

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Worcester Road, 120 ft. N
centerline of Yarmouth Road
9th Election District
2nd Councilmanic District
(613 Worcester Road)

Lori & John L. Pagano
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-485-A

* * * * *

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, Lori and John L. Pagano. The variance request is for property located at 613 Worcester Road in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 7 ft. in lieu of the required 10 ft. for a new addition. 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 on May 6, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments submitted by the Office of Planning dated May 7, 2004, a copy of which is attached hereto and made a part hereto.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING
6/4/04
By R. J. Janssen

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 4 day of June, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 7 ft. in lieu of the required 10 ft. for a new addition, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ORDER RECEIVED FOR FILING
6/4/04
R. Emerson

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. Compliance with the ZAC comments submitted by the Office of Planning dated May 7, 2004, a copy of which is attached hereto and made a part hereof; and
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

ORDER RECEIVED FOR FILING

Date

6/14/04



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

June 4, 2004

Mr. & Mrs. John L. Pagano
613 Worcester Road
Towson, Maryland 21286

Re: Petition for Administrative Variance
Case No. 04-485-A
Property: 613 Worcester Road

Dear Mr. & Mrs. Pagano:

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 that reads "John V. Murphy". The signature is fluid and cursive.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Richard C. Schaefer
823 E. Baltimore Street
Baltimore, MD 21202





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 613 Worcester Road

which is presently zoned DR 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)

1B02.3.C.1 to permit a side yard setback of 7 ft. in lieu of the required 10 ft. for a new addition.

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):

John L. Pagano

Name - Type or Print

Signature

Lori Pagano

Name - Type or Print

Signature

613 Worcester Road

Address

410.821.7015

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

Representative to be Contacted:

Richard C. Schaefer

Name

823 E. Baltimore Street 410.752.7438

Address

Telephone No.

Baltimore, MD 21202

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 6/1/04 day of June, 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

Reviewed By BR Date 4/26/04

Estimated Posting Date 5/9/04

CASE NO. 04-485-A

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 613 Worcester Road
Address
Towson, Maryland 21286
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 are a young family and find our home ideally suited to our lifestyle and our needs. It is laid out in a way that will work for us as our family and our extended family continue to grow. The living environment, the schools, and the amenities in the area make is desire to live here as long as possible.

We have already resided here for more than 8 years, but if we are to continue to live here for the foreseeable future, we require more space in some of the living areas of the house so that we can continue to welcome our children's friends and ours for those gatherings that are important to our family life.

In order to construct an addition that meets our needs, as it has been designed, we must encroach into the side yard setback. This is primarily because our property is oddly shaped, with the side property line running on a sharp diagonal. The new construction, if permitted, will not extend into the side yard any further than 3', and only for a short distance, giving us a side yard setback of 7' in that area in lieu of the required 10'.

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]
Signature
JOHN L. PAGANO
Name - Type or Print

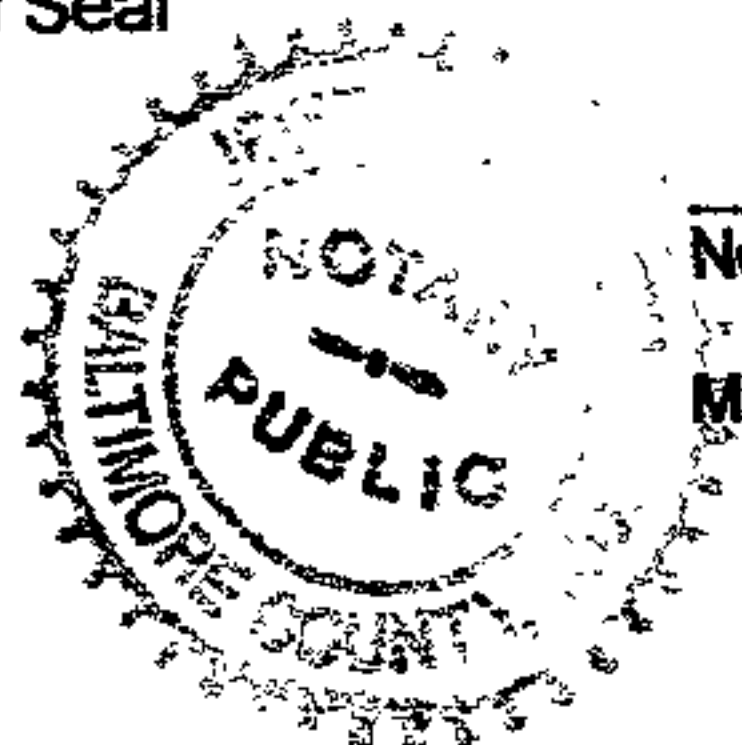
[Signature]
Signature
Lori Pagano
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Pagano & Lori Pagano
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Jewel M. Martin
Notary Public
My Commission Expires 7-1-2006

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In order to construct an addition that meets our needs, as it has been designed, we must encroach into the side yard setback. This is primarily because our property is oddly shaped, with the side property line running on a sharp diagonal. The new construction, if permitted, will not extend into the side yard any further than 3', and only for a short distance, giving us a side yard setback of 7' in that area in lieu of the required 10'.

