

CASE NO. 04-016-2

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	10517	BURNSIDE	FARM	Ro.
		ntly zoned		

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)

(R.C.5-Rural Conservation Zone) Section 10A4.3.B.2

Building Setback of 75 feet from centerline of street and 50 feet from any other lot line.

To allow a Setback of 25 feet from center of Burnside Farm Road (for a detached garage) in lieu of the minimum requirement of 75 feet. With a setback of approximately 8 feet from edge of Burnside Farm Road.

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/Les	ssee:		<u>Legal Owner(s):</u>
			MRS. SUZANNE DIFLIKIO Name - Type or Print
Name - Type or Print			Name - Type or Print
Signature			Signature J. Dituro
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitioner	<u>:</u>		10517 BURNSIDE FARM RD 410 1653 7727
			Address OWING MILLS Telephone No. 2117
Name - Type or Print			City State Zip Code
Signature			Representative to be Contacted:
	'		ERICA NESTLERODE - PENZA ASSOCIATES ARCHITE
Company			Name
ddress		Telephone No.	401 WOODBOURNE AVE 410.435.6677 Address Telephone No.
Zity	State	Zip Code	BAITIMORE MD 21212
		,	Clty State Zip Code
N Public Hearing having been fa his day of	ormally deman	ided and/or found to be hat the subject matter of th	required, it is ordered by the Zoning Commissioner of Baltimore County, his petition be set for a public hearing, advertised, as required by the zoning
egulations of Baltimore County an	d that the prope	erty be reposted.	
			Zoning Commissioner of Baltimore County

Estimated Posting Date

Affidavit in Support of Administrative Variance

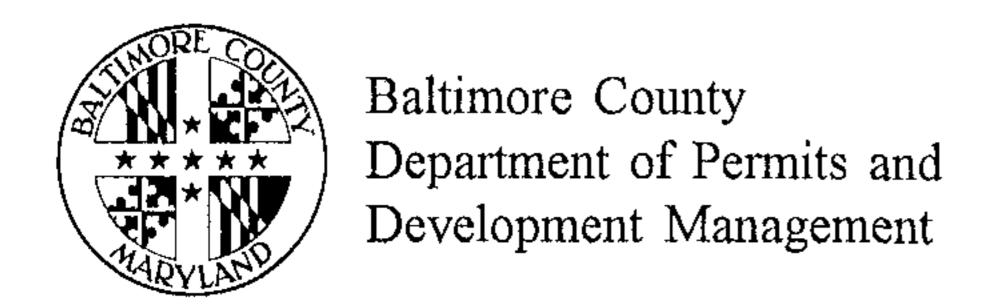
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. 10517 BURNSIDE FARM ROAD That the Affiant(s) does/do presently reside at Address STEVENSON 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): The current property setbacks create a buildable area that is difficult to accommodate a two-car, 400 sf, detached garage addition in the rear yard on the site near the private drive and existing residence without encroaching on the setbacks & the existing septic reserve area. The proposed addition is substantially away from the neighbor's houses and views. (see attached photos).

Signature Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 2 nd day of $_$ 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Seal

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.

My Commission Expires



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

July 29, 2003

Mrs. Suzanne Difurio 10517 Burnside Farm Road Owings Mills, MD 21117

Dear Mrs. Difurio:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 04-016-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on July 25, 2003 for a public hearing concerning the above, proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

U. Calliball D. W. Carl Richards, Jr.

Supervisor

Zoning Review

WCR:klm

Tore and Deborah DeBella, 10516 Burnside Farm Road, Owings Mills 21117 Erica Nestlerode, Penza Associates Architect, 401 Woodbourne Ave., Baltimore 21212

ZONING DESCRIPTION FOR 10517 BURNSIDE FARM ROAD, OWINGS MILLS, MD 21117

Beginning at a point located on the East side of Burnside Farm Road which is +/-40 feet wide at the distance of +/-1250 feet North of the centerline of the nearest improved intersecting street, Greenspring Avenue wich is 120 feet wide. Being lot #9, Section #1 as recorded in Baltimore County Plat Book # 64, Folio #46 containing 2.12 acres +/-. Also known as 10517 Burnside Farm Road and located in the 3rd Election District, 2nd Councilmanic District.

Typical metes and bounds: South 08° 11' 30" E 135.00 feet, S00° 15' 12"E 30.98 feet, N89° 44' 48"E 160.00 feet, S55° 05' 12"E 270.25 feet, N 18° 54' 11"E 106.66 feet, to a curve with a radius of 166.32 feet for a distance of 86.94 feet (chord of said arc bearing N 03° 55' 42"E 85.95 feet) to a curve with a radius of 458.18 feet for a distance of 121.90 feet (chord of said arc bearing N 07° 57' 14"E 296.54 feet) to S 88° 41' 30"E 459.29 feet to place of beginning.

