ORDER RECEIVED FOR FILING Date

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Perryvale Road, across from

Shawn Court

(9023 Perryvale Road)

11<sup>th</sup> Election District 6<sup>th</sup> Council District

Juan Stecco, et ux Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 04-133-A

\*

\* \* \* \* \* \* \* \* \*

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Juan and Elisa Stecco. The Petitioners seek relief from Sections 1B01.2.C.a and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a side window to property line setback of 5' in lieu of the minimum required 11'3" for a proposed 286 sq.ft. deck with an enclosed sun porch below, and to amend the latest Final Development Plan for Perryvale, Lot 109, only accordingly. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation

ORDER RECEIVED FOR FILING
Date

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contained within the case file. Based upon the information contained therein, I am persuaded to grant the requested relief. There was apparently no opposition to the request by any of the neighbors and there were no adverse comments submitted by any County reviewing agency. Thus, it appears that relief can be granted without detriment to the health, safety and general welfare of the surrounding locale.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

this day of October 2003 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.a and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a side window to property line setback of 5' in lieu of the minimum required 11'3" for a proposed 286 sq.ft. deck with an enclosed sun porch below and to amend the latest Final Development Plan for Perryvale, Lot 109, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

# 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

October 24, 2003

Mr. & Mrs. Juan Stecco 9023 Perryvale Road Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE E/S Perryvale Road, across from Shawn Court (9023 Perryvale Road) 14<sup>th</sup> Election District – 5<sup>th</sup> Council District Juan Stecco, et ux - Petitioners Case No. 04-133-A

Dear Mr. & Mrs. Stecco:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. Greg Falter, Patio Enclosures, Inc. 224 8<sup>th</sup> Avenue NW, Glen Burnie, Md. 21061 People's Counsel; Case File



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



ORDER Date 2/88 By 9/2/88

# Potition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 9023 Perrvvale Rd. 21236 which is presently zoned DR 5.5

		,				
owner(s) of the property and made a part hereof.	/ situate in Balti hereby petition	more County a for a Variance	nd which from Se	and Development Manage h is described in the described ction(s) $ Bo /\sim 2.0$	ription and plat	attached hereto
To all	OW & 50	dewind	020 5	to property 111	ne sete	ack go
Min Iseu go	The m	ja mon	1 F	to property 11/4	ft. and	to amo
the latest t	SDP to	allow.	Sano	e ,		
of the zoning regulation back of this petition form		County, to the	zoning l	aw of Baltimore County, fo	or the reasons in	ndicated on the
Property is to be posted I, or we, agree to pay expere regulations and restrictions	nses of above Va	ıriance, advertisin	ig, postir	ning regulations. ng, etc. and further agree to an the zoning law for Baltimore C	nd are to be bound county.	ted by the zoning
				I/We do solemnly declare an perjury, that I/we are the legist is the subject of this Petition	al owner(s) of the	
Contract Purchaser/L	<u>.e:396.</u>			Legal Owner(s):		
Name - Type or Print			Name -	Juan Stecco Type or Print		· · · · · · · · · · · · · · · · · · ·
Signature	······································	<del> </del>	<b></b>	Signature	JA CCCE	<del>,</del>
Address		Telephone No.		Name - Type or Print		······································
City	State	Zip Code	<del></del>	Signature	1///	
Attorney For Petition	<u>er</u> ."			- 9023 Perryvale Rd. Address	410-256-3	3357 Telephone No.
				Baltimore, MD 2123	6	•
Name - Type or Print			City			p Code
		<u> </u>	<del>-</del>	Representative to be	Contacted:	
Signature				Patio Enclosures In	c (Attn. G	roa Ealtor\
Company	· · · · · · · · · · · · · · · · · · ·		<del>-</del>	Name	C (Milli. G	reg raiter)
				224 8th Ave NW	443-79	7-0351
dress	<del></del>	Telephone No.	<del></del>	Address		Telephone No.
<u> </u>	O4-1-	71 7	<b>-</b>	Glen Burnie, MD 210		Zin Codo
	State	Zlp Code		City	State	Zip Code
	n formally demand	led and/or found to	o be requ	rired, it is ordered by the Zoning be set for a public hearing, advertise	Commissioner of Ba	Itimore County, this
Saltimore County and that the	property be reposte	d.	a hannou	ne ser ini a hanin ticatiliâ' anzaliisi	ou, as required by the	, zomig regulations
$\mu m$						