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.

John L. Pagano
Signature
JOHN L. PAGANO
Name - Type or Print

Lori Pagano
Signature
Lori Pagano
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Pagano & Lori Pagano
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Jewel M. Martin
Notary Public
My Commission Expires 7-1-2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 613 Worcester Road

which is presently zoned DR 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)

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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):

John L. Pagano

Name - Type or Print

Signature

Lori Pagano

Name - Type or Print

Signature

613 Worcester Road 410.821.7015

Address

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

Representative to be Contacted:

Richard C. Schaefer

Name

823 E. Baltimore Street 410.752.7438

Address

Telephone No.

Baltimore, MD 21202

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 04 day of April, 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. 04-485-A

Reviewed By JBK Date 4/26/04

REV 10/25/01

Estimated Posting Date 5/9/04

Description of Parcel for Variance Request

**Pagano Residence
613 Worcester Road
Towson, Maryland 21286
9th Election District
Baltimore County, Maryland
Tax Account #09-13-405460**

Beginning for the same on the west side of Worcester Road (40' wide) at the distance of 101' northerly along the west side of Worcester Road from the north side of Yarmouth Road, and thence binding on the west and southwest sides of Worcester Road northwesterly by a curve to the left with a radius of 130', the distance of 84.91', thence leaving Worcester Road and binding on the northwesternmost outline of the lot herein described, the two following courses and distances: south 47° 38 minutes west 55.82', and south 61° 17 minutes 10 seconds west 85' to the easternmost line of lot #53, Section 2, as shown on the Plat of Section 2, Wiltondale, and recorded among the Plat Records of Baltimore County in Plat Book CWB Jr., No. 12, Folio 59, thence binding in the part on said easternmost line of Lot #53, south 1° 40 minutes west 19.07', thence leaving the easternmost line of lot #53 and running north 81° 58 minutes 30 seconds east 151.29' to the place of beginning.

Being part of lots #18 and #19, Plat of Section Two, Wiltondale, which is recorded among the plat records of Baltimore County in Liber #011083, page #048 (6/6/95), the improvements thereon being known as 613 Worcester Road.

Containing 1/6 acre, more or less.

This description is intended for zoning purposes only.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35719

DATE

4/26/2004

ACCOUNT

Room 002 6150

RECEIVED
FROM:

Sharon M. Her

FOR:

Administrative Services

AMOUNT \$

65.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 485

PAID RECEIPT

BUSINESS ACTUAL

4/26/2004 4/26/2004 10:20:13

TIME

GRN

REG 0506 WALKER KICH KXH

>>RECEIPT # 252101 4/26/2004

DEPT

5 520 ZONING VERIFICATION

DEPT

CR NO. 035719

Receipt Tot

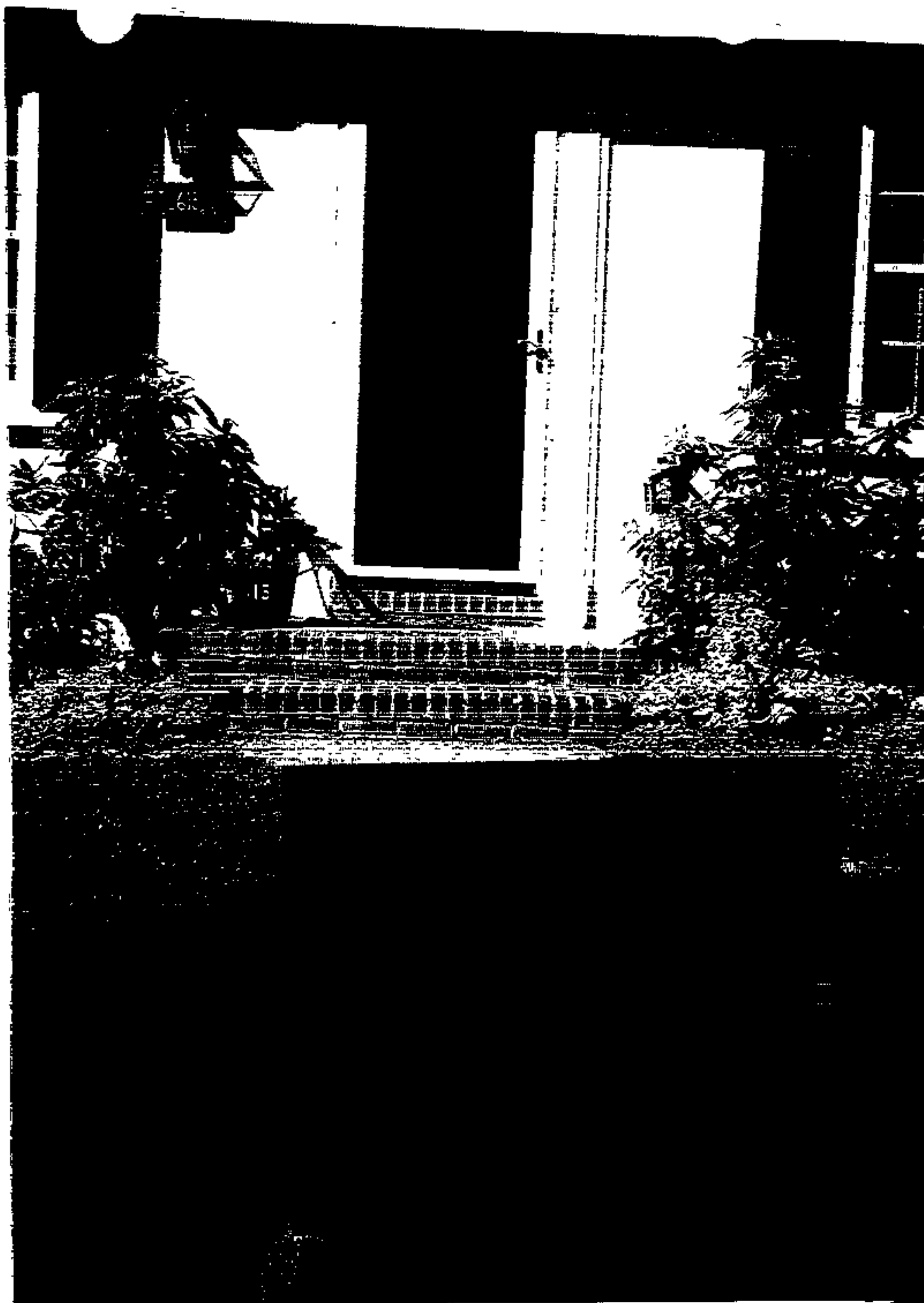
\$65.00

\$65.00 CK

\$0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 04-485-A

TO PERMIT A SIDE YARD SETBACK
OF 7 FEET IN LIEU OF THE REQUIRED
10 FEET FOR A NEW ADDITION

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON **MAY 24, 2004**

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 04-485-A

Petitioner/Developer: JOHN PAGANO

Date of Hearing/ Closing: MAY 24, 2004

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 at #613 WORCESTER ROAD

The sign(s) were posted on MAY 6, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-485-A Address 613 Worcester Rd

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/26/04 Posting Date: 5/9/04 Closing Date: 5/24/04

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 04-485-A Address 613 Worcester Rd.

Petitioner's Name John Payano Telephone 410-821-7015

Posting Date: 5/9/04 Closing Date: 5/24/04

Wording for Sign: To Permit a side yard setback of 7 ft. in lieu
of the required 10 ft. for a new addition.

**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: _____

04-485-A

Petitioner: _____

JOHN L. PAGANO

Address or Location: _____

613 WORCESTER RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

JOHN L. PAGANO

Address: _____

613 WORCESTER RD

TOWSON, MD 21286

Telephone Number: _____

410-821-7015

**Department of Permits and
Development Management**

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



Baltimore County

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

May 24, 2004

John L. Pagano
Lori Pagano
613 Worcester Road
Towson, Maryland 21286

Dear Mr. and Mrs. Pagano:

RE: Case Number:04-485-A, 613 Worcester Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 26, 2004.

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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Richard C. Schafer 823 E. Baltimore Street, Baltimore 21202

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



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

May 10, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: May 3, 2004

Item No.: 479, ⁴⁸⁵482-487

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.

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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2004
Item Nos. 479, 482, 483, 484, and 485

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/JDC*

DATE: May 18, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

 X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-479

04-483

04-485

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 7, 2004

RECEIVED

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

MAY - 7 2004

SUBJECT: 613 Worcester Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 4-485

Petitioner: John L. Pagano

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a side yard setback of 7 feet in lieu of the minimum required 10 feet for a new addition provided building elevation (all sides) are submitted to this office for review and approval. The elevations must include a description of the building materials and color scheme to be used.

Prepared by: Mark A. Coughlin

Division Chief: John J. Farhan

AFK/LL:MAC:

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



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

Date: 4.30.04

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

RE: Baltimore County
Item No. 485 BPR

Dear Ms. Matthews:

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

Mark Saudek
622 Worcester Road
Towson, Maryland 21286

8 April 2004

To the Zoning Official, Baltimore County, Maryland

Dear Sir:

I am the owner of the property at 622 Worcester Road, in Wiltondale, and a neighbor of Mr. & Mrs. John Pagano, who reside at 613 Worcester Road. I am aware of their proposed addition, and I have no objection to the construction.