#016



FORMAL DEMAND FOR HEARING

CASE NUMBER: 04 016 A
CASE NUMBER:
Address: 10517 Burnside Farm Road tevenson/owings Mills, MD 21117, Petitioner(s): Suzanne G. DiFurio
tevenson/owings Mills, MD 21117,
Petitioner(s):
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
INVO Tore T. and Deborah F. Debella, For ourselves Name-Type or Print and others
(x) Legal Owner OR (x) Resident of
10516 and 10510 Burnside Farm Road Address
Owings Mills MD 2117 City State Zip Code
410 653-0406
Telephone Number
which is located approximately
Jana J. De Bella 7/25/03 Signature Date
Signature Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 22248		AID RECEIPT THESE ACTUAL	TIME	IKN 4
DATE 7.7 ACCOUNT \$	2.000066666 30000000000000000000000000000	REG WOOD SON CETT DOOR CR 10.	6 WALKTH KACA PT # 176025 77 5 520 ZUNIAG \ 022240	28/2003	OFLH
RECEIVED FROM:		ŀ	Recet Tot .00 Ck Nattimore Count	50,00	CA
FOR: 1000.CHSC4.CH.C1	(· •— —	•
DISTRIBUTION	TOLICO		CASHIER'S	VALIDATION	

YELLOW - CUSTOMER

PINK - AGENCY

WHITE - CASHIER

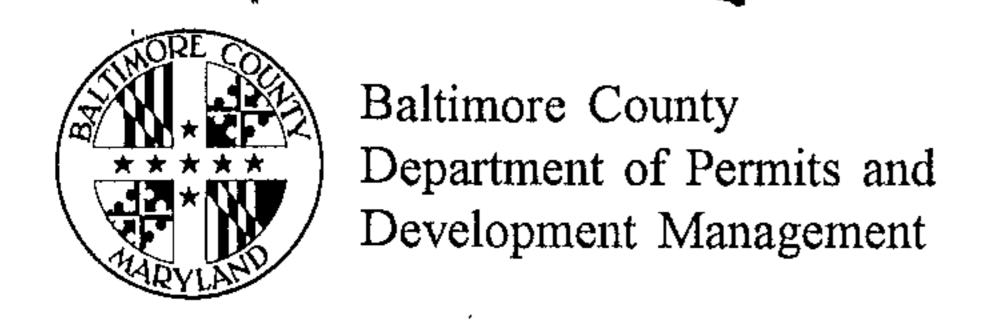
CERTIFICATE OF POSTING

4 4

•	Petitioner/Developer: SUZAMUA DIFURIO
	Date of Hearing/Closing: Aug. 4, 2003
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: BECKY HART	•
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 a	# 10517 BURNISIDE FARMIROAC
	·
The sign(s) were posted on(Mon	7003 th, Day, Year)
	Sincerely, Sincerely, (Signature of Sign Poster and Date)
	CHARLANDE, Moores (Printed Name)
	3225 RYERSON CIRCLES (Address)
	10000 (City, State, Zip Code)
	(Telephone Number)

RE: Case No.: 04-016-A

BALTIMORE COUNTY, MARYLAND Case No. 23530 04-016-A OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT HUSINESS . **KTIKL** 7/08/2003 10:13:46 /08/2003 DATE 7-08-03 ACCOUNT R-001-006-6150 REG WOOD HAIL JEVA JEE 5 528 ZONING VERIFICATION Recet Tot \$65.00 RECEIVED PONZA ASSOCIATOS 65.00 fK Baltimore County, Haryland FOR: Ros dental Vorionce filing les #10517 Burnside Farm Ed, CASHIER'S VALIDATION



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

Fax: 410-887-5708

July 30, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-016-A

10517 Burnside Farm Road

E/side of Burnside Farm Road, 1,250 feet north of centerline of Greenspring Avenue

3rd Election District – 2nd Councilmanic District

Legal Owner: Suzanne Difurio

Administrative Variance to permit an accessory structure (detached garage) in the rear yard with a setback of 25 ft. to the street centerline in lieu of the minimum required 75 ft.

Hearings:

Thursday, September 11, 2003 at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Suzanne Difurio, 10517 Burnside Farm Rd., Owings Mills 21117

Erica Nestlerode, Penza Associates Architect, 401 Woodbourne Ave., Baltimore 21212

Mr. and Mrs. DeBella, 10516 Burnside Farm Rd., Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 26, 2003.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 26, 2003 Issue - Jeffersonian

Please forward billing to:

Ms. Erica Nestlerode Penza Associates, Architechts 401 Woodbourne Avenue Baltimore, MD 21212

410-435-6677

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-016-A

10517 Burnside Farm Road

E/side of Burnside Farm Road, 1,250 feet north of centerline of Greenspring Avenue 3rd Election District – 2nd Councilmanic District

Legal Owner: Suzanne Difurio

Administrative Variance to permit an accessory structure (detached garage) in the rear yard with a setback of 25 ft. to the street centerline in lieu of the minimum required 75 ft.