Zoning Commissioner of Baltimore County

# Affidavith Support of Administrate 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.	a
HALLIG	7111GH N 3,	, accarac	DI 0001 111 X		

t 9023 Perryvale Rd. Address

Baltimore Md, 21236

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):

- 1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
- 2. Insulate and reduce heating bills.
- 3. Reduce road noise.
- 4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
- 5. Improve the apperance of the house
- 6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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

Signature

Elisa Stecco

Name - Type or Print

Juan Stecco

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 200 day of September 1 1003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FIGA STICCO & JUAN STRICE

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

Date

Notary Public

My Commission Expires

1/2005

REV 09/15/98

# Affida Vitte 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
-------------------------------------------------

9023 Perryvale Rd.
Address

Baltimore Md, 21236

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):

- 1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
- 2. Insulate and reduce heating bills.
- 3. Reduce road noise.
- 4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
- 5. Improve the apperance of the house
- 6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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

Signature

Elisa Stecco

Name - Type or Print

....

Juan Stecco

Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 200 day of 500 day for 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), 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

03

Date

Notary Public

My Commission Expires

REV 09/15/98



back of this petition form.

CASE NO.

REV 9/15/98

# Patition for Adminatrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9023 Perrvvale Rd. 21236 which is presently zoned <u>DR 5.5</u>

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) 180/2.0.4 (VB59, CMDP)

Property line Setbock of 5 st. in her of the min imain required 11/24 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the

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.			Legal Owner(s):		
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·		Name -	Juan Stecco Type or Print	1	<u>.                                    </u>
Signature		<del></del>	<b></b> -	Signature Uar Of	lco	
Address		Telephone No.	<b></b>	Name - Type of Print		
City	State	Zip Code	-	Signature	11 cou	<u></u>
Attorney For Petition	ner;			- 9023 Perryvale Rd. Address Baltimore, MD 21236	410-256	6-3357 Telephone No.
Name - Type or Print			City	State	<del></del>	Zip Code
Signature	<del></del>	·	<b></b> -	Representative to be Cor		Cros Enlise
Company	······································	· · · · · · · · · · · · · · · · · · ·	-	Patio Enclosures Inc Name 224 8th Ave NW		797-0351
Address	······································	Telephone No.	-	Address Gien Burnie, MD 21061		Telephone No.
City	State	Zlp Code	-	City	State	Zip Code
A Public Hearing having be day of day of of Baltimore County and that the			be requ s petition	ulred, It is ordered by the Zoning Conbe set for a public hearing, advertised, a	imissioner of is required by	Baltimore County, this the zoning regulations
				Zoning Commissioner of Ba	Itimore Coun	ty

Estimated Posting Dat

# Zoning Description for 9023 Perryvale Rd.

Beginning at a point on the East side of Perryvale Rd. Which is 60 feet wide at the distance of 0 feet ± South of the nearest improved intersecting street Shawn Ct. which is 50 feet wide. Being lot # 109, Block # B, Section # in the subdivision of Perryvale. As recorded in Baltimore county plat book # 42, Folio # 86 containing 6,156 square feet. Also known as 9023 Perryvale Rd.. and located in the 11th election district, Councilmanic district.

