

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S of Galewood Road, 143.83' E		
centerline of Burlwood Road	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(103 Galewood Road)		
	*	CASE NO. 04-058-A
Tomasine & Salvatore Abbratozzato		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Tomasine & Salvatore Abbratozzato. The variance request is for property located at 103 Galewood Road in the Timonium area of Baltimore County. The variance request is from Section 211.4 of the 1955 Baltimore County Zoning Regulations (B.C.Z.R.), to permit a minimum rear yard setback of 15 ft. +/- in lieu of the required 30 ft. for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The file contains letters of support from neighbors, but the neighbor at 2411 Burlwood Road (the neighbor towards the rear of petitioner's property) requests landscaping along the rear property line to ensure privacy between residences.

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

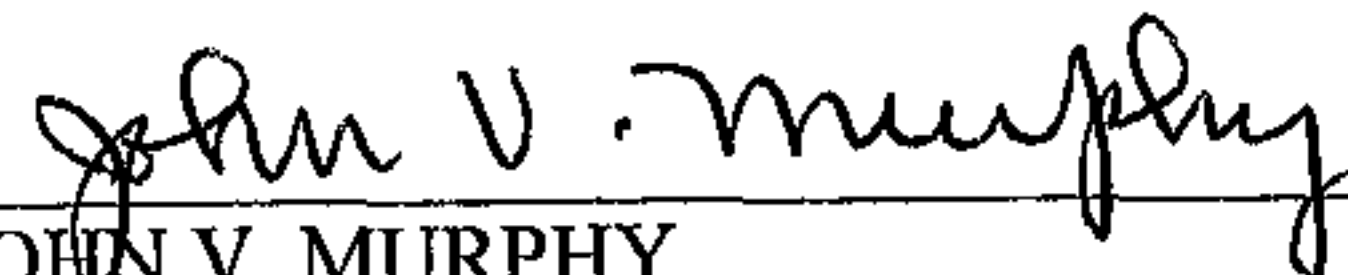
9/11/03
 R. Johnson

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 11 day of September, 2003, that a variance from Section 211.4 of the 1955 B.C.Z.R., to permit a minimum rear yard setback of 15 ft. +/- in lieu of the required 30 ft. for an addition, 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.
2. The Petitioners shall provide landscaping as is necessary to effectively screen the proposed addition along the rear property line between their yard and the rear yard of the neighbors who resides at 2411 Burlwood Road. If the Petitioner and that adjacent property owner are unable to agree as to the precise nature of the screening, they may consult with Avery Harden, the County's Landscape Architect, for mediation of that issue.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

9/11/03
By 

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 10, 2003

Mr. & Mrs. Salvatore R. Abbratozzato
103 Galewood Road
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 04-058-A
Property: 103 Galewood Road

Dear Mr. & Mrs. Abbratozzato:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Wheatley Associates, Inc.
17415 Wesley Chapel Road
Monkton, MD 21111

Yeong-Tae Song
2411 Burlwood Road
Timonium, MD 21093

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



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 103 Galewood Road
Address
Timonium MD 21093
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):

See Attachments

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.

Salvatore R. Abbratozzato
Signature

Salvatore R. Abbratozzato
Name - Type or Print

Tomasine A. Abbratozzato
Signature

Tomasine A. Abbratozzato
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SALVATORE AND TOMASINE ABBRATOZZATO

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/18/03
Date

Theresa Schaper
Notary Public

My Commission Expires 3/1/04

**Petition for Variance
103 Galewood Road
Timonium, Maryland 21093**

Request for an Area Variance because of Practical Difficulty

Strict compliance to the 30 foot rear property line setback prevents construction of a reasonably sized and economical addition to the homeowner's property.

The following reasons are offered in support of an area variance and allowing an addition to the property:

- More space is needed to support living accommodations for 4 resident adults. Specifically, a larger living area and kitchen is contemplated. The average number of residents in an owner-occupied household in the Lutherville-Timonium area based on the 2000 US Census is 2.48 people. With a 60% increase in occupancy over the average household in this area, more living space is badly needed and justified. (See 2000 Census Data attached)
- It would not be economical, nor practical to build an addition within the confines of the existing 30 foot setback. In addition, a two story addition is not practical or consistent with the style of the residence which is a single floor ranch style home. (Refer to Site plan and Design proposal)
- The addition would be consistent with the style and esthetics of the properties in the community.
- Other residents in the neighborhoods of Coachford and the Greater Springlake area have built and enjoy additions to their property. Although the lot size at 103 Galewood Road is consistent in size with other lots in the community which have additions, the irregular shape of the property unfairly limits the construction of an addition.

ZONING DESCRIPTION

**Zoning Description for: 103 Galewood Road
Timonium, Maryland 21093**

Beginning at a point on the ~~west~~^{South} side of Galewood Road which is 50 feet wide at a distance of 143.83 feet east of centerline of the nearest intersecting street, Burlwood Road, which is 50 feet wide more or less. Being Lot # 24, Block "N", Section #5 in the subdivision of Coachford as recorded in Baltimore County Plat Book #34, Folio #124 containing approximately 0.243 acres.

Also known as 103 Galewood Road, Timonium, Maryland 21093 and located in the 8th Election District, ~~1st~~^{3RD} Councilmanic District.

058

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 8/05/03 ACCOUNT 001 006 6150
AMOUNT \$ 65.00

RECEIVED FROM: ABBRATOZZATO
FOR: Res Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 27411

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/06/2003	8/05/2003	14:41:21	2
REG W502	MAIL	JEVA JEE	
RECEIPT N 287031	8/05/2003		OF LN
Dept	5	528 ZONING VERIFICATION	
CR NO.	027419		
Recpt Tot		\$65.00	
65.00	CK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 04-058-A

Petitioner/Developer: SAL
ABBATOZZATO

Date of Hearing/Closing: 9/1/03

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

Attention:

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
at 103 GALEWOOD ROAD

This sign(s) were posted on 8/16/03
(Month, Day, Year)