Hearings:

Thursday, September 11, 2003 at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

tauron it settisti

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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
Petitioner: Mrs. Sozanne D. Funio
Address or Location: 10517 Burns, Le Farm Rd- Owings Mills, Mdy 21117
PLEASE FORWARD ADVERTISING BILL TO
Name: M3. Erica Nestlerode
Address Penza Associates Architects
Address Penza Associates Architects 401 Wood bourne Are.
Balto, md., 21212
Telephone Number: 410-435-6677

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

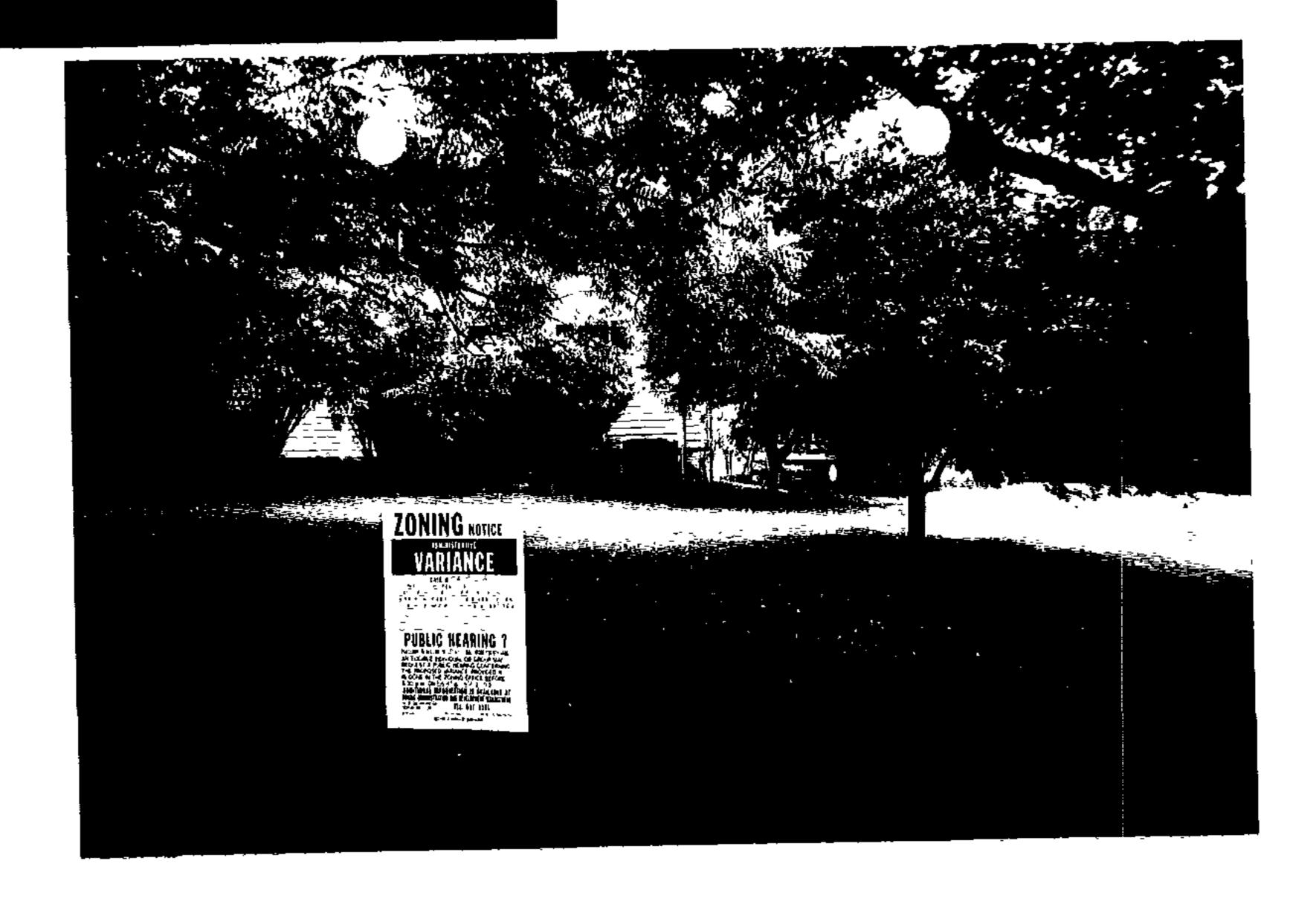
Case	Number	04	016	-A	Address	10517	Burnside	Farm Rd-
Conta	ct Perso	n:		r Please Print Your		,	_ Phone Number:	410-887-3391
Filing	Date: _	7-	08-03	Post	ting Date:	7-20-0	≥ Closing Da	ite: 8-04-0.
Any d	ontact in gh the co	nade ntact	with this of person (plar	fice regarding nner) using th	g the statu e case num	is of the and the and the second seco	administrative varia	ince should be
1.	reverse repostin is again	side ig mu resp	of this formust be done of this formuse. Sonsible for a) and the pet only by one of all associated	itioner is re f the sign p I costs. Th	esponsible osters on the ne zoning r	osters on the approfor all printing/post he approved list an notice sign must be d remain there thro	ing costs. Any did the petitioner on the
2.	a forma	ıl rec	luest for a p	oublic hearing	g. Please	understand	nt or owner within 1 d that even if ther the closing date.	,000 feet to file e is no formal
3.	commiss order the (typically	sione nat th y with	er. He may ne matter be nin 7 to 10 da	(a) grant the set in for a ays of the clo	e requested a public he sing date)	d relief; (b) earing. Yo as to wheth	by the zoning or deny the request used will receive writh the petition has to you by First Class	ed relief; or (c) ten notification been granted.
4	(whethe commission change)	r du sione d givi certi	e to a neigher), notifications of the second contraction of the second	nbor's formal on will be for the hearing d	request of rwarded to ate, time a	r by order you. The nd location	s that must go to a of the zoning or e sign on the pro	deputy zoning perty must be was originally
	•			Oeta.	un Alon j Dorted i	L., ᢏ		
Petitio	oner: Th	is P	art of the Fo	rm is for the	Sign Post	er Only	• • • • •	•••
			USE THE	ADMINISTRA	ATIVE VAR	IANCE SIG	N FORMAT	
Case	Number	0#[-016 -	A Addr	ess <u>ک</u> لا_	17 Bu	mside Fann	n Rd.
Petitio	ner's Na	me _	MY5.	Suzanne	DI FUI	210	Telephone 410 -6	53.7727
Postir	ng Date:		7-20.	-03	CI	osing Date	: 8-04-0-	3
Wordi	ng for Sig	gn: _	To Permit a	an acce	950my	structo	re detache	2 garage
in the rear yard on with a setbock of 25 pt to the street								
In the rear yard on with a setbock of 25 pt to the street Centerline in lieu & the minimum required 75 pt								
							•	