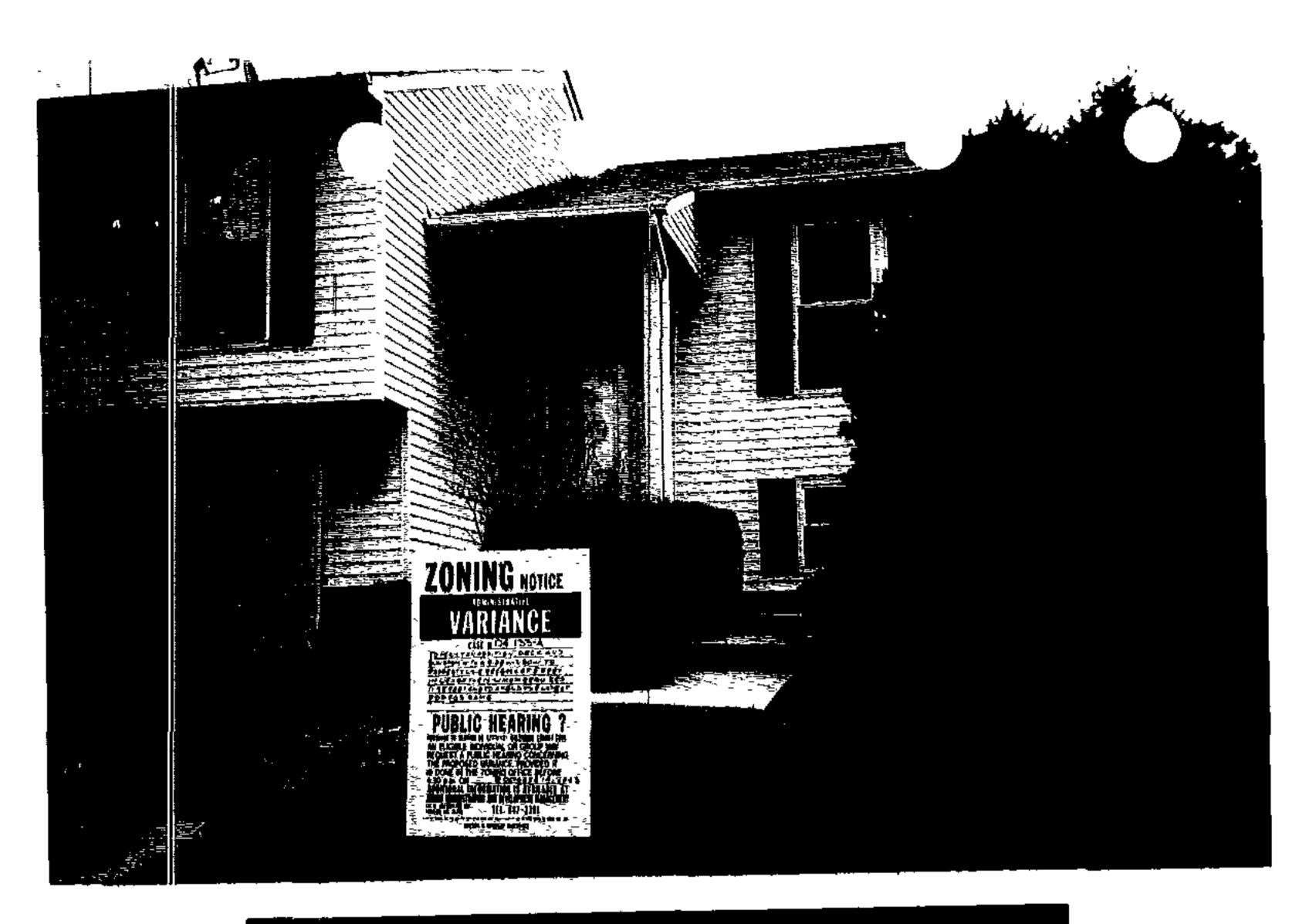
133

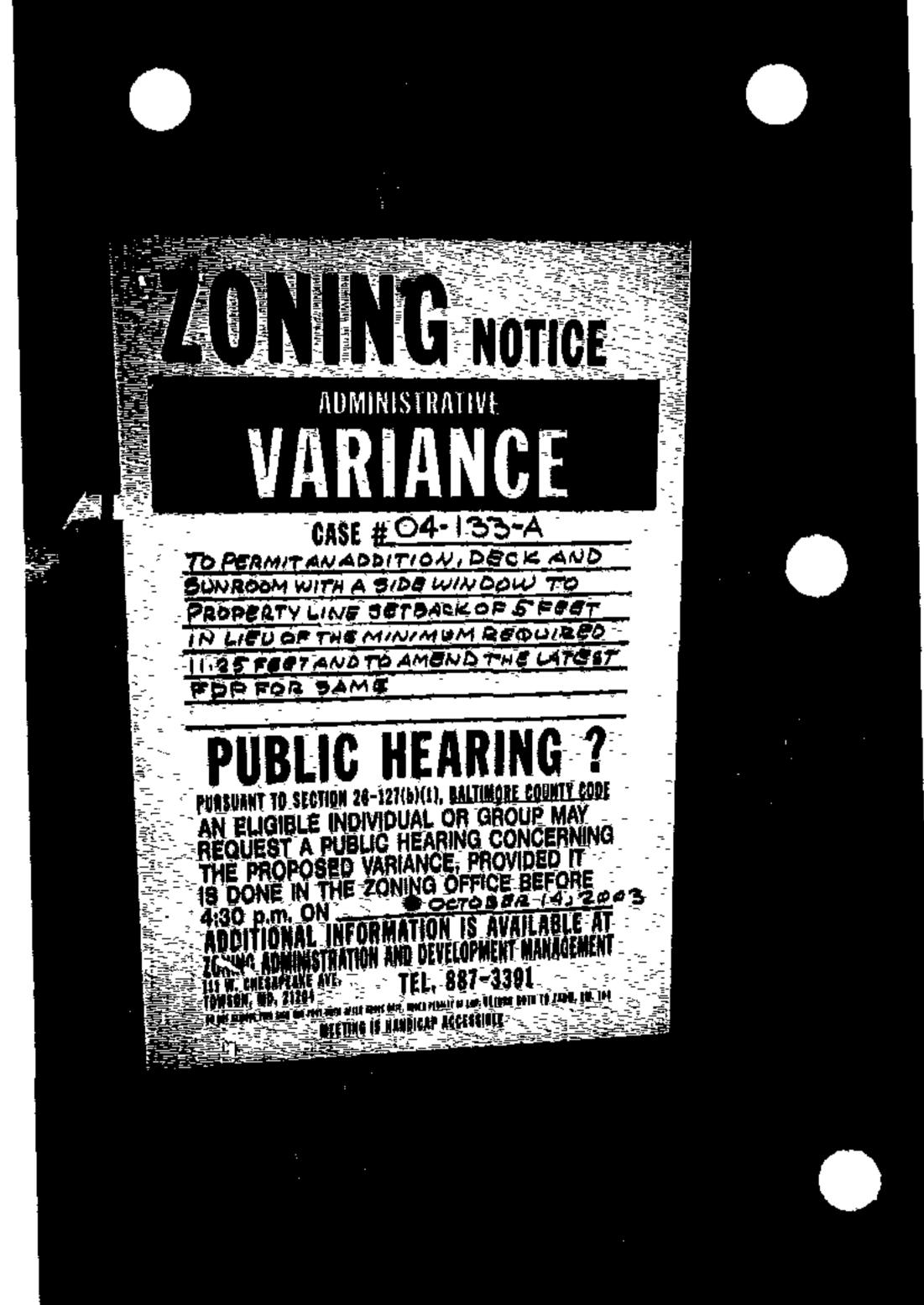
5 Cose # 04-133-4No. 28102 BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT Patio Enclosures 1023 Tole Policy