Sincerely,

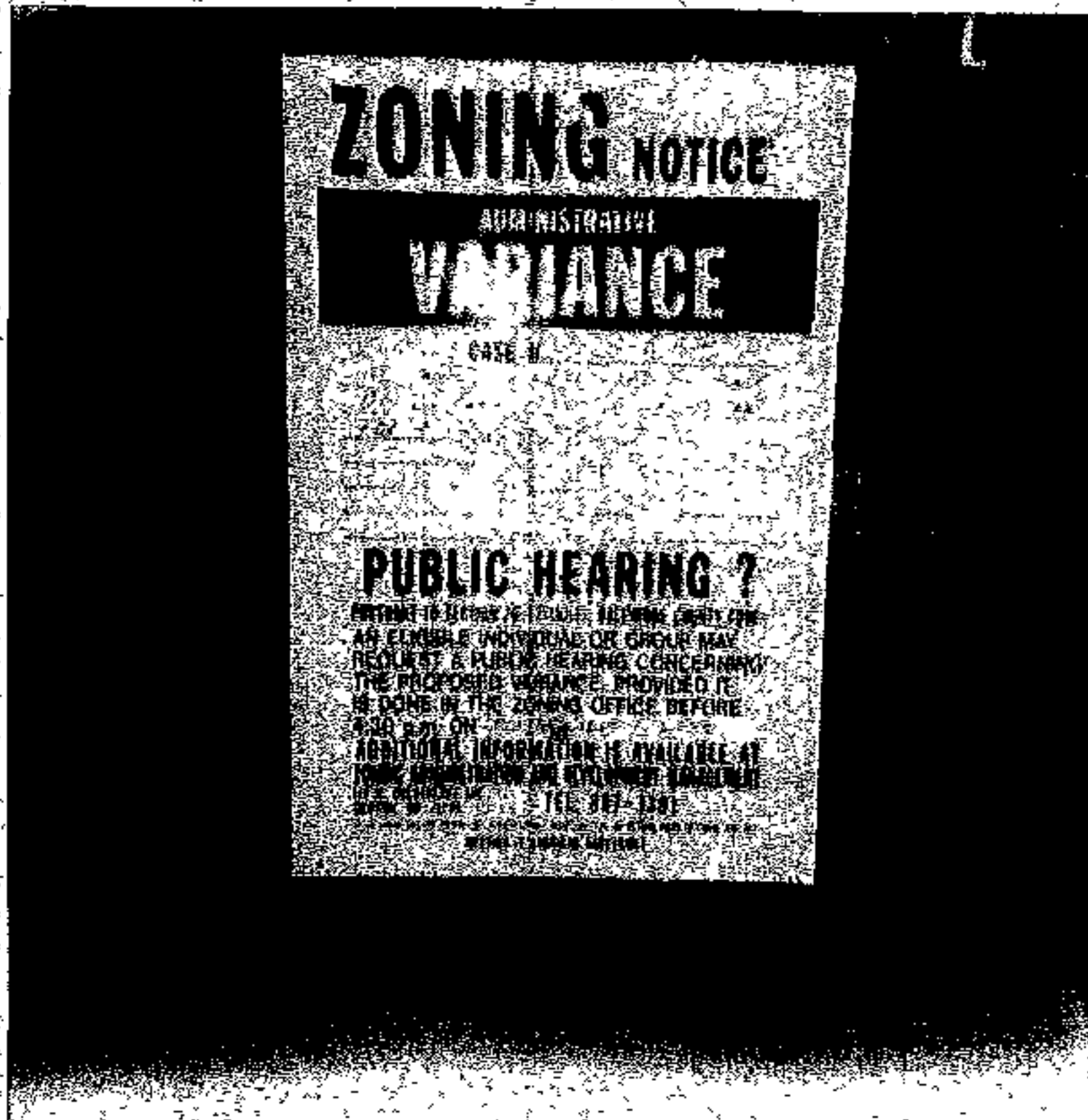
Martin D. J.
(Signature of Sign Poster and Date)

MARTIN
(Printed Name)

5016 CASTLESTONE
(Address)

BALTO MD 21237
(City, State, Zip Code)

410-933-9470
(Telephone Number)



Posted 8/16/03 Martin D. J.

**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: 2 04-058-A
Petitioner: SALVATORE R. ABBRATOZZATO
Address or Location: 103 GALEWOOD ROAD,

PLEASE FORWARD ADVERTISING BILL TO:

Name: SALVATORE R. ABBRATOZZATO
Address: 103 GALEWOOD ROAD
TIMONIUM, MD 21093

Telephone Number: 410-252-7344

211.4

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number ⁰⁴⁻~~03-~~ 058 -A Address 103 GALEWOOD RDContact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8/05/03 Posting Date: 8/17/03 Closing Date: 9/01/03

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.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁴⁻~~03-~~ 058 -A Address 103 GALEWOOD RD

Petitioner's Name ABBATOZZATO Telephone 410 252 7344

Posting Date: 8/17/03 Closing Date: 9/01/03

Wording for Sign: To Permit A REAR YARD SETBACK OF 15 FT. IN LIEU
OF 30 FT. FOR A PROPOSED ADDITION,

APP HAS POSTERS SHEET.

WCR - Revised 5/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 2003

Mr. Salvatore Abbratozzato
Mrs. Tomasine Abbratozzato
103 Galewood Road
Timonium, MD 21093

Dear Mr. and Mrs. Abbratozzato:

RE: Case Number: 04-058-A, 103 Galewood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 5, 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, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Wheatley Associates, Inc.
17415 Wesley Chapel Road, Monkton, 21111

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



Printed with Soybean Ink
on Recycled Paper

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA
4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a
04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. 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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.13.03

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

RE: Baltimore County
Item No. 058 JLL

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

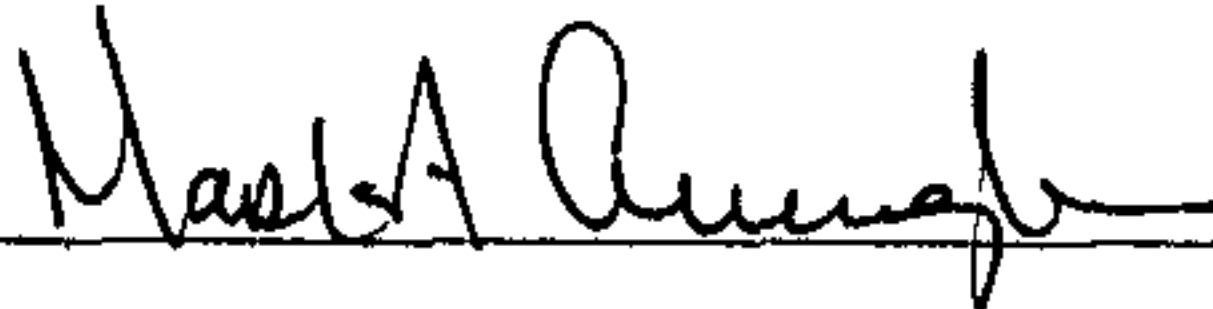
DATE: August 13, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-050 and 04-058
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2003
Item Nos. 048, 049, 050, 051, 053,
054, 055, 056, 057, 058, 059, 060,
061, and 062

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

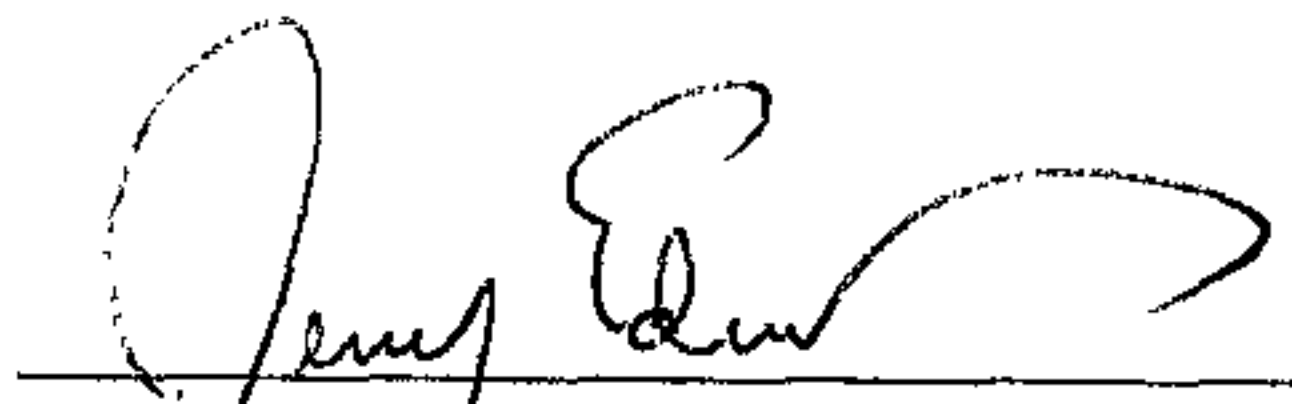
RWB:CEN:jrb

cc: File

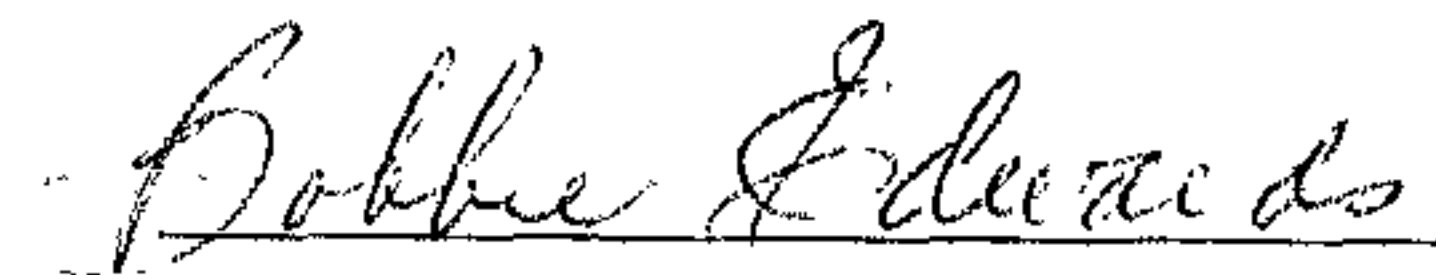
To Whom It May Concern,

We reside at 101 Galewood Road and are the neighbors of Salvatore and Tomasine Abbratozzato.

