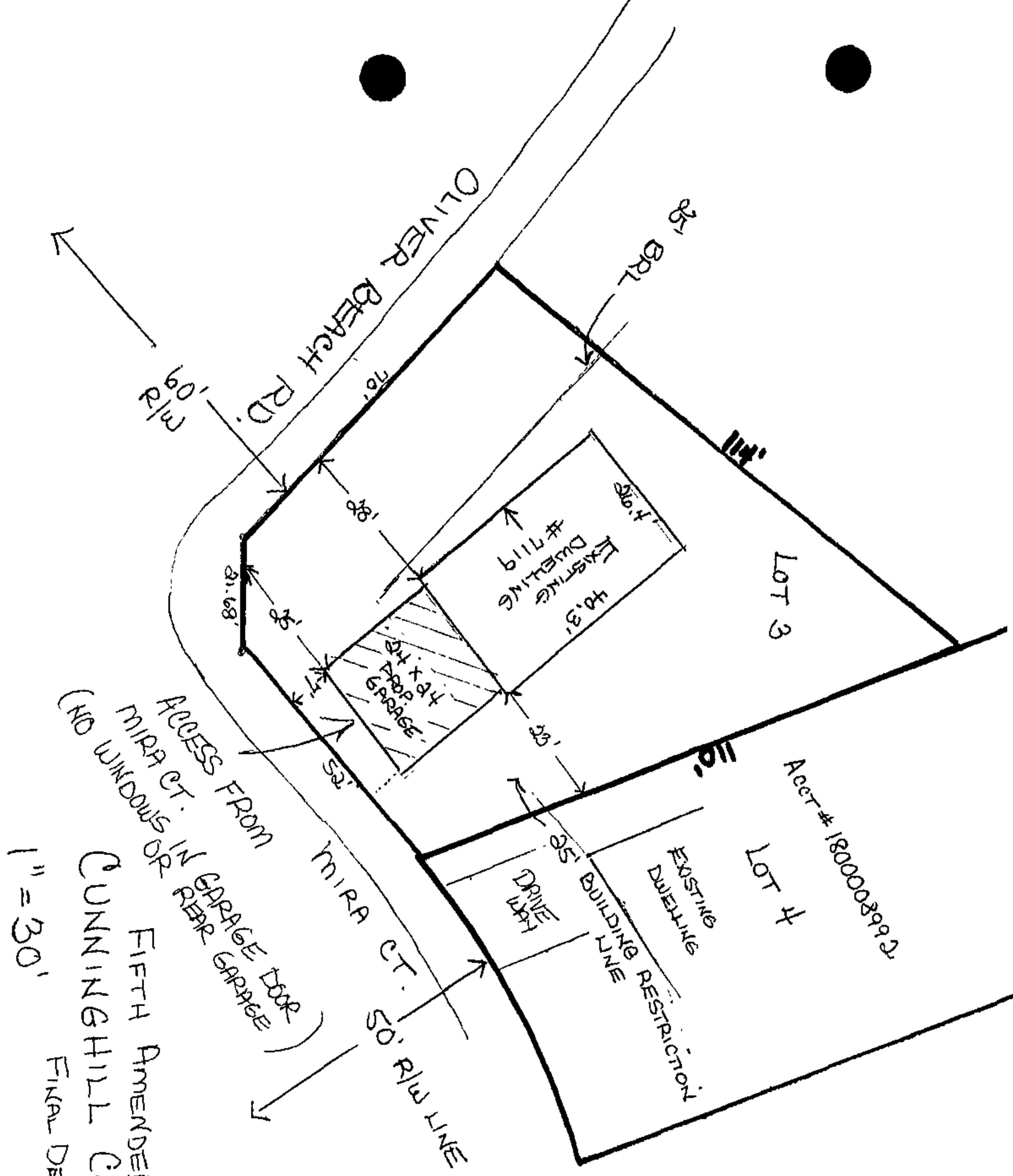
Figure 5-12

At intersections where sight distance may be impeded by a structure, as determined by the Department of Traffic, an appropriate setback may be required. Setback would be designated for each individual case.