PAID RELETY

PAID

CASHIER'S VALIDATION





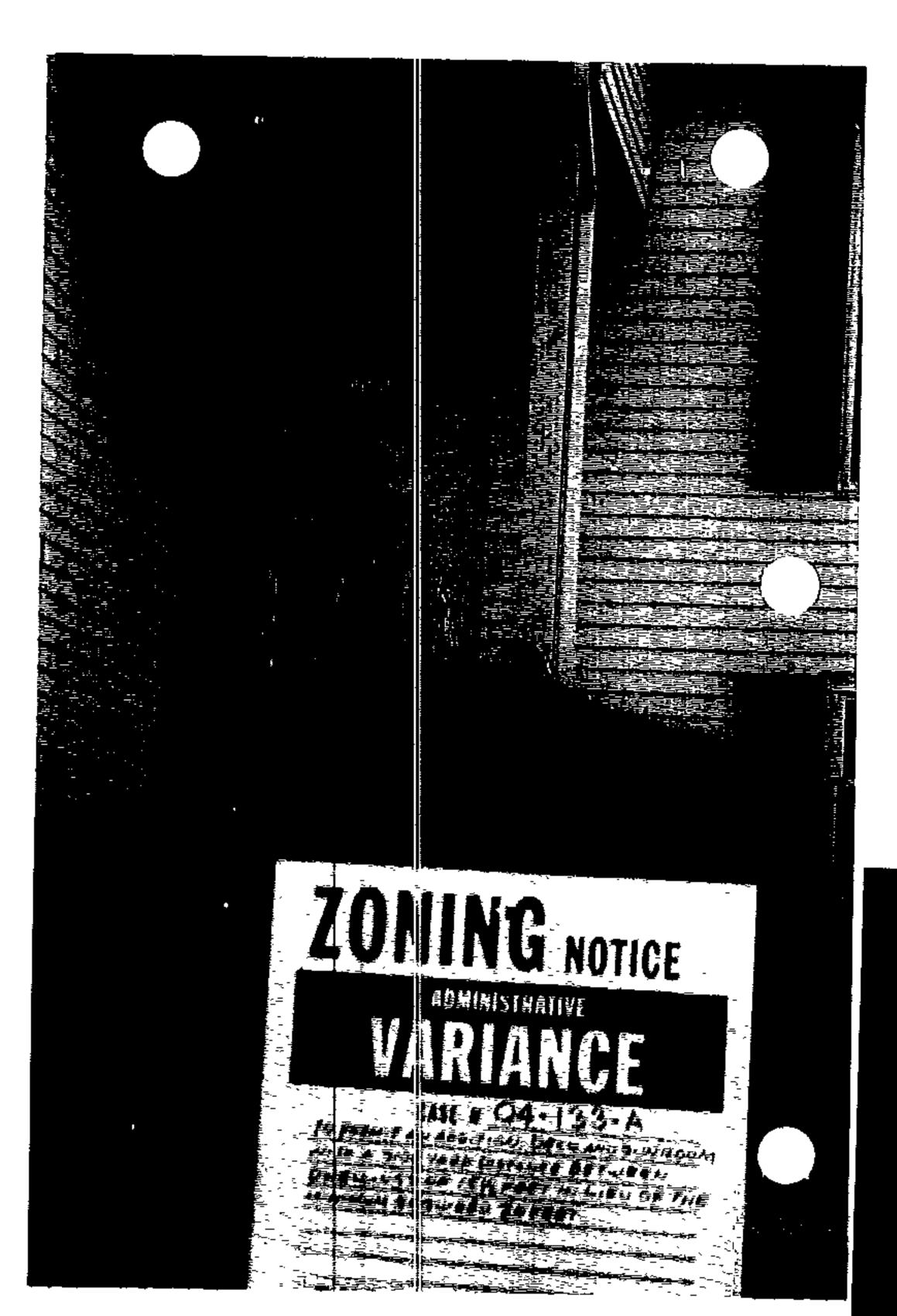
# CERTIFICATE OF POSTING

altimore County Department of ermits and Development Management ounty Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	
Mention: BECKY HART	•
adies and Gentlemen: This letter is to certify under the power were posted conspicuously on the property located at	enalties of perjury that the necessary sign(s) required by  #0023 PERRY YACE ROAD
•	
•	WITH THE NEW
he sign(s) were posted on WORDING	T-
(Month	a, Day, Year)
	Sincerely,
	Darland Di E Noore
	(Signature of Sign Poster and Date)
•	CHARLANDE, WY OORS (Printed Name)
	3225 RYERSON CIRCLES (Address)
	PAUTINIARE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)

RE: Case No.: 04-133-A

Petitioner/Developer: JOSAI & EUSA STECCO

Date of Hearing/Closing: Oct. 14, 2003



# ADMINISTRATIVE LARIANO E CASE # 04-133-A TO PERMIT AN ADDITION, DELK AND SUNROOM, WITH A DIDE YARD DISTANCE BETWEEN DWBLIUS DOF 15/4, FROT IN LIEU OF THE MINIMUM REQUIRED 20 FEST. PUBL C HEARING ? PLANTED THE TONING ONCERNING PLOUGET A PUBLIC HEARING CONCERNING PLOUGET HEARING CONCERNING PLOUG