ADMINISTRATIVE

CASE # 04-016-A

TO PERMIT AN ACCESSORY STRUCTURB (DETACHED GARAGE) IN THE REARYARD WITH A SETBACK OF 25 FT. TO THE STREET CENTER-LINE IN LIEU OF THE MINIMUM REQUIRED 75 FT.

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
AS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON AUGUST
AUGUST
AUGUST
AUGUST
TOWNS ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TOWNS ADMINISTRATION AND DEVELOPMENT MANAGEMENT
THE PROPOSED VARIANCE AND THE MANAGEMENT
TOWNS ADMINISTRATION AND DEVELOPMENT MANAGEMENT
THE PROPOSED VARIANCE AND THE MANAGEMENT
TOWNS ADMINISTRATION AND DEVELOPMENT MANAGEMENT
THE PROPOSED VARIANCE AND THE PROPOSED AND THE PROPOSED AND THE PROPOSED AND THE MANAGEMENT
THE PROPOSED VARIANCE, PROVIDED IT
THE PROPOSED VARIANCE AND THE PROPOSED A





Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7. 27.03

RE:

Baltimore County

Item No. (7) 16

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

Dear. Ms. Hart:

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



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 21, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 21, 2003

Item No.: 015-020, 022-026 016

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley pas har

DATE:

August 28, 2003

SUBJECT:

Zoning Item

<u>016</u>

Address

10517 Burnside Farm Road

Zoning Advisory Committee Meeting of July 21, 2003

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Additional Comments:

A new well must be drilled and the original well must be backfilled and sealed prior to the approval of the building permit for the garage.

Reviewer:

Sue Farinetti

Date: August 28, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

Zoning Advisory Petition(s): Case 04-016 and 04-018 **SUBJECT:**

RECEIVED

JUL 2 9 2003

ZOWNG COMMISSIONER
Variance Administrative Variance

DATE: July 28, 2003

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: Mart Cumplan

Section Chief: Calmy Silvator

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT: Zoning Advisory Committee Meeting