* REFERENCE SECTION
1B01.2.C.3 (BCZR)

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 7119 OLIVER BEACH RD.
 SUBDIVISION NAME CUNNINGHILL COVE
 PLAT BOOK # 45 FOLIO # 12 LOT # 3 SECTION #
 OWNER GERARD L. + BARBARA J. DIBIASIO



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15-4
 COUNCILMANIC DISTRICT 6-4
 1" = 200' SCALE MAP # NE 7-M
 ZONING DR-5.5

LOT SIZE 1877 ACRES 8178 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

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

FIFTH AMENDED
 CUNNINGHILL CONE
 1" = 30'
 FINAL DEL. PLAN

Plat Ex. #1

R.2

WA-3

AVENUE

PRIVATE

OLIVERWOOD

ROAD

RD.

RD.

MIRA

ST

OLIVER
BEACH
ELEMENTARY
SCHOOL

E 73,500

MILES

OLIVERWOOD

ROAD

PATUXENT

ROAD

ROAD

PRIVATE

D.R.5.5

CHOPTANK

ROAD

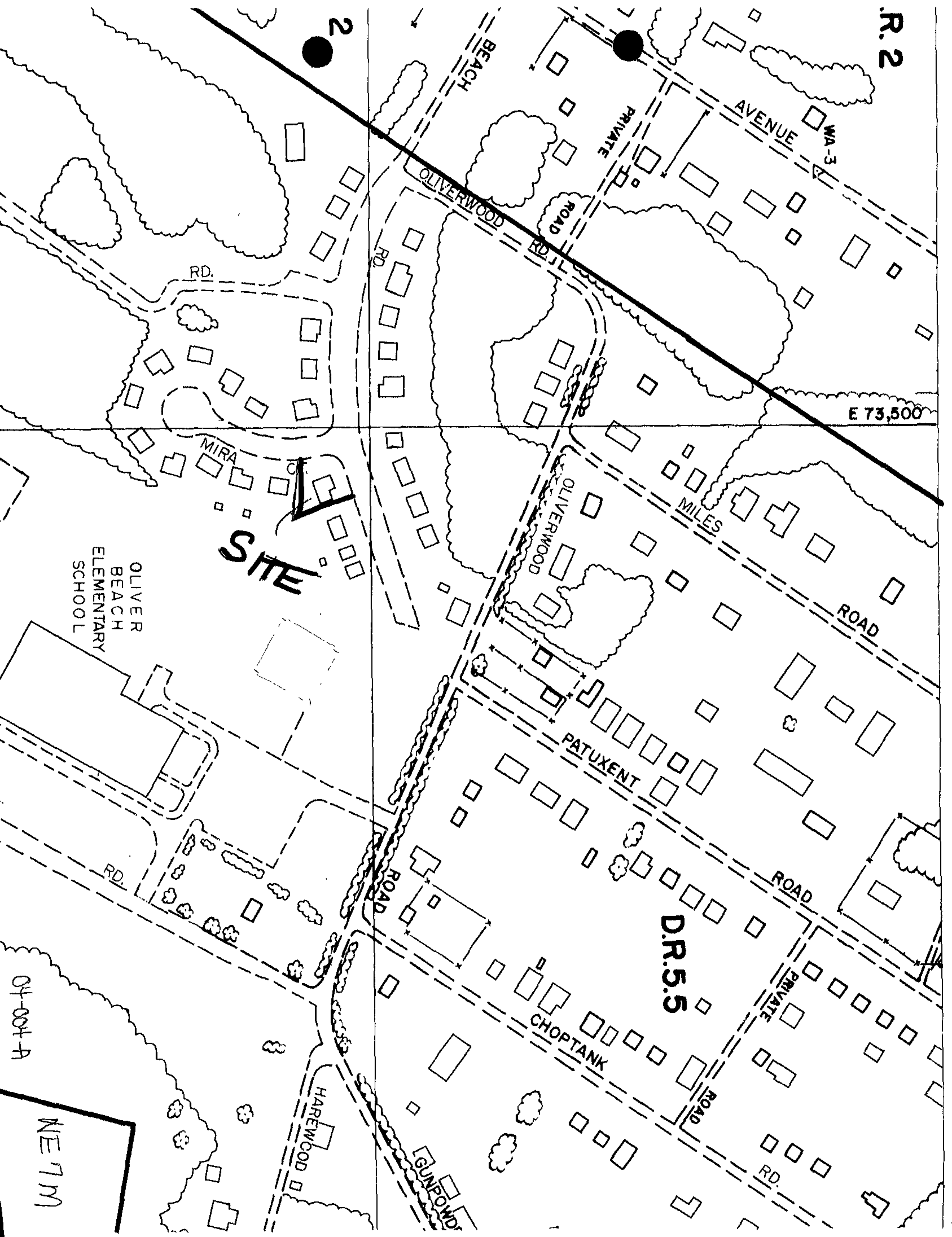
RD.