We have reviewed the proposed addition to the residence at 103 Galewood Road. We have no objection and are agreeable to the proposal attached.


Jerry Edwards

Date: 5/19/03


Bobbi Edwards

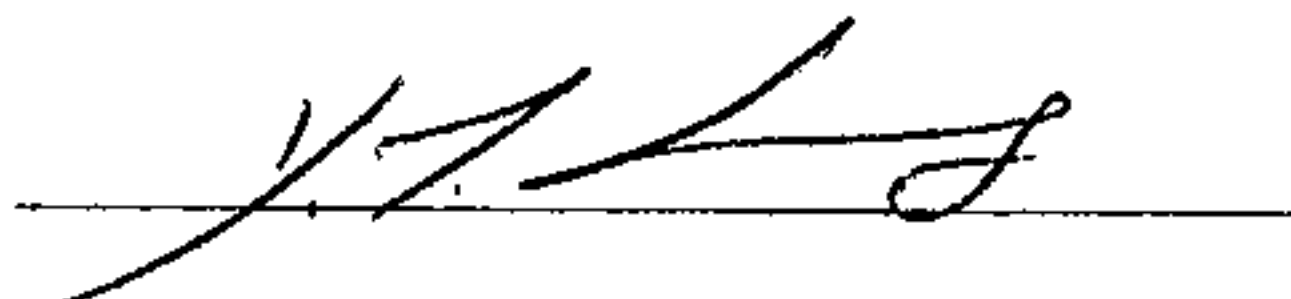
Date: 5/19/03

058

To Whom It May Concern,

I reside at 2411 Burlwood Road and am the neighbor of Salvatore and Tomasine Abbratozzato.

I have reviewed the proposed addition to the residence at 103 Galewood Road. I have no objection and am agreeable to the proposal attached with the condition that shrubbery be positioned at the rear property line to insure privacy between residences. ($\approx 6'$)



Yong-Tae Song

Date: 6/28/03

058

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

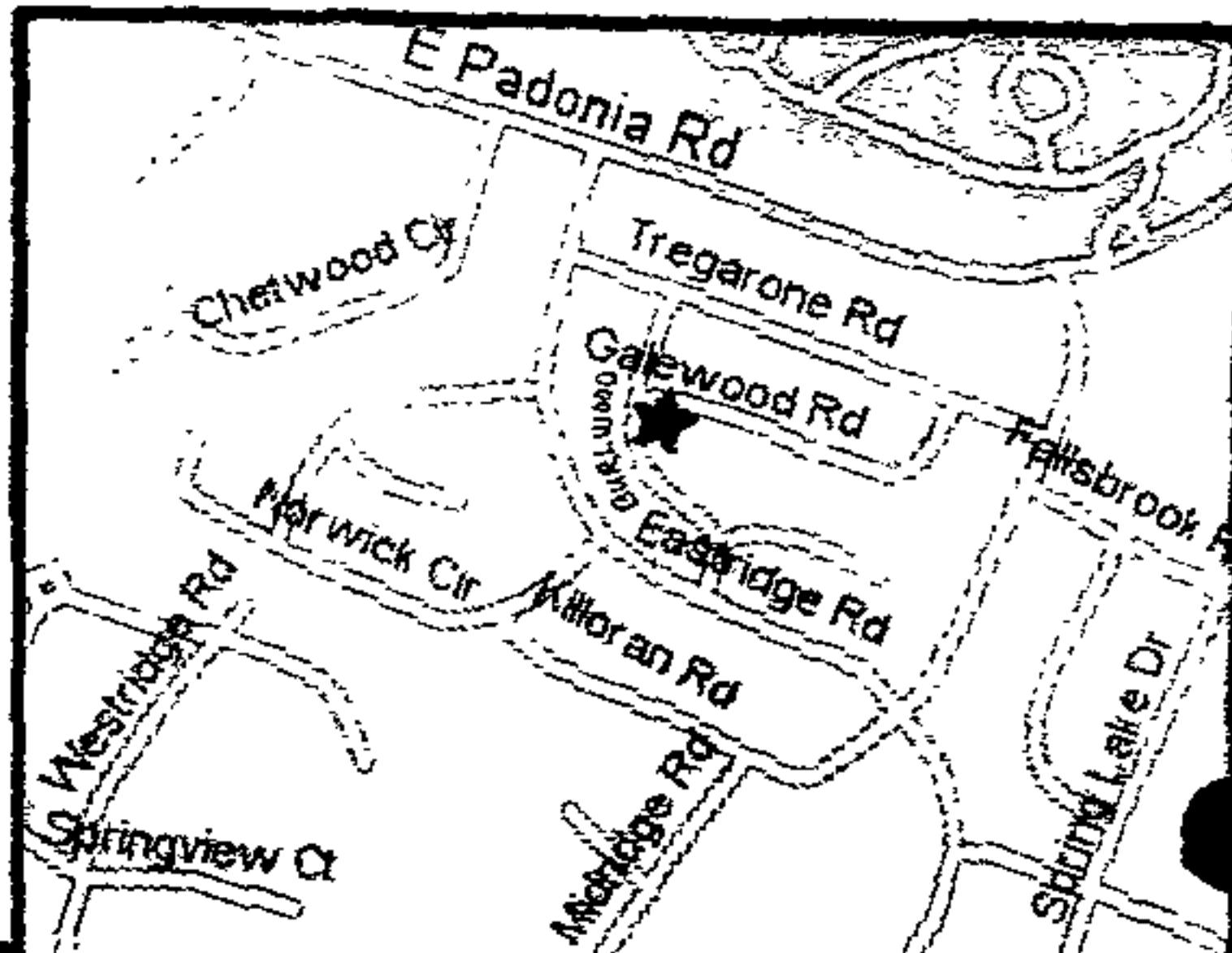
PROPERTY ADDRESS 103 Galewood Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Coachford

PLAT BOOK # 34 FOLIO # 124 LOT # 24 SECTION # 05

OWNER Salvatore R. and Tomasine A. Abbratozzato



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 12

1" = 200' SCALE MAP # NW 15A

ZONING DR 3.5

LOT SIZE	0.243	10586
ACREAGE		SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