# CERTIFICATE OF POSTING

Baltimore County Department of

Permits and Development Management County Office Building, Room 111	
111 West Chesapeake Avenue Tewson, MD 21204	
Attention: BECKY HART	•
Ladies and Gentlemen: This letter is to certify under the pena	alties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at	2023 PERRY VALE ROAD
j	
The state of the s	<u>003</u> Day, Year)
Sin	cerely,
	Signature of Sign Poster and Date)
	FARLANDE. MOORE
, <u> </u>	(Printed Name)
	3225 RYERSON CIRCLES (Address)
	DAUTINIARE, MD. 21227 (City, State, Zip Code)
·	(410) 242-4263
	(Telephone Number)

RE: Case No.: 04-133-A

(PATIO ENCLOSIONES)

Petitioner/Developer: JOAN & ELISA STECCO

Date of Hearing/Closing: Oct.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

ase Number 04 - 13:3 -A Address 9023 Penny Vale Rd.
ontact Person: John Sull-van Phone Number: 410-887-3391
ling Date: 9-16-03 Posting Date: 9-29-03 Closing Date: 10-14-0
ny contact made with this office regarding the status of the administrative variance should be rough the contact person (planner) using the case number
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.
<u>DEADLINE:</u> 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.
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.
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.
Default Allong Dutted Lind
titioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
se Number 0\$ -133 -A Address 9023 Penryvale Rd.
ulioner's Name Juan & Elisa Stecco Telephone 410-256-3357
sting Date: 9-29-03 Closing Date: 10-14-03
ording for Sign: To Permit an addition deck & sunnoom with a side -
- yard distance between dwellings & 15/2 At in lieux
the minimum required 30 pt.
*

# DEPARTMENT OF PERMITS AND DEVELOPMENT WAGENIENT

# ADVERTISING RECUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/nelghboring 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: 04-133-4
Petitioner: - Juan & Elisa Stecco
Address or Location: 9023 Perryvale Rd. Baltimore, MD 21236
PLEASE FORWARD ADVERTISING BILL TO:  Name: Patio Enclosures Inc
Address: 224 8th Ave. NW
Glen Burnie, MD 21061
Telephone Number:

Revised 2/20/98 - SCJ

# Department of Permits Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 14, 2003

Juan Stecco Elisa Stecco 9023 Perryvale Road Baltimore, MD 21236

Dear Mr. and Mrs. Stecco:

RE: Case Number: 04-133-A, 9023 Perryvale Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callibal)

WCR:klm

Enclosures

c: People's Counsel

Patio Enclosures, 224 8th Ave., NW, Glen Burnie 21061



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



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

October 7, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 7, 2003

Item No.:

130 - 141, 143, 144, 147 - 150

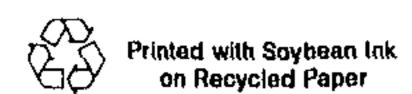
Dear Ms. Hart:

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





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

Michael S. Steele, Lt. Governor

MILE LAND DEPARTMENT OF FRANKERS IN

Date: 10.7.03

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

Robert L. Ehrlich, Jr., Governor

RE:

Baltimore County

Item No. /33

115

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,

1

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

1. 1. South

# 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

RECEIVED

**DATE:** October 16, 2003

OCT 1 7 2003

ZONING COMMISSIONER

**SUBJECT:** 

9023 Perryvale Road

**INFORMATION:** 

**Item Number:** 

04-133

Petitioner:

Juan Stecco

Zoning:

DR 5.5

Requested Action:

Administrative Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side window to property line setback of 5 feet in lieu of the minimum required 11 ¼ feet, and to amend the FDP to reflect the subject change.

Prepared by:

**Section Chief:** 

AFK/LL:MAC:

# BALTIMORE COUNTY, MARYLAND

# INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 21, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 13, 2003 Item Nos. 130, 131, 132, 133, 134, 135, 138, 139, 142, 143, 145, 146, 149, and 150