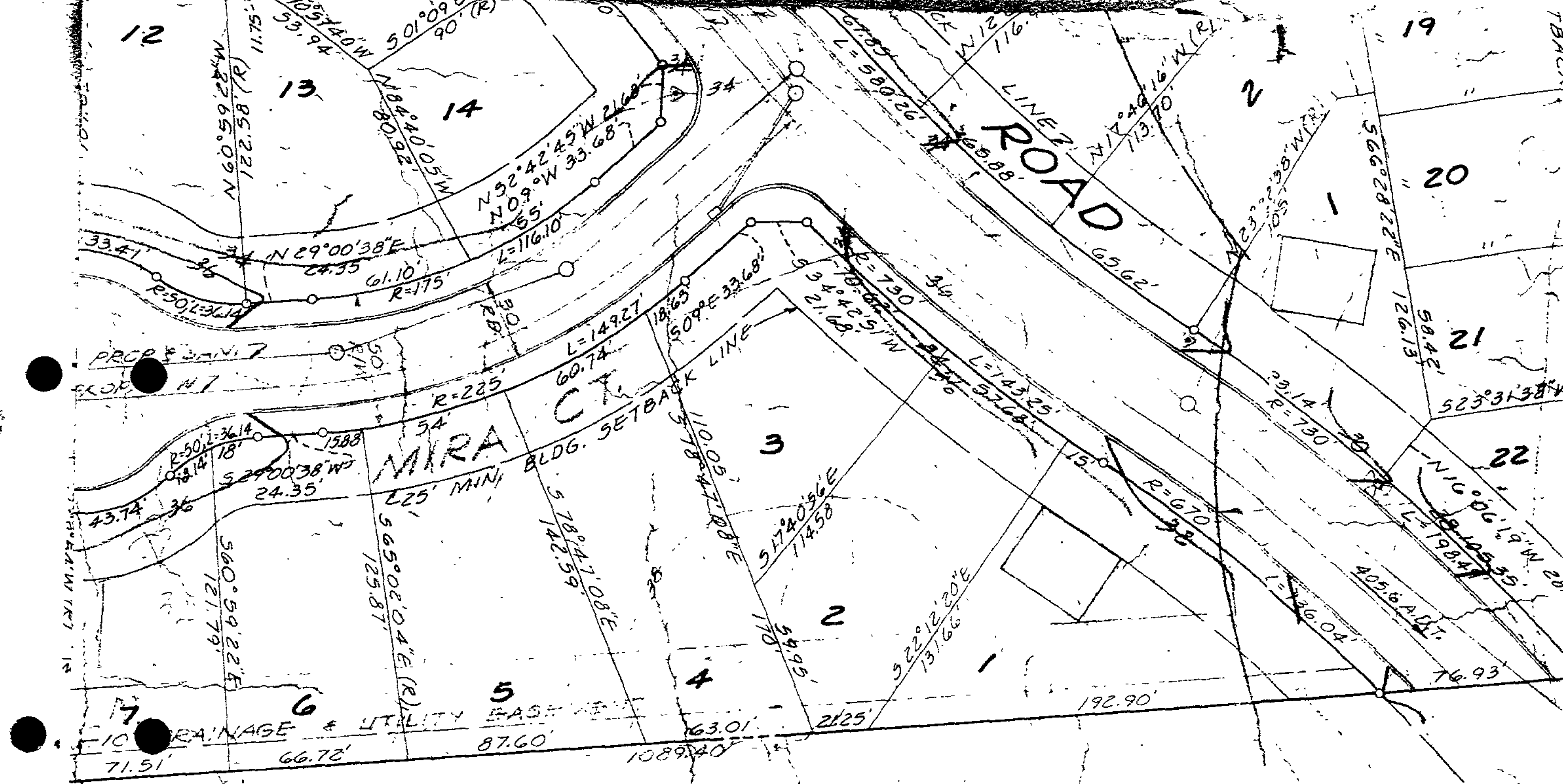
HAREWOOD

GUNPOWDER

04-004-A

NE 7M





BOARD OF EDUCATION OF BALTO. CO.
E.H.K., JR. 5290/066

D.R.E.S.