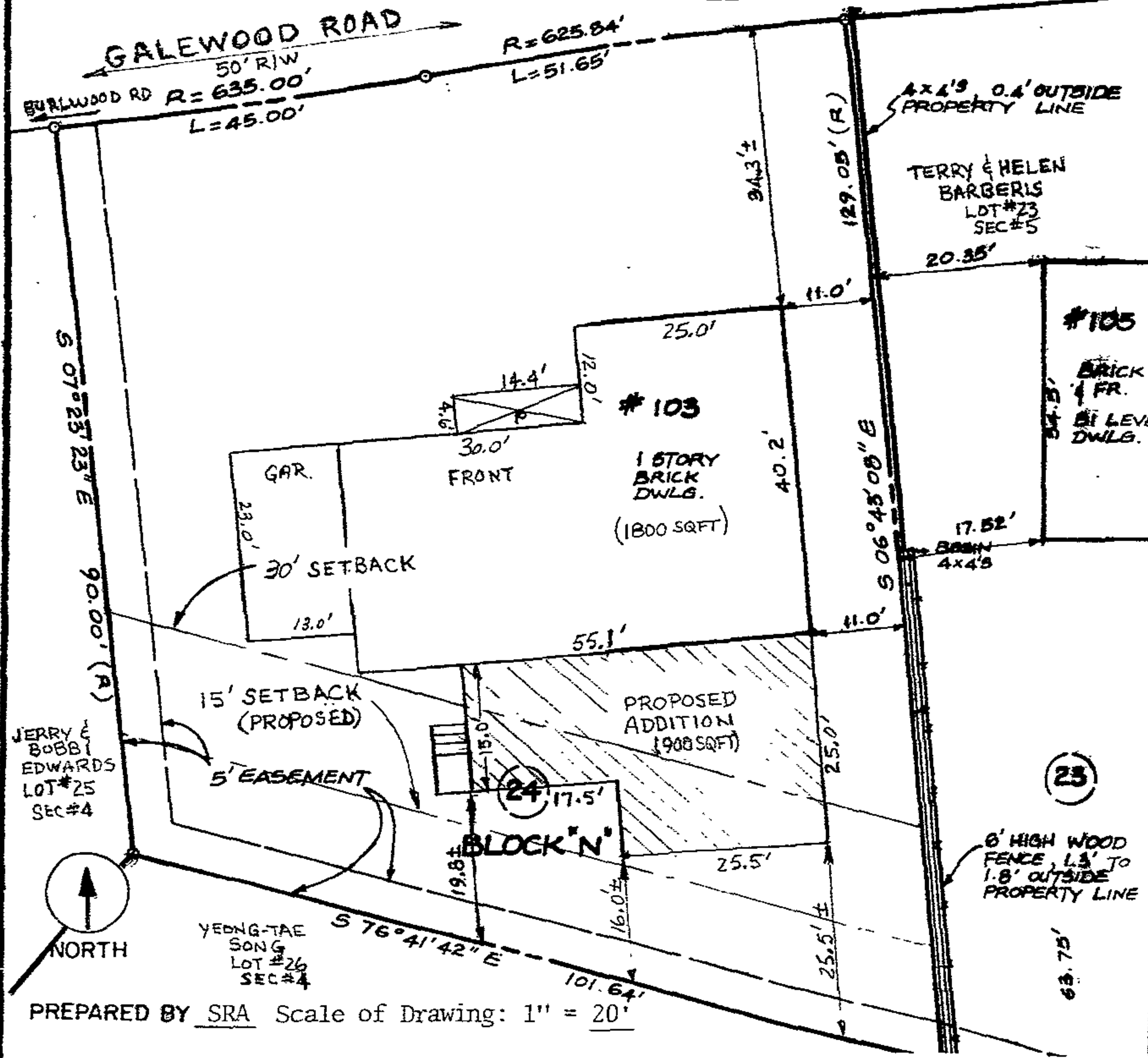
100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

10589



PREPARED BY SRA Scale of Drawing: 1" = 20'

Plot 24 #1

QT-H3. Household Population and Household Type by Tenure: 2000

Data Set: Census 2000 Summary File 2 (SF 2) 100-Percent Data

Geographic Area: Lutherville-Timonium CDP, Maryland

Universe: Total population

NOTE: For information on confidentiality protection, nonsampling error, and definitions see
<http://factfinder.census.gov/home/en/data/notes/expsf2.htm>.

Subject	Number	Percent
HOUSEHOLD POPULATION		
Population in occupied housing units	15,333	100.0
Owner-occupied housing units	13,317	86.9
Renter-occupied housing units	2,016	13.1
Per occupied housing unit	2.36	(X)
Per owner-occupied housing unit	2.48	(X)
Per renter-occupied housing unit	1.81	(X)
HOUSEHOLD TYPE		
Owner-occupied housing units	5,370	100.0
Family households	4,084	76.1
Householder 15 to 64 years	2,746	51.1
Householder 65 years and over	1,338	24.9
Married-couple family	3,586	66.8
Male householder, no wife present	117	2.2
Female householder, no husband present	381	7.1
Nonfamily households	1,286	23.9
Householder 15 to 64 years	610	11.4
Householder 65 years and over	676	12.6
Male householder	452	8.4
Living alone	355	6.6
65 years and over	157	2.9
Not living alone	97	1.8
Female householder	834	15.5
Living alone	753	14.0
65 years and over	493	9.2
Not living alone	81	1.5
Renter-occupied housing units	1,115	100.0
Family households	376	33.7
Householder 15 to 64 years	318	28.5
Householder 65 years and over	58	5.2
Married-couple family	265	23.8
Male householder, no wife present	31	2.8
Female householder, no husband present	80	7.2
Nonfamily households	739	66.3
Householder 15 to 64 years	429	38.5
Householder 65 years and over	310	27.8
Male householder	266	23.9
Living alone	188	16.9
65 years and over	43	3.9
Not living alone	78	7.0
Female householder	473	42.4
Living alone	408	36.6
65 years and over	262	23.5
Not living alone	65	5.8

(X) Not applicable.

When a category other than Total Population is selected, the data in this table refer to the race, Hispanic or Latino origin, or American Indian or Alaska Native tribe of the householder.

Source: U.S. Census Bureau, Census 2000 Summary File 2, Matrices HCT4, HCT5, and HCT9.

058

U.S. Census Bureau

American FactFinder

Main | Search | Feedback | FAQs | Glossary | Help

QT-H2. Tenure, Household Size, and Age of Householder: 2000

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

Geographic Area: Lutherville-Timonium CDP, Maryland

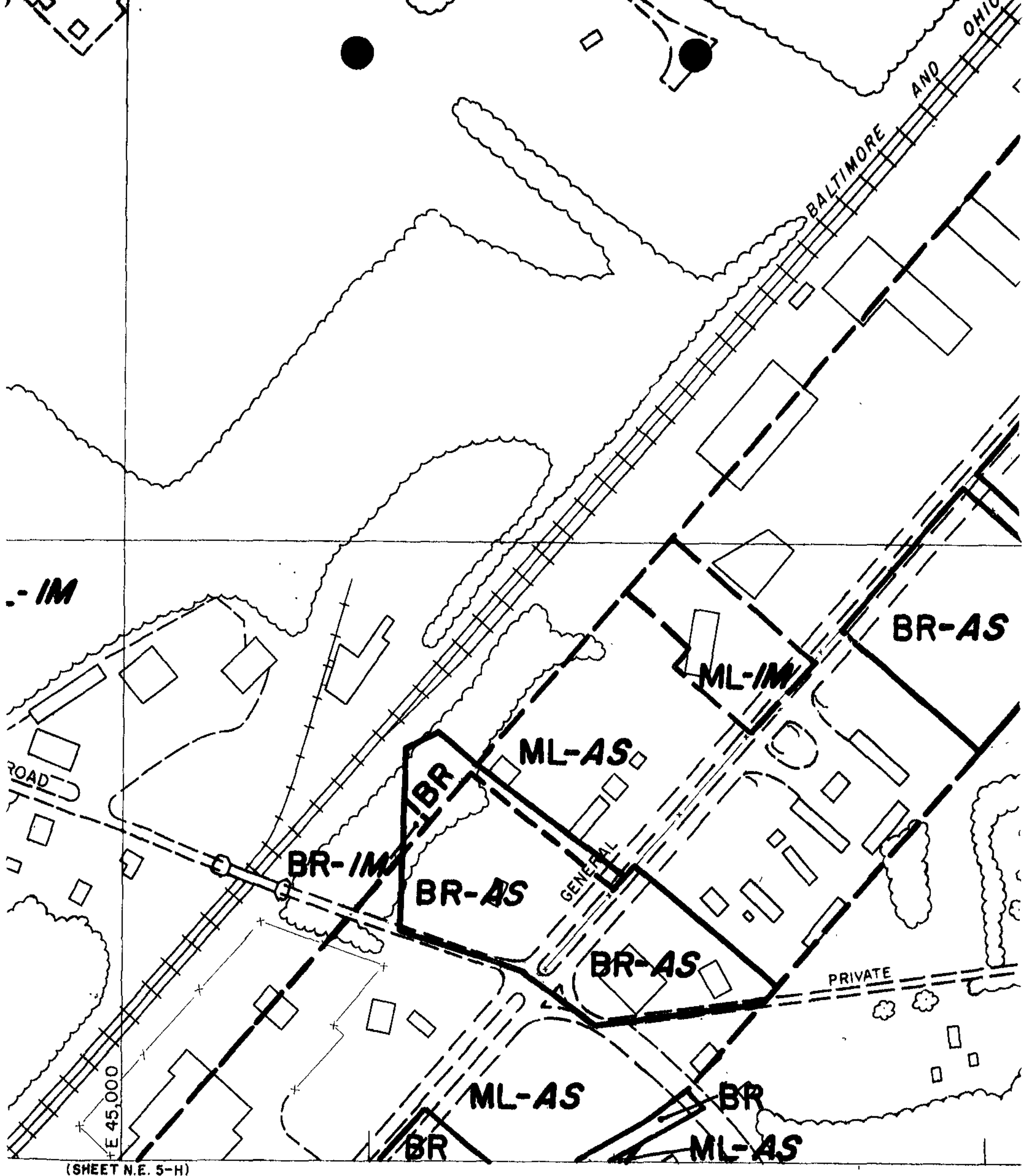
NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/data/notes/expsf1u.htm>.