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

RWB:CEN:jrb

cc: File

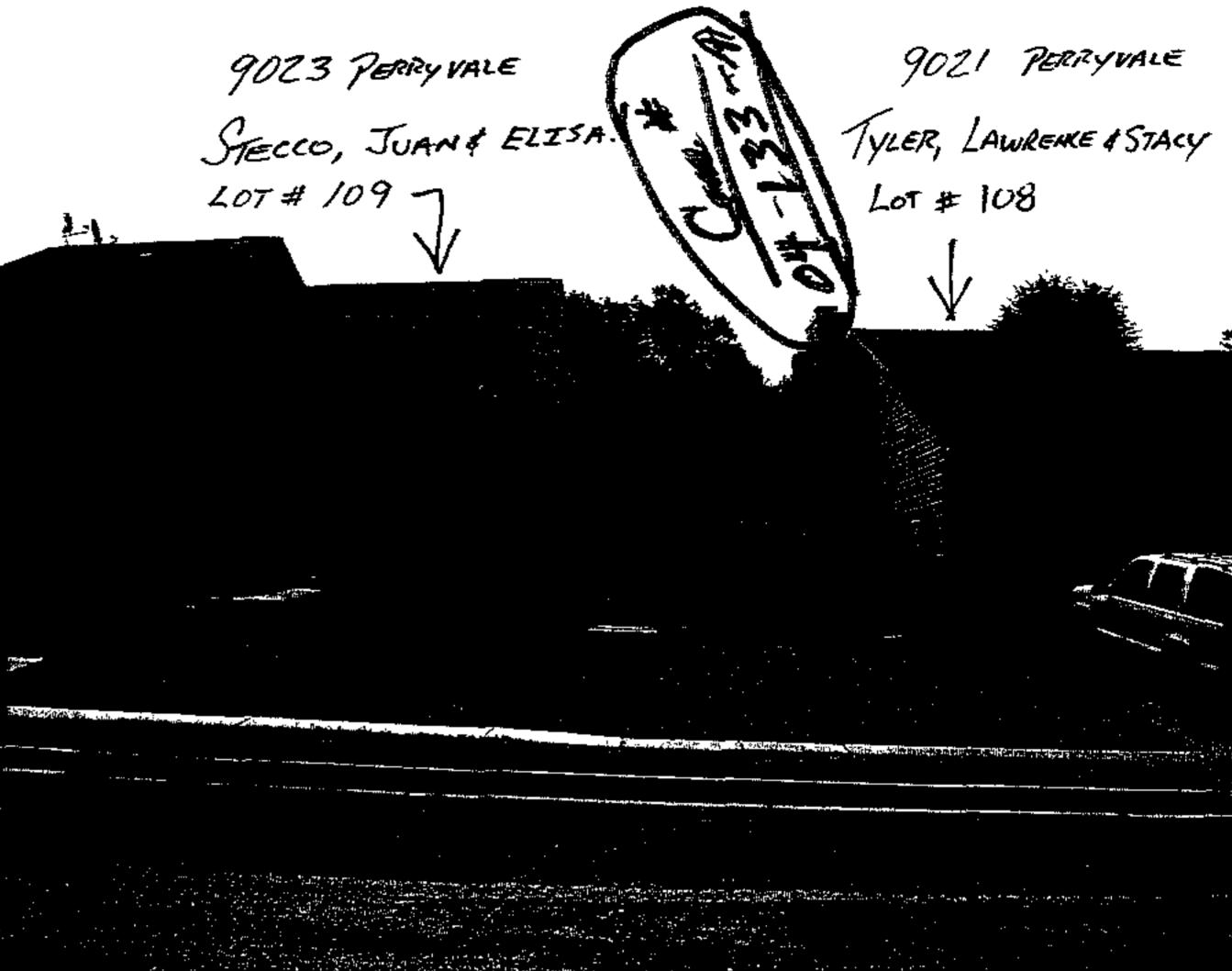
# Memo To The File

Subject Zouing Case # 04-133-A From: John Sullivan

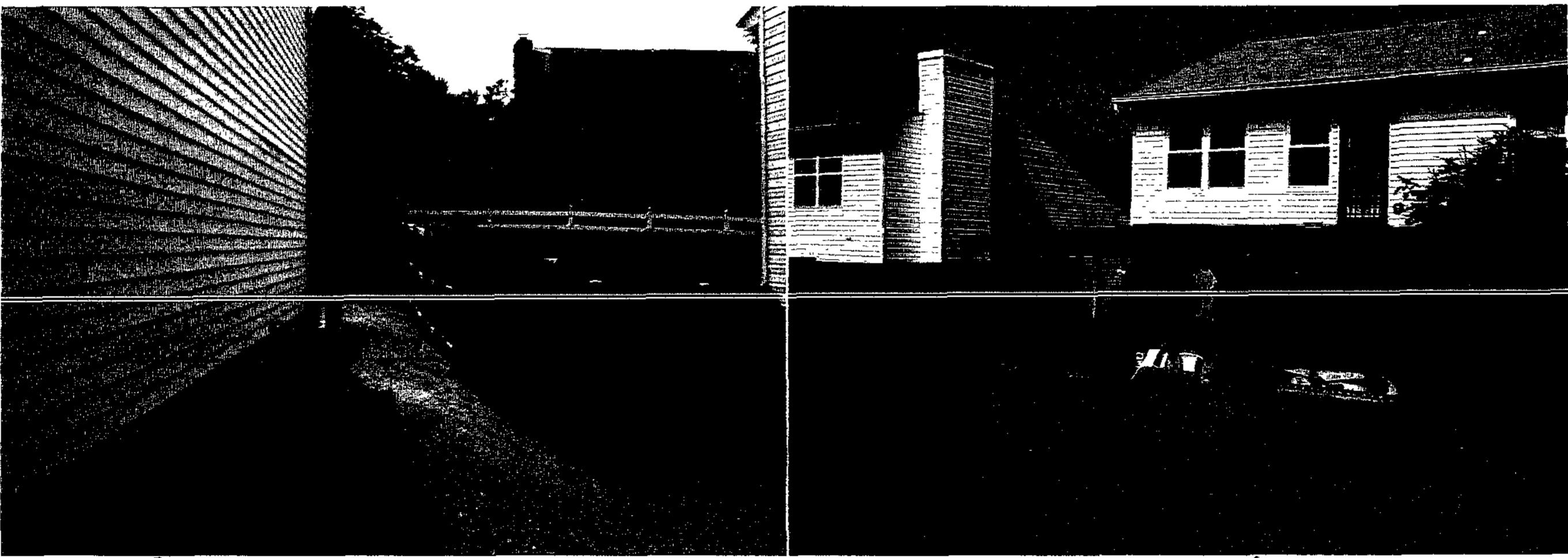
After discussing this petition with John Lewis, Jeft Perlow and Carl Richards of was finally decided that if the proposed deckt Sunroom have No Side windows on the Side facing #902/ Penny vale Rd. then a Vaniance would not be required persuant to Policy Sill. C.3. b. When I called the property OWER (5) Mr. + MRS STECKO I Was told that No one there speaks English very well. When I auted Greg Falter of Patio Enclosures, Inc he checked the contract & informal me that side windows on all 3 sides are proposed. I advised him that pen Coul he could change the wording on the sign to To allow a window to soften Setback y 5 ft in lieu of the miniment required / /2 ft. And to amend the latest Final