Yours truly,

A handwritten signature in black ink, appearing to read "Mark Saudek", with a long horizontal flourish extending to the right.

Mark Saudek

Dr. Thomas Evelius
615 Worcester Road Towson, Maryland 21286

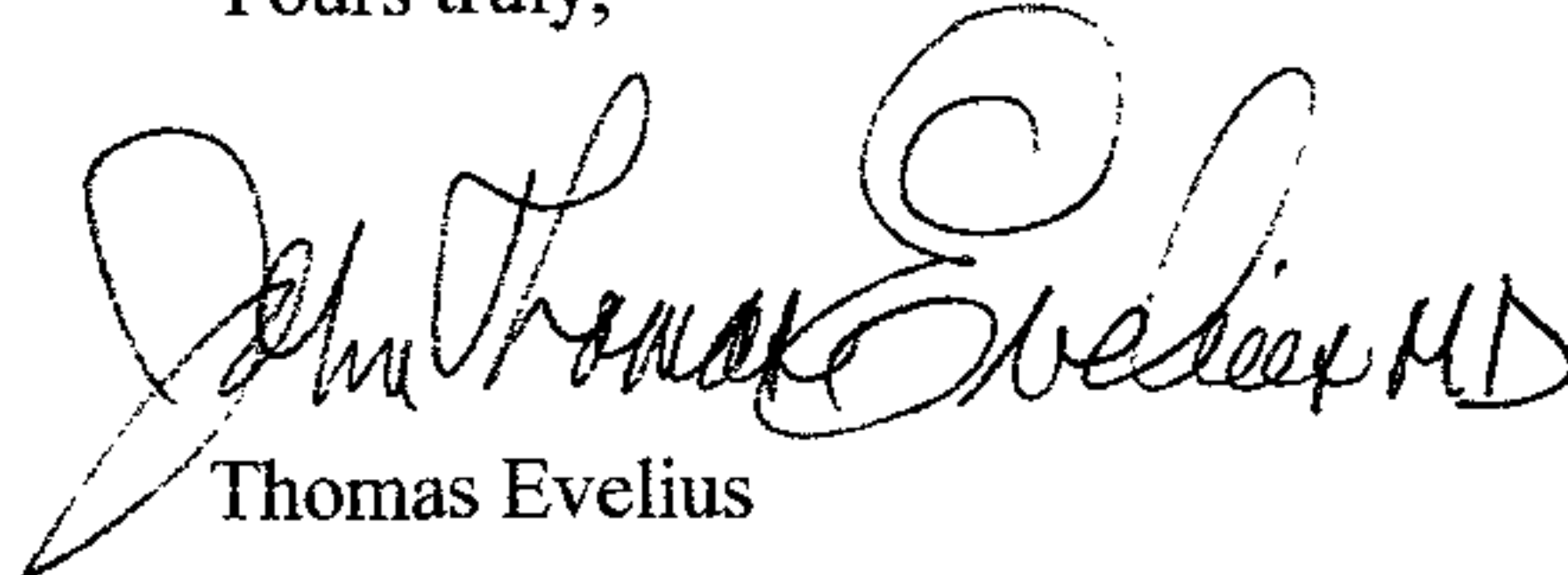
8 April 2004

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Dear Sir:

I am the owner of the property at 622 Worcester Road, in Wiltondale, and a neighbor of Mr. & Mrs. John Pagano, who reside at 613 Worcester Road. I am aware of their proposed addition, and I have no objection to the construction.

Yours truly,



Thomas Evelius

P.S.
We love the Pagano family and
anything they want to do is
fine with us.
Andrea Evelius