For July 28, 2003 Item No. 016

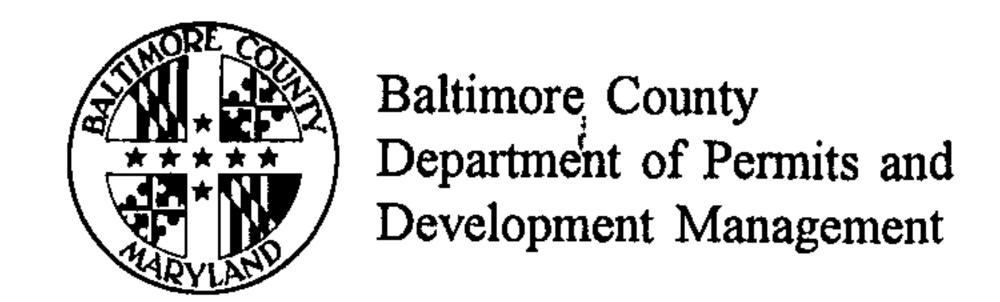
The Bureau of Development Plans Review has reviewed the subject-zoning item.

DATE: September 12, 2003

The proposed garage shall not interfere with the line of sight.

RWB:CEN:jrb

cc: File



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

August 6, 2003

Mr. and Mrs. Tore T. DeBella 10510 Burnside Farm Road Owings Mills, MD 21117

Dear Mr. and Mrs. DeBella:

Re: 10517 Burnside Farm Road, Accessory Structure (detached garage)

As Mr. W. Carl Richards, zoning supervisor, informed you during your August 5, 2003 telephone call a variance for a proposed garage at 10517 Burnside Farm Road is not required as the record plat (liber 64 folio 046) recently submitted shows that the road is private and not public. As such per Mr. Richards, the 75' setback requirement to the street centerline is not applicable. Instead Section 400.1, <u>BCZR</u>, (copy enclosed) which only requires a 2 ½ feet setback is applicable. Also per Mr. Richards, if you wish a refund of your \$50.00 Protestant/Formal Request for Public Hearing fee this office will attempt to retrieve it from the Office of Budget. Or if you plan to petition for a Special Hearing, this \$50.00 fee will be credited towards the \$65.00 filing fee.

If you have any questions you may contact this office at 410-887-3391.

Sincerely,

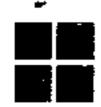
John J. Sullivan, Jr.

Planner II

Zoning Review

Enclosure
JJS/klm
c: Letter File

٠,



PENZA ASSOCIATES ARCHITECTS, INC.

August 6, 2003

Mr. John Sullivan Zoning Office Room 111 County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: Demand for Public Hearing, Case # 04-016-A

Dear Mr. Sullivan:

The purpose of this letter is to officially withdraw a request for a hearing, due to recent information and conversations with Carl Richards, the case has since been clarified and resulted in a building permit being obtained. We would like the case number, 04-016-A, which is scheduled to be heard on Thursday, September 11, 2003 at 9:00 am to be closed and be removed from the hearing schedule. Thank you.

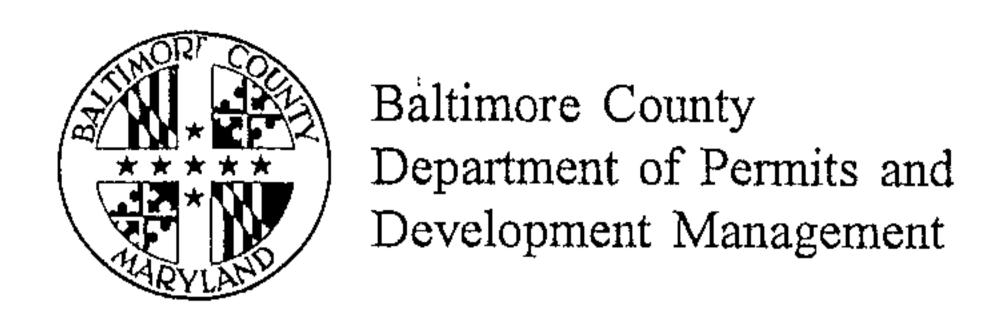
Very truly yours,

Erica Nestlerode

Penza Assoicates Architects, Inc.

Cancelled Publishing.

03-2862 DEVILOPPES I MAL CITATE



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

July 29, 2003

Mrs. Suzanne Difurio 10517 Burnside Farm Road Owings Mills, MD 21117

Dear Mrs. Difurio:

RECEIVED
AUG 0 6 2003
PENZA ASSUBIATES ARCHITECTS

RE: Demand for Public Hearing, Administrative Variance, Case Number: 04-016-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on July 25, 2003 for a public hearing concerning the above, proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

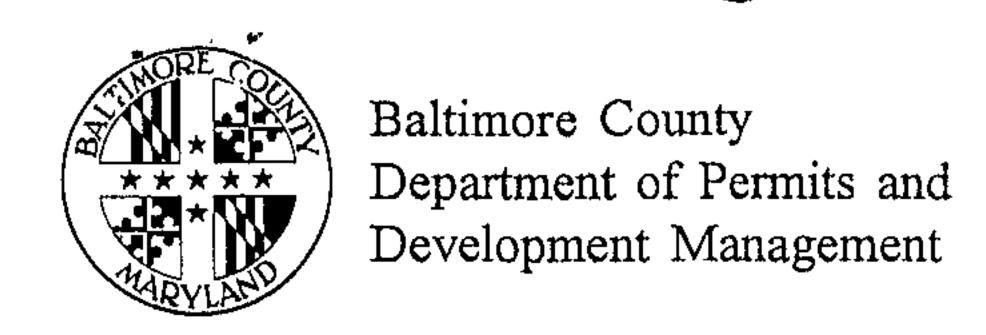
W. Carl Richards, Jr.