Subject	Number	Percent
TENURE		
Occupied housing units	6,486	100.0
Owner-occupied housing units	5,370	82.8
Renter-occupied housing units	1,115	17.2
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	5,370	100.0
1-person household	1,108	20.6
2-person household	2,283	42.5
3-person household	840	15.6
4-person household	731	13.6
5-person household	291	5.4
6-person household	90	1.7
7-or-more-person household	27	0.5
Renter-occupied housing units	1,115	100.0
1-person household	596	53.5
2-person household	294	26.4
3-person household	120	10.8
4-person household	72	6.5
5-person household	22	2.0
6-person household	6	0.5
7-or-more-person household	5	0.4
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	5,370	100.0
15 to 24 years	19	0.4
25 to 34 years	348	6.5
35 to 44 years	931	17.3
45 to 54 years	1,134	21.1
55 to 64 years	924	17.2
65 years and over	2,014	37.5
65 to 74 years	1,102	20.5
75 to 84 years	784	14.6
85 years and over	128	2.4
Renter-occupied housing units	1,115	100.0
15 to 24 years	94	8.4
25 to 34 years	222	19.9
35 to 44 years	193	17.3
45 to 54 years	164	14.7
55 to 64 years	74	6.6
65 years and over	368	33.0
65 to 74 years	75	6.7
75 to 84 years	188	16.9
85 years and over	105	9.4

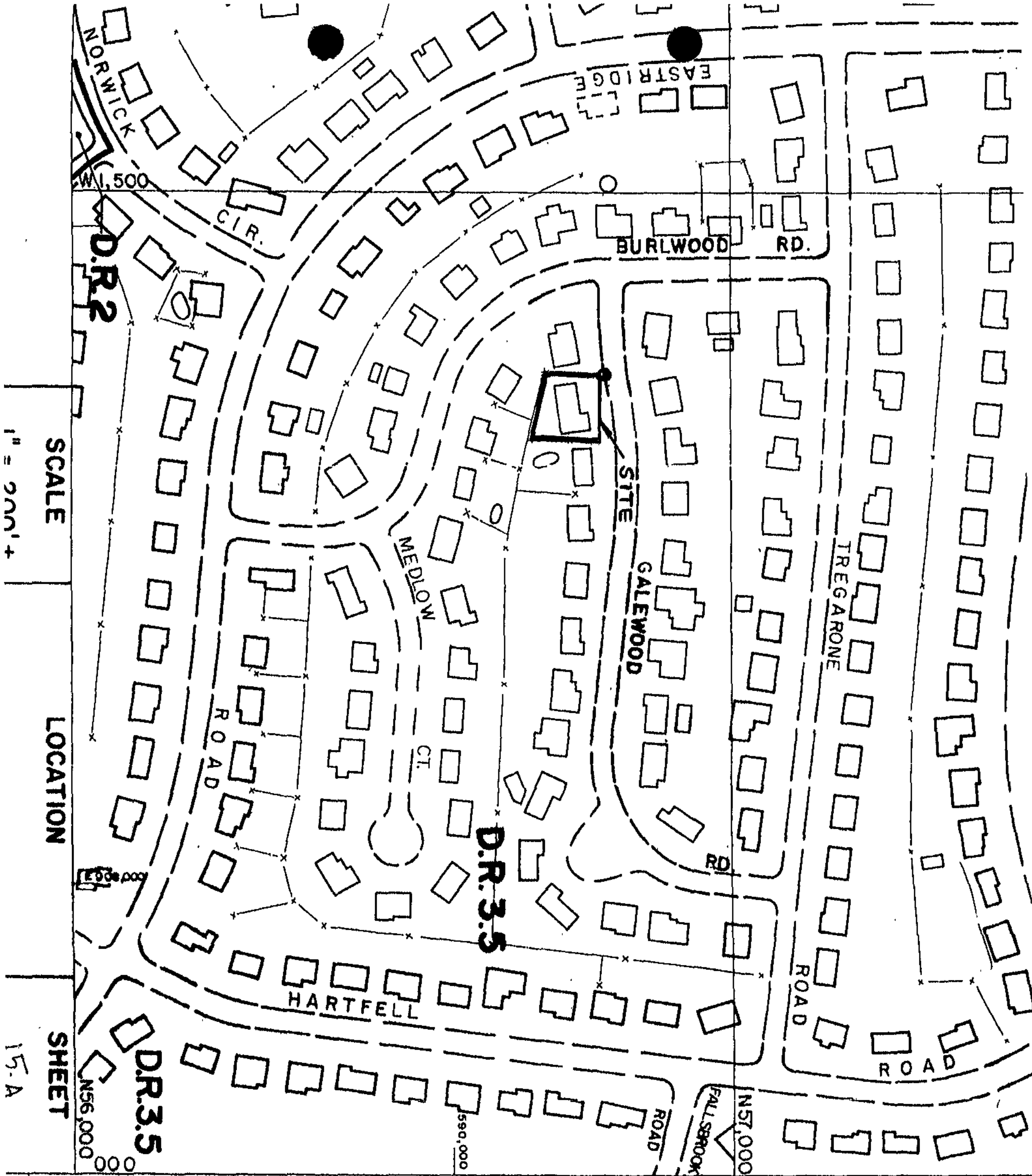
(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