FOR FIFTH AMENDMENT: SEPT. 19, 1936
CHANGE ON THIS SHEET.

NOTE:

SEE SHEET 5 OF 6
FOR REASONS FOR AMENDMENTS.

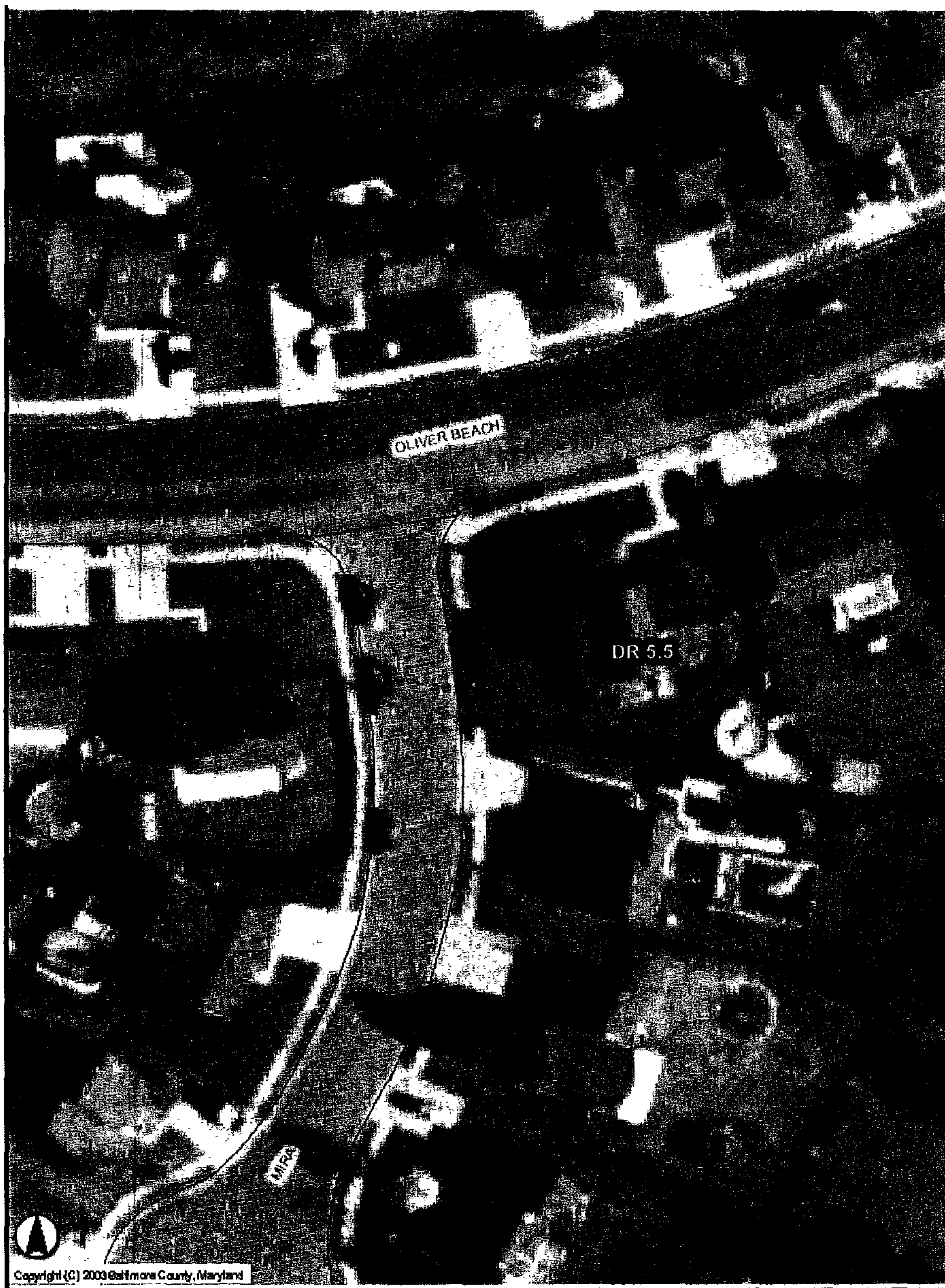
DEVELOPER

FRECH CONSTRUCTION COMPANY
6615 FLEETER ST.
BALTO. MD. 21204

OWNER:

CL

15TH
SCALE



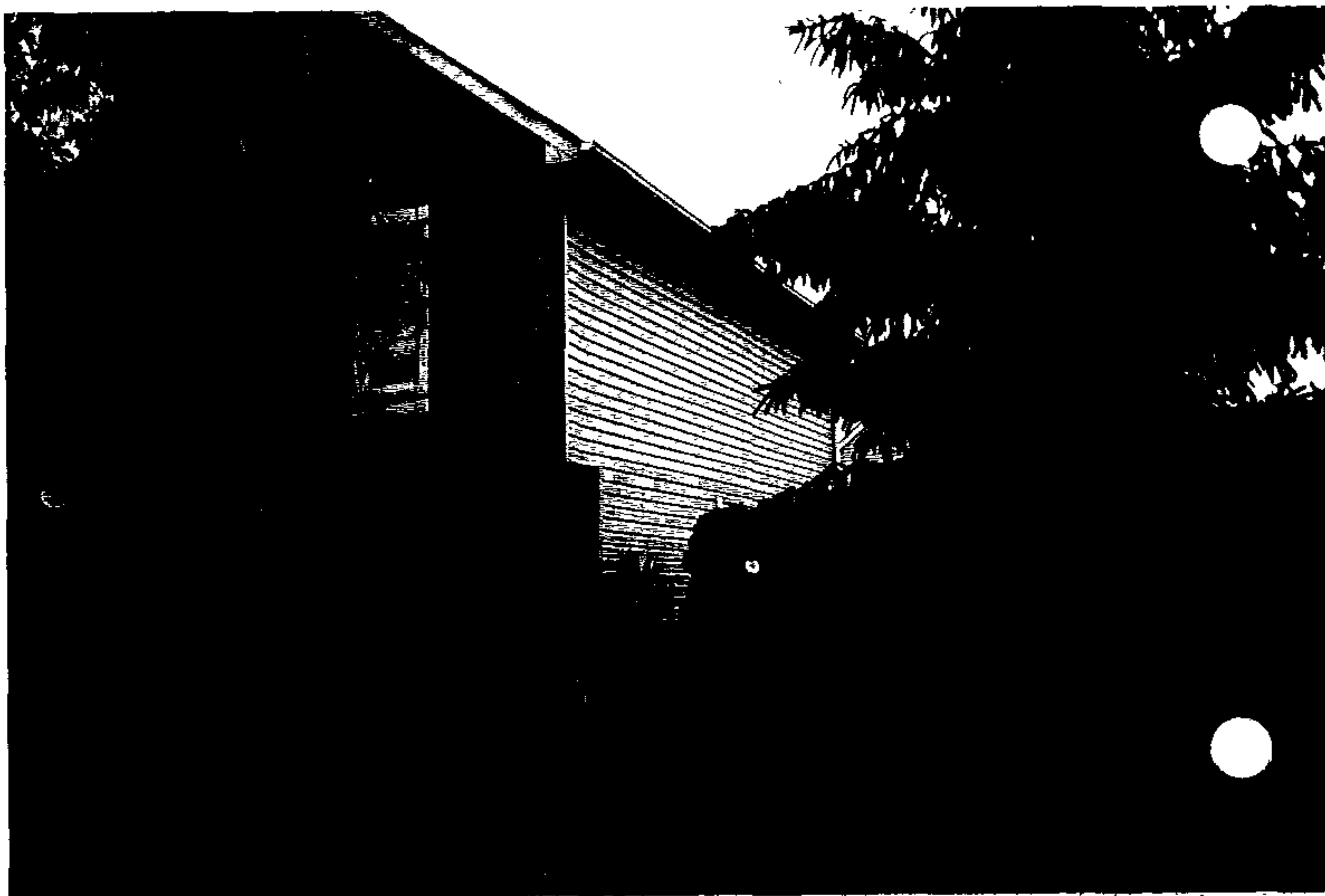
ACROSS STREET FROM
PETITIONERS HOUSE

04-004-A



LOOKING AT AREA FOR
PROPOSED GARAGE
FROM OLIVER BEACH RD

04-004-A



LOOKING AT PROPERTY
FROM LOT #4
TO OLIVER BEACH RD.

04-004A