#485

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 613 WORCESTER ROAD

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

SUBDIVISION NAME WILTONDALE

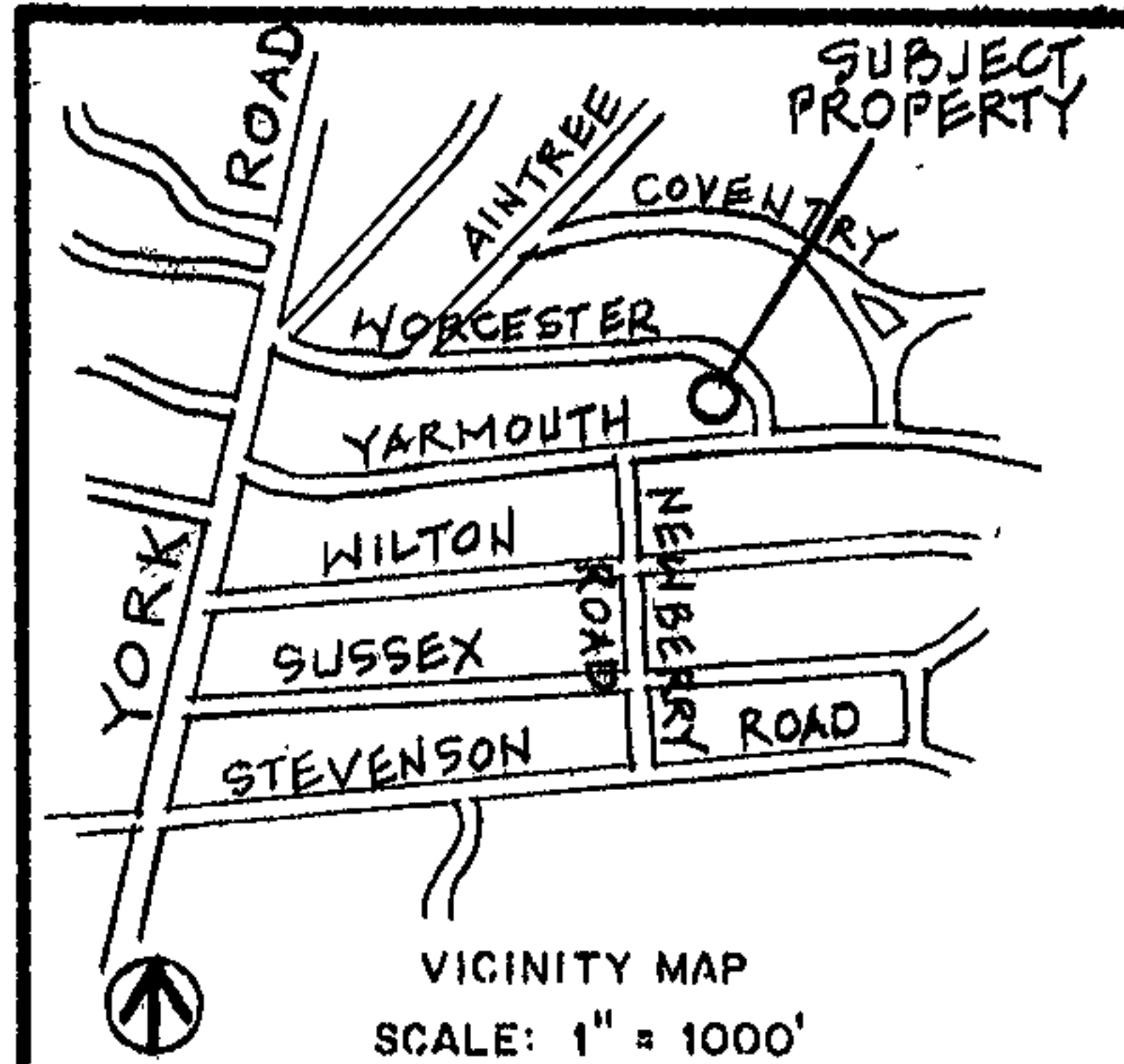
PLAT BOOK # CWB JR. 12 FOLIO # 59 LOT # * SECTION # 2