058



BALTIMORE COUNTY PLANNING AND ZONING ZONING MAP



058

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

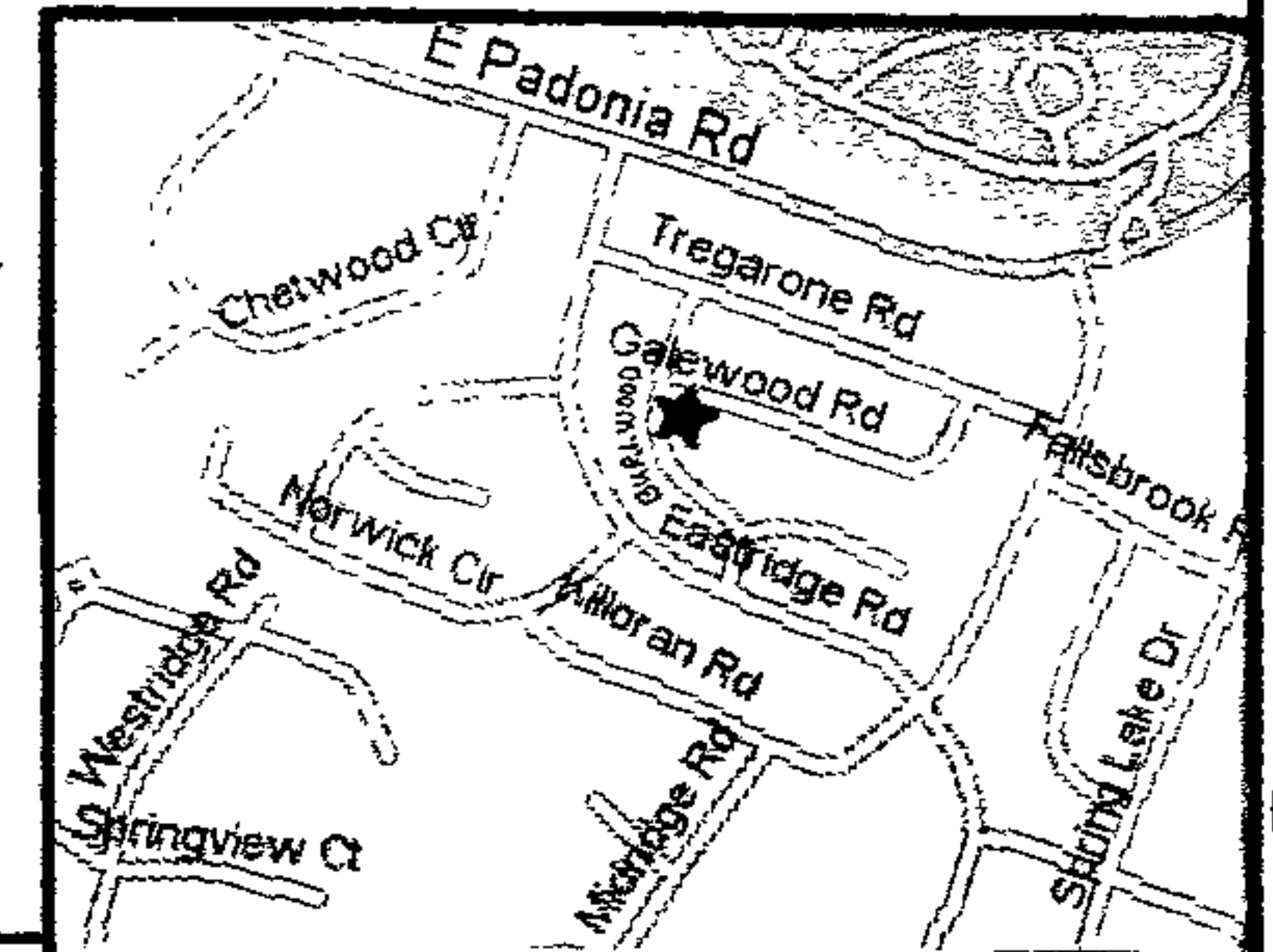
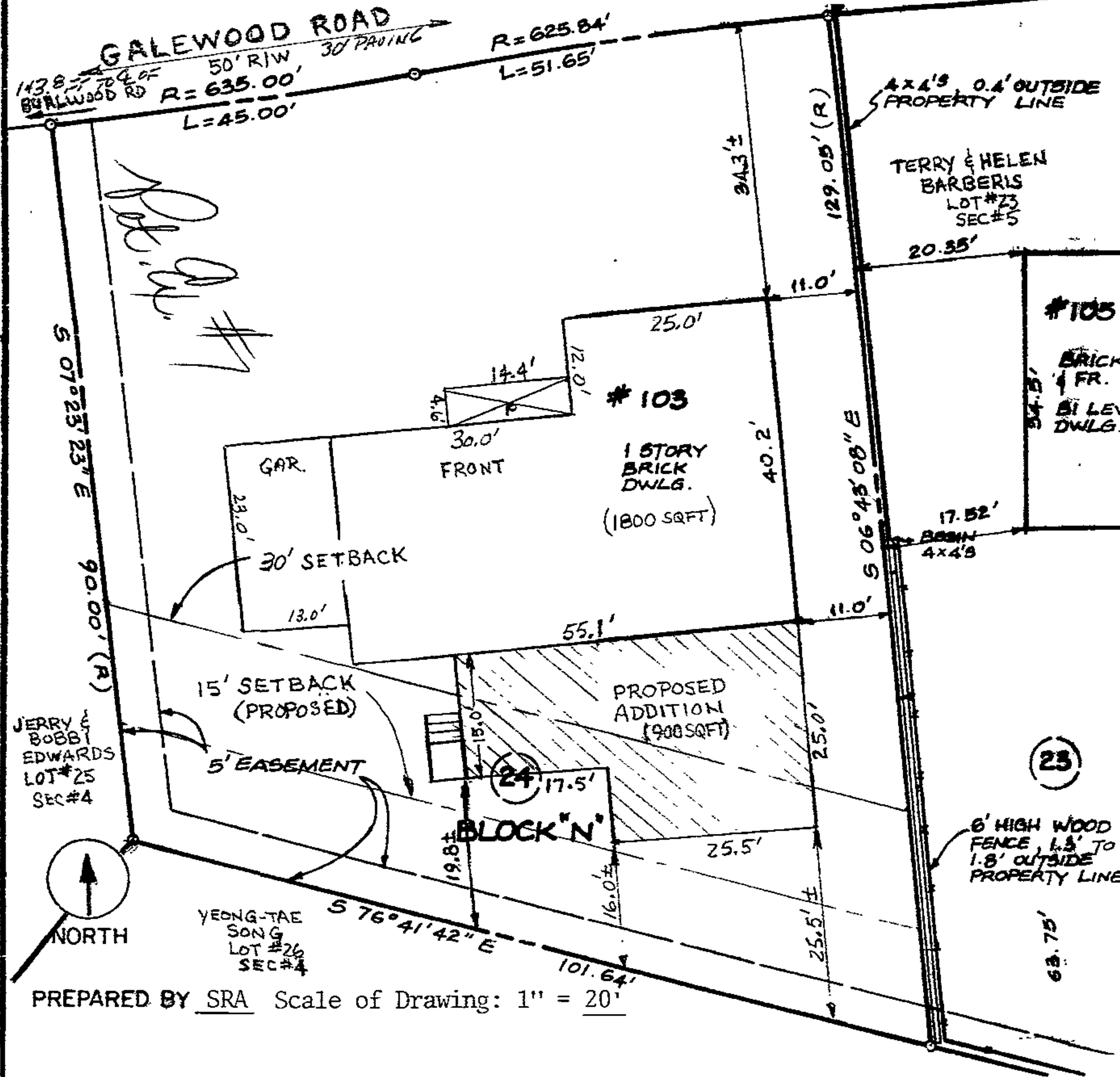
PROPERTY ADDRESS 103 Galewood Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Coachford