Development Plan to allow Same take a picture of the NEW worded Sign & Sulmit it to us with a boilet dated letter ASAF. Lestal Mr Falter stated

PLAI IU ACCUMPANY PETITION FOR ZONING XVARIANCE PROPERTY ADDRESS 9028 PERCEVUALE RD 21236 SEE PAGES 5 & 6 OF THE CHECKLIST FOR A	DDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME  PLAT BOOK # 42 FOLIO # 86 LOT # 100 SECTION # - Bluck 13  OWNER JUAN & ELISA STECCO  TO BRENEZEE  TO 360 - TE: 500.00 C4.41	OAKDALE AREA CONTROL OF THE PARTY OF THE PAR
PRINCE STORY  PR	LOCATION INFORMATION  ELECTION DISTRICT  COUNCILMANIC DISTRICT 6  "=200' SCALE MAP # NE 9-H  CONING DR 5.5  OT SIZE
PREPARED BY GREGORY A. FALTER. SCALE OF DRAWING: 1" = 30'	MA 133

VIEW OF PROP. LINE AS SEEN FROM REAR.



VIEW OF PROP. LIHE AS SEEN FROM ROAD



VIEW OF PROPERTY LINE AS SEEN FROM FROMT.

VIEW OF PORCH ROOF TO BE RE-MOVED & REPLACED W/A DECK & ENCLOSURE BENIEATH DECK.

1.7

The state of the s