LIBER 011083 PAGE 048

OWNER JOHN L. PAGANO AND LORI J. PAGANO

TAX ACCOUNT NO. 09-13-405460

* PART OF LOT 19 & PART OF LOT 18



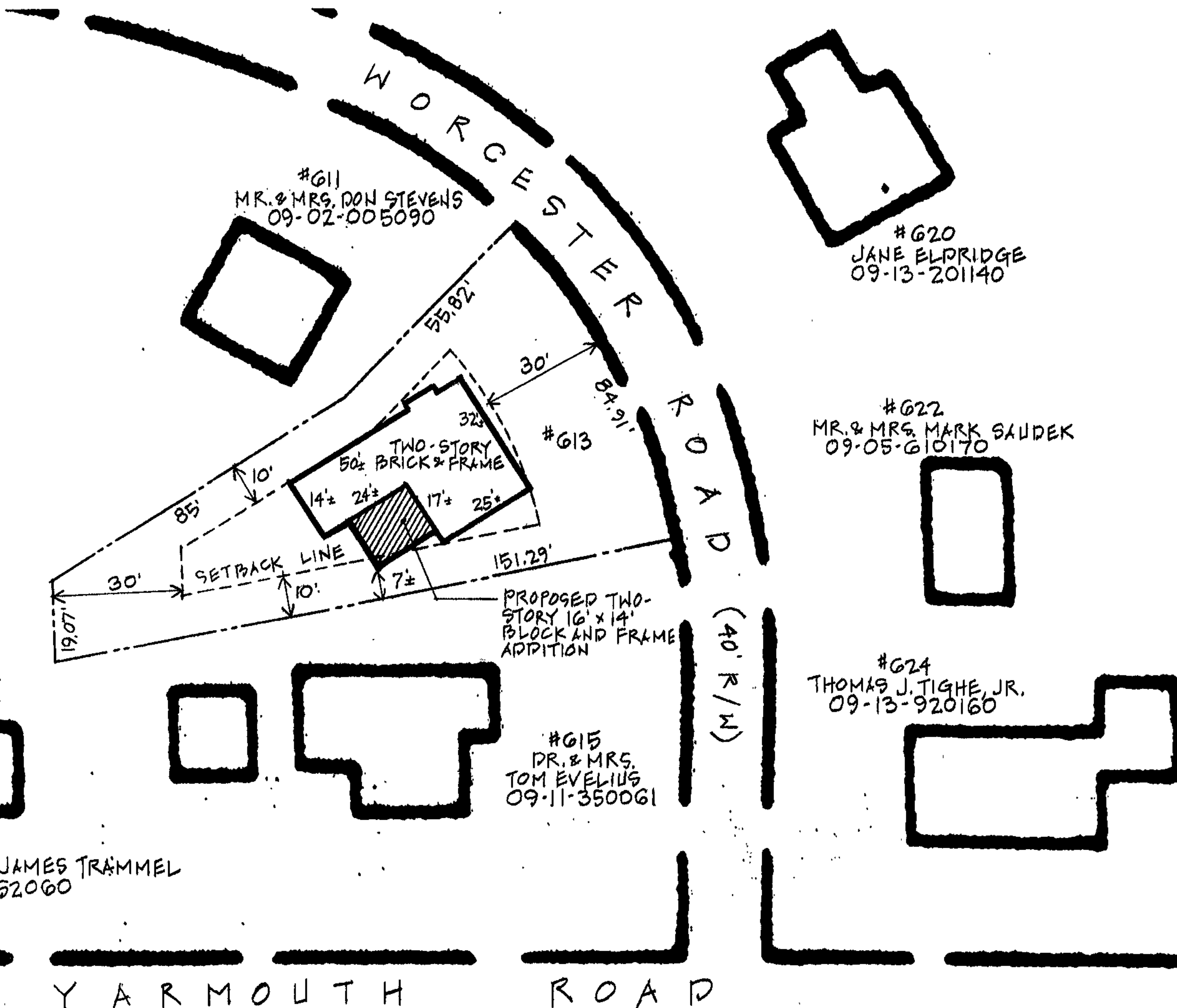
LOCATION INFORMATION			
ELECTION DISTRICT	9TH		
COUNCILMANIC DISTRICT	4TH		
1" = 200' SCALE MAP #	NE-9-A		
ZONING	DR 5.5		
LOT SIZE	.16	6983	
	ACREAGE	SQUARE FEET	
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒ PUBLIC	☐ PRIVATE	
CHESAPEAKE BAY CRITICAL AREA	☐ YES	☒ NO	
100 YEAR FLOOD PLAIN	☐ YES	☒ NO	
HISTORIC PROPERTY/ BUILDING	☐ YES	☒ NO	
PRIOR ZONING HEARING	NO		

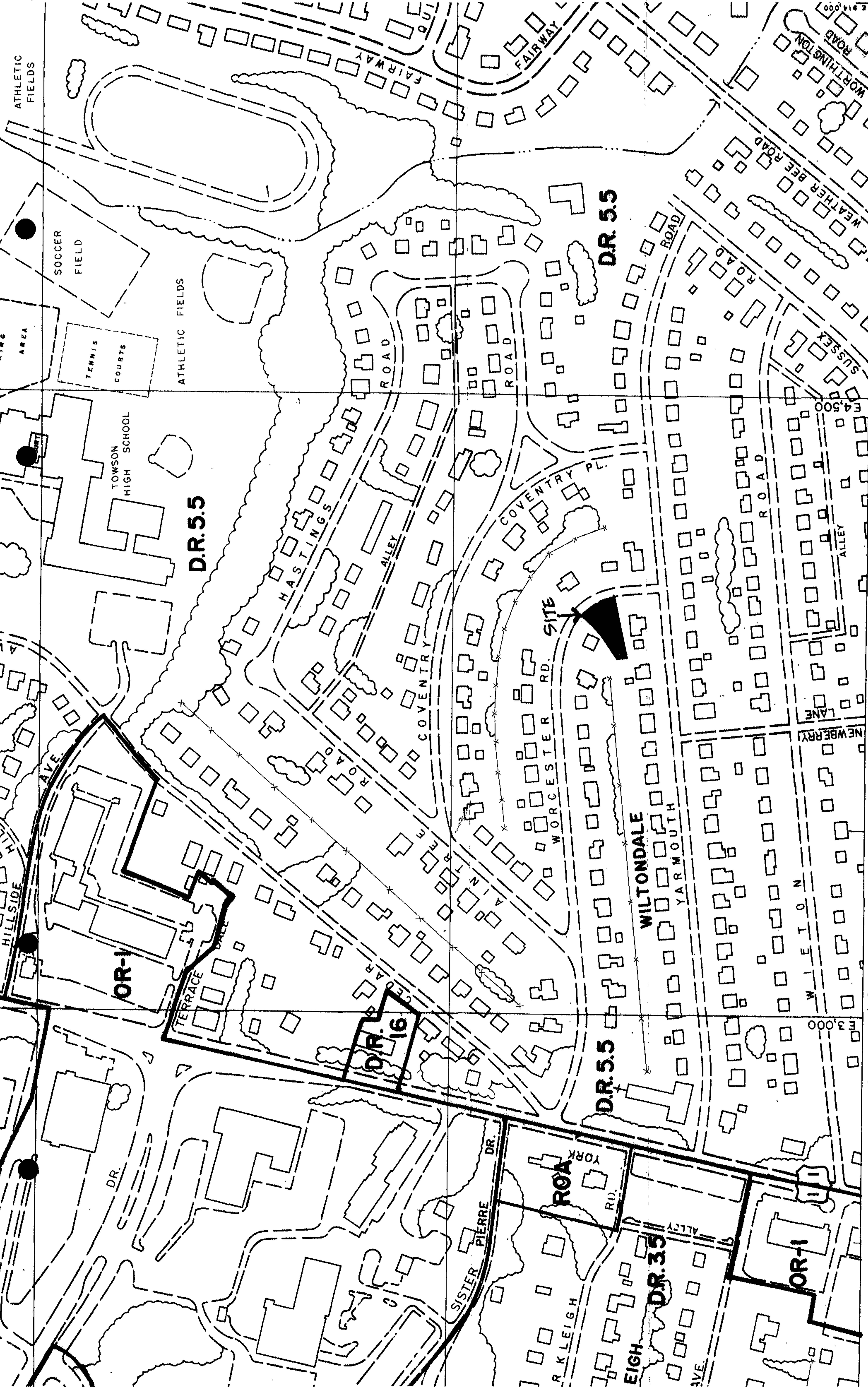
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

BK | 485 | 04-485-A



PREPARED BY APOLLO DESIGN, INC. SCALE OF DRAWING: 1" = 30'







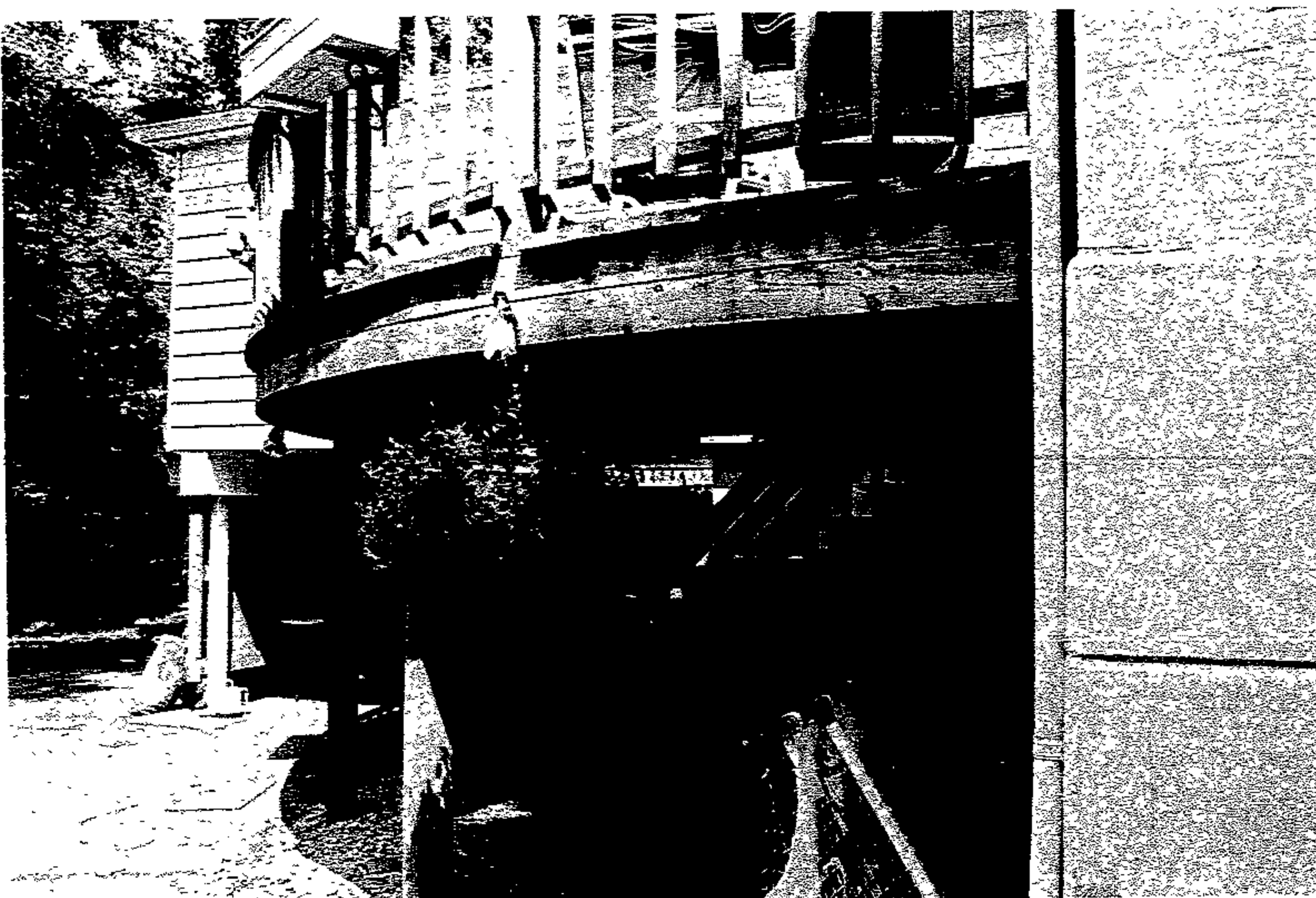
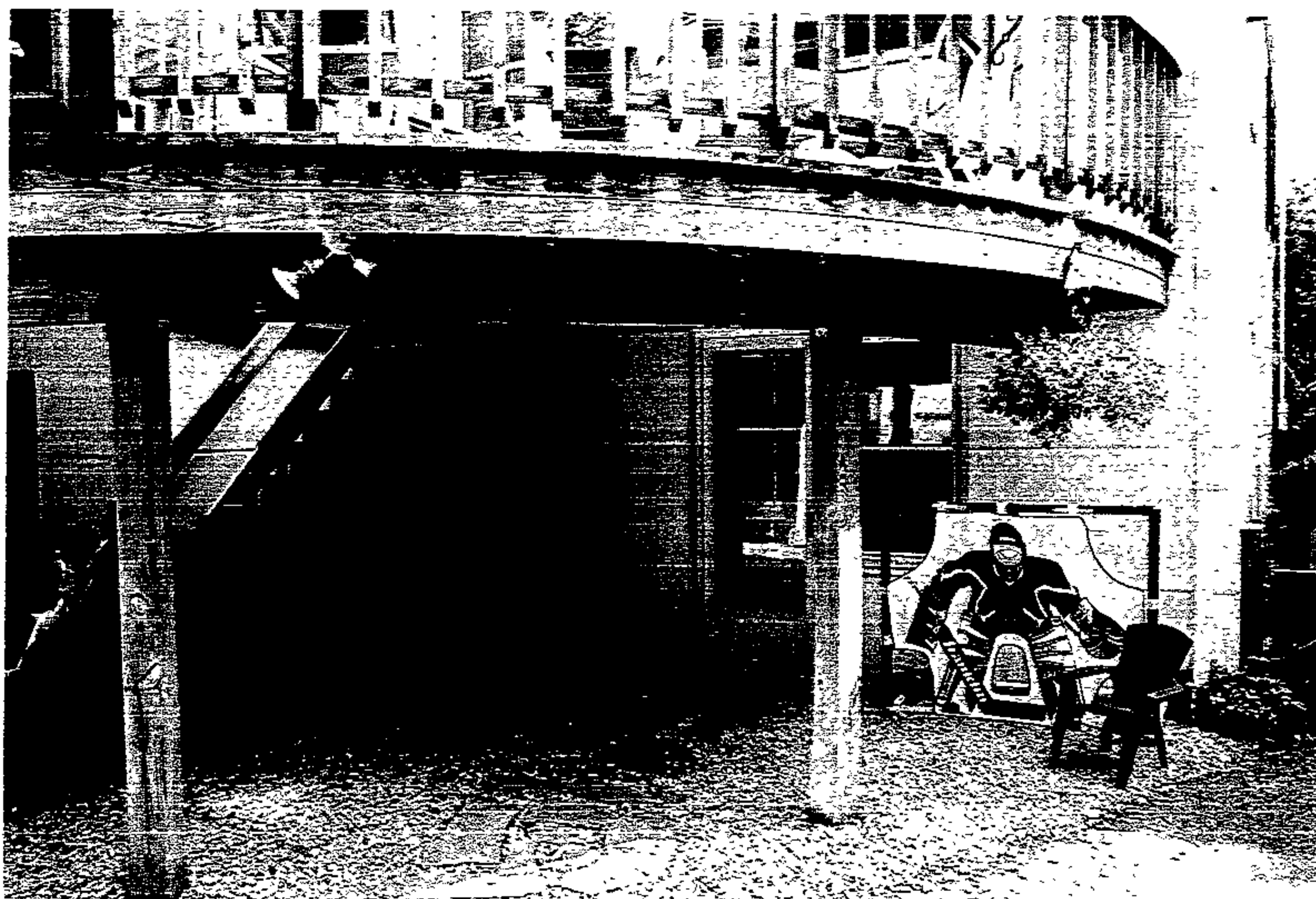
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