PLAT BOOK # 34 FOLIO # 124 LOT # 24 SECTION # 05

OWNER Salvatore R. and Tomasine A. Abbratozzato



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT **3**

1"=200' SCALE MAP # NW 15A

ZONING DR 3.5

LOT SIZE 0.243 10586
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

058

Kodak
Picture CD

Kodak
Picture CD

Date: 6/2003

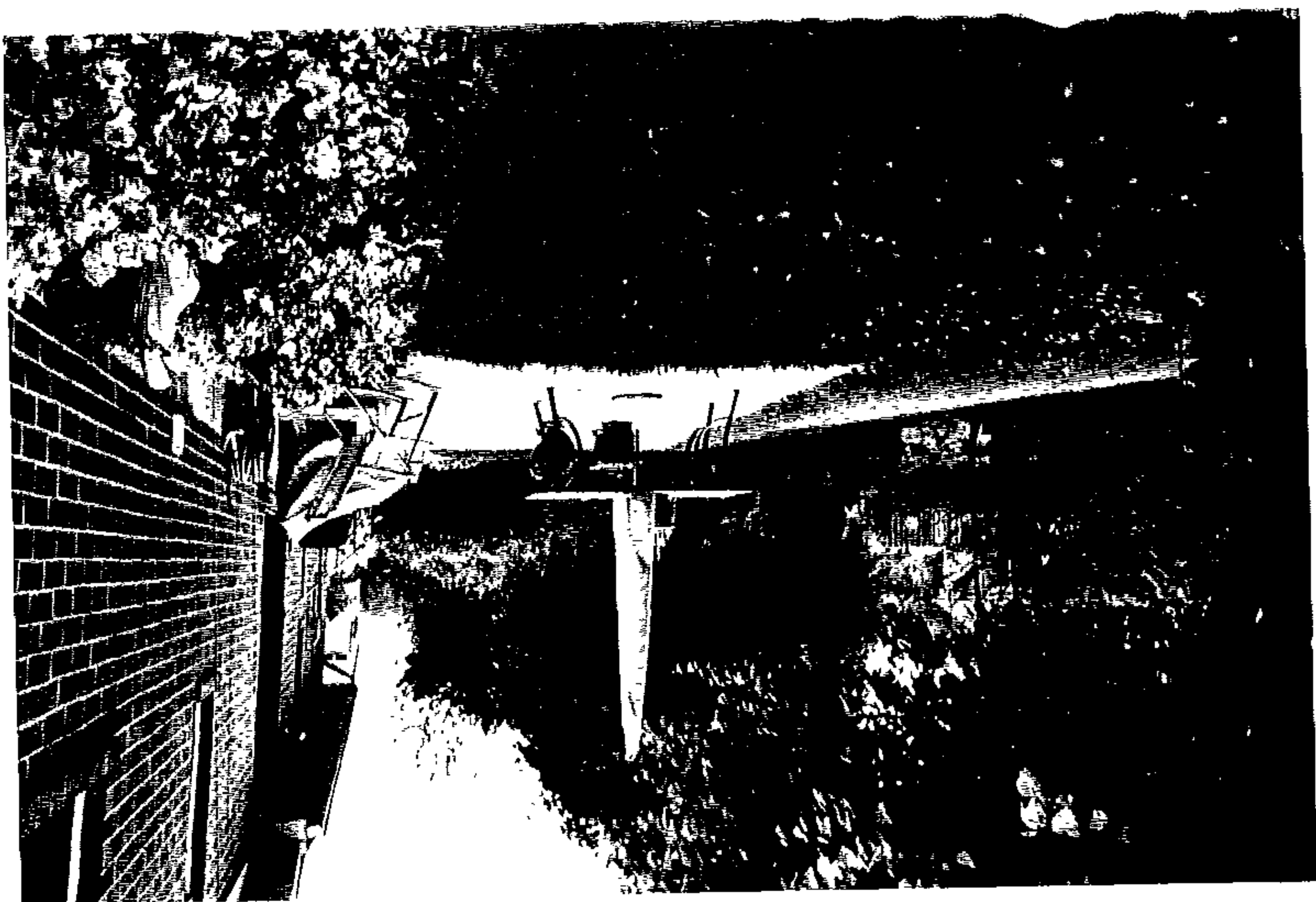
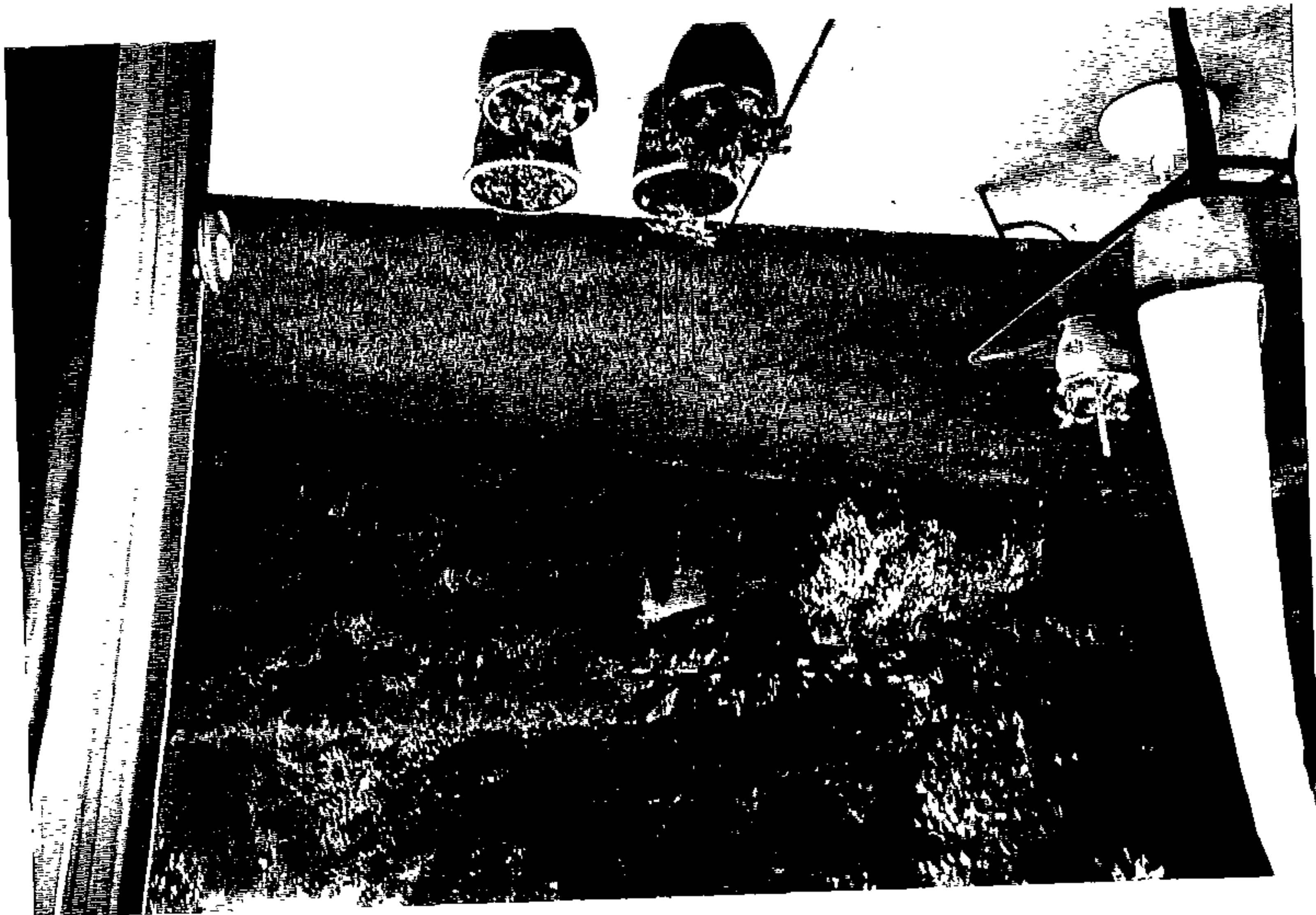
Subject: 103 GALEWOOD ROAD
REAR OF PROPERTY
VARIOUS PHOTOS