Supervisor Zoning Review

WCR:klm

C: Tore and Deborah DeBella, 10516 Burnside Farm Road, Owings Mills 21117

→Erica Nestlerode, Penza Associates Architect, 401 Woodbourne Ave., Baltimore 21212



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

Fax: 410-887-5708

July 30, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-016-A

10517 Burnside Farm Road

E/side of Burnside Farm Ròad, 1,250 feet north of centerline of Greenspring Avenue 3rd Election District – 2nd Coùncilmanic District

Legal Owner: Suzanne Difurio

Administrative Variance to permit an accessory structure (detached garage) in the rear yard with a setback of 25 ft. to the street centerline in lieu of the minimum required 75 ft.

Hearings:

Thursday, September 11, 2003 at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Suzanne Difurio, 10517 Burnside Farm Rd., Owings Mills 2117

Erica Nestlerode, Penza Associates Architect, 401 Woodbourne Ave., Baltimore 21212

Mr. and Mrs. DeBella, 10516 Burnside Farm Rd., Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 26, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ZONING HERRING FILE INTERNAL CRECKLIST

Date Completed/Initials	
7-21-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
<u>,</u>	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
······································	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



1) VIEW FROM PROPOSED GARAGE LOOKING TOWARD PROPOSED DRIVE



2) VIEW FROM PROPOSED GARAGE LOOKING NORTH

#016

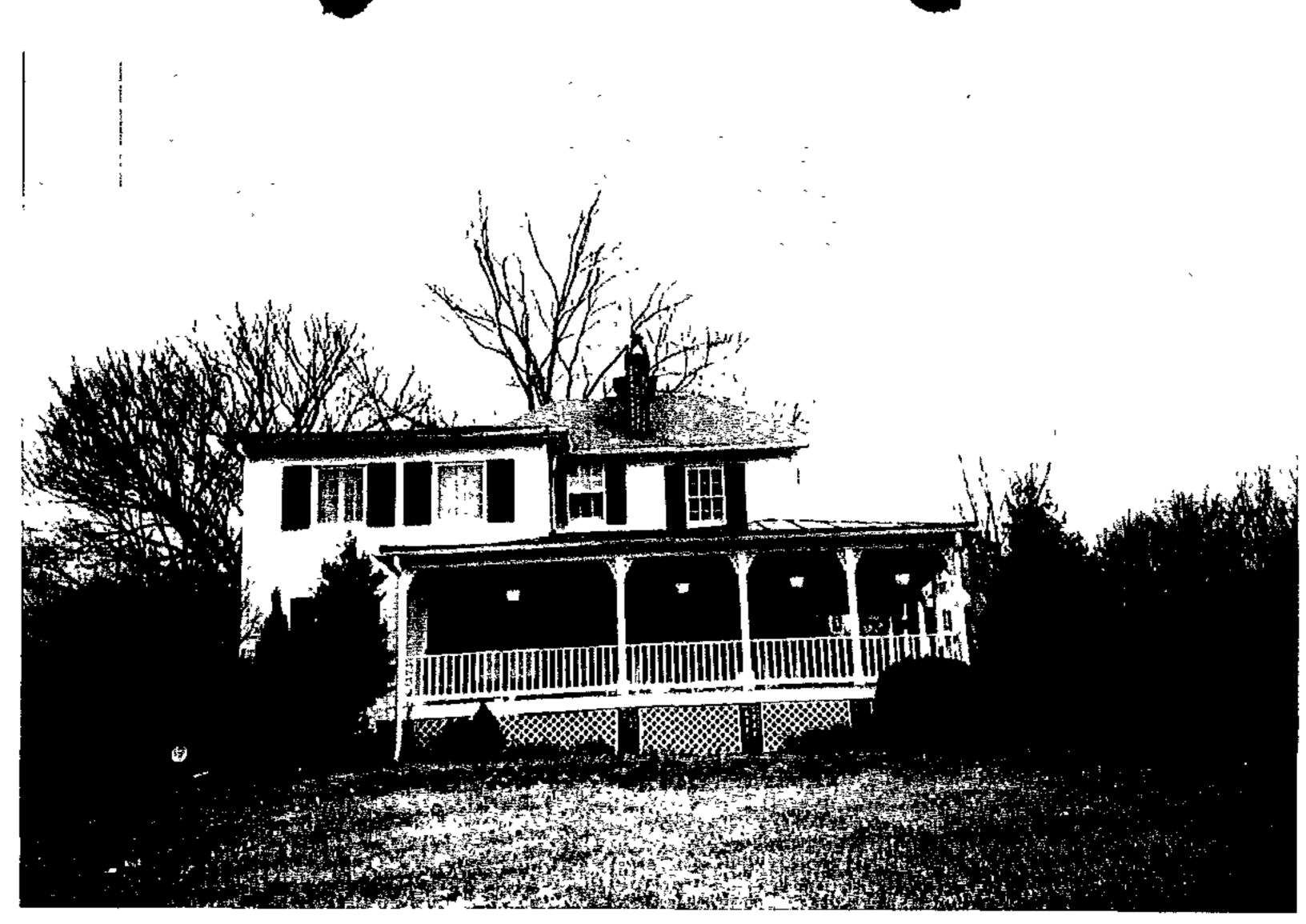


3) VIEW FROM PROPOSED GARAGE LOOKING SOUTH



4) VIEW FROM PROPOSED GARAGE TO EXISTING HOUSE

olb

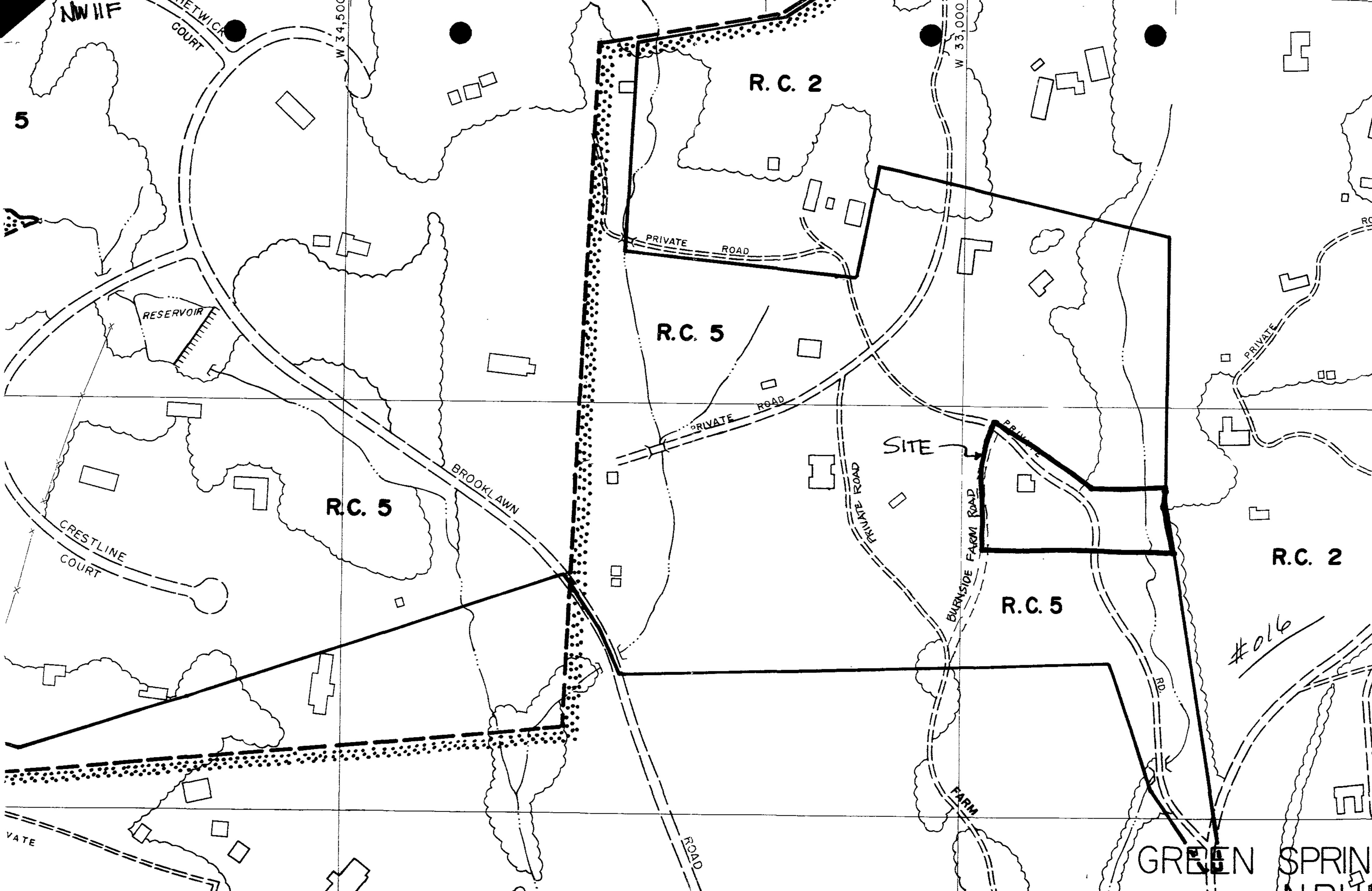


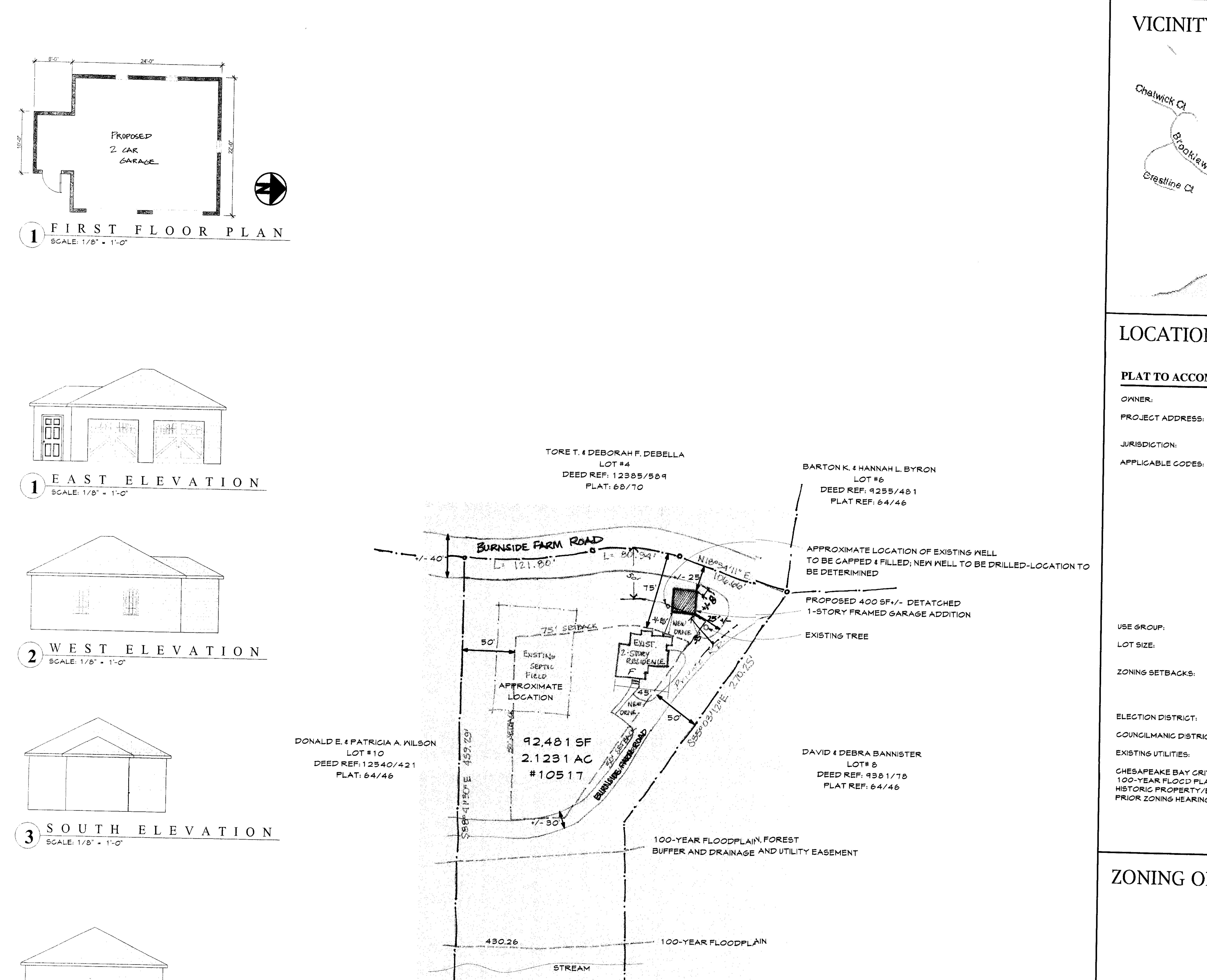
5) VIEW OF HOUSE LOOKING NORTH; PROPOSED GARAGE TO LEFT



6) VIEW LOOKING SOUTH; PROPOSED GARAGE TO RIGHT

#016





ROBERT N & MARY BETH ELKINS

EHK.JR. 6961/305

SITE PLAN

SCALE: 1" = 50'

1 NORTHELEVATION

SCALE: 1/8" = 1'-0"