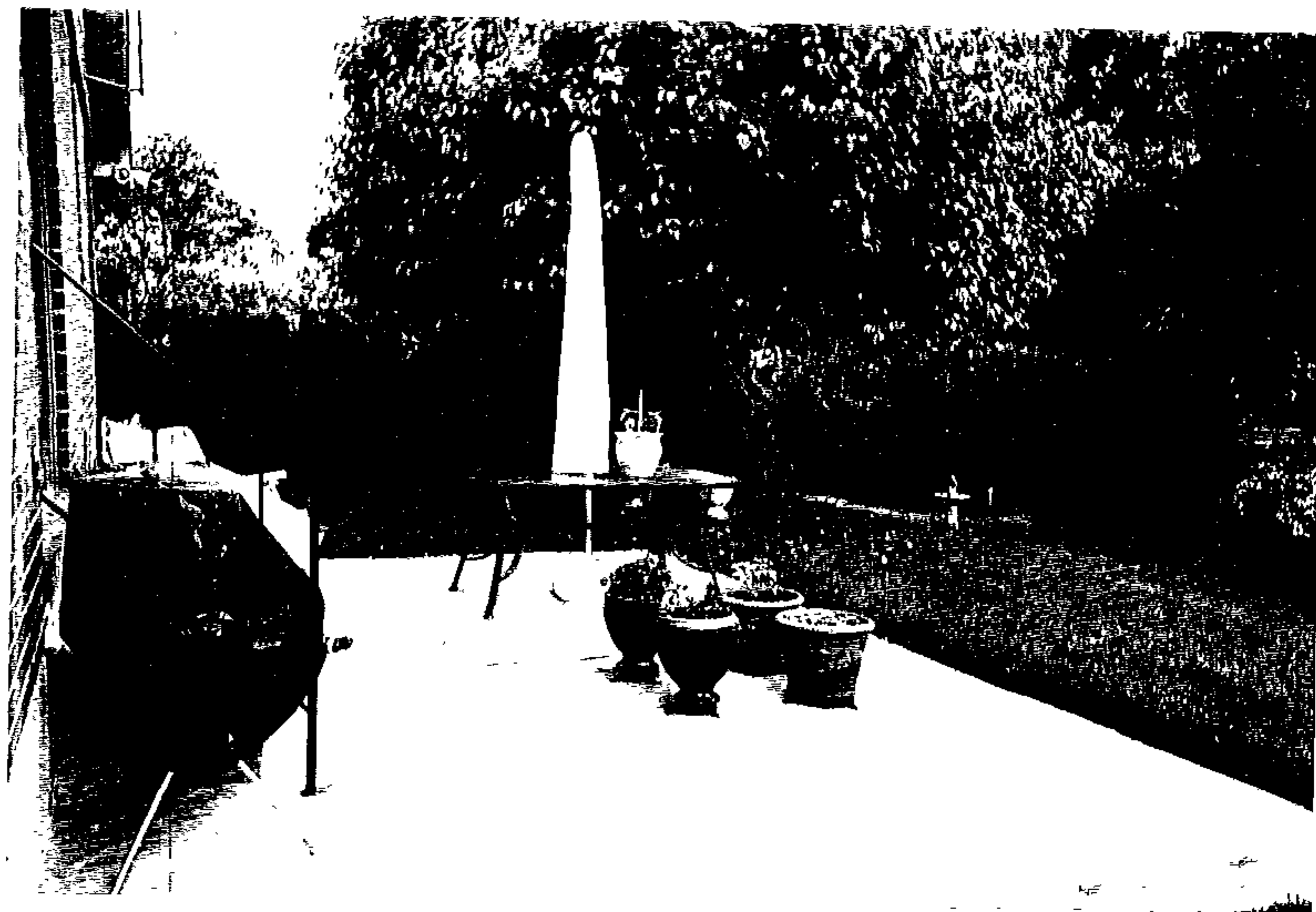
FOR ADDITIONAL INFORMATION

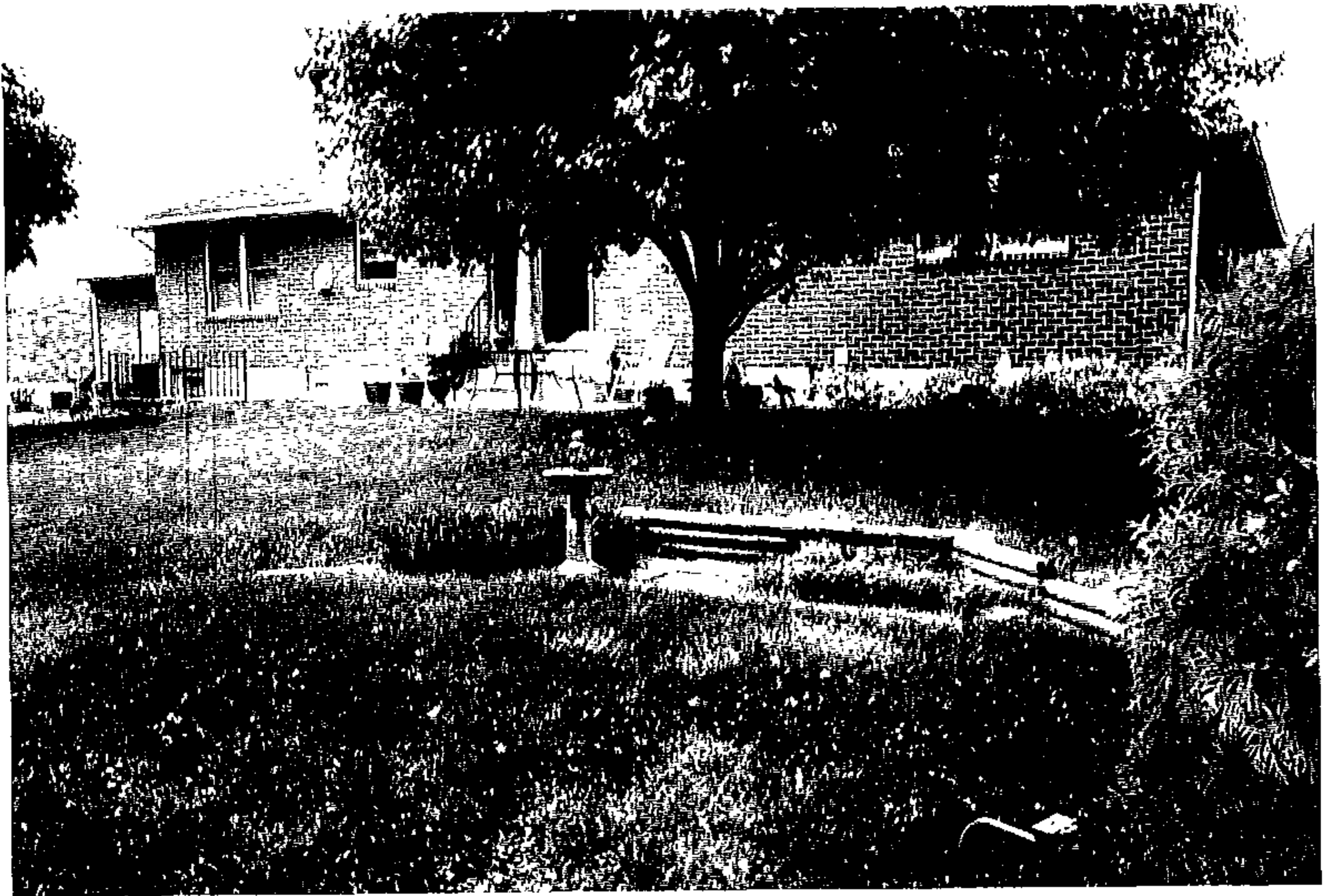
SAFE HANDLING FOR BEST RESULTS, HANDLE

2068 Granted
9/11/03 w/
next













to the Zoning Commissioner of Baltimore County

for the property located at 103 Galewood Road
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

211.4 (1955 REGS.)

of the BCZR to permit a minimum rear yard setback of

15' +- in lieu of the required 30'.

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 _____ City _____

Signature _____
Company _____
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.

Legal Owner(s):

Salvatore R. Abbratozzato
Name - Type or Print Salvatore R. Abbratozzato
Signature [Signature]
Thomasine A. Abbratozzato
Name - Type or Print Thomasine A. Abbratozzato
Signature [Signature]
103 Galewood Road 410-252-7344
Address Telephone No.
Timonium MD 21093
State Zip Code

Representative to be Contacted:

Wheatley Associates, Inc.
Name
17415 Wesley Chapel Rd. 410-329-8242
Address Telephone No.
Monkton MD 21111
City State Zip Code

04 058 A

Zoning Commissioner of Baltimore County

11/11/03 01/25/03

RECEIVED FOR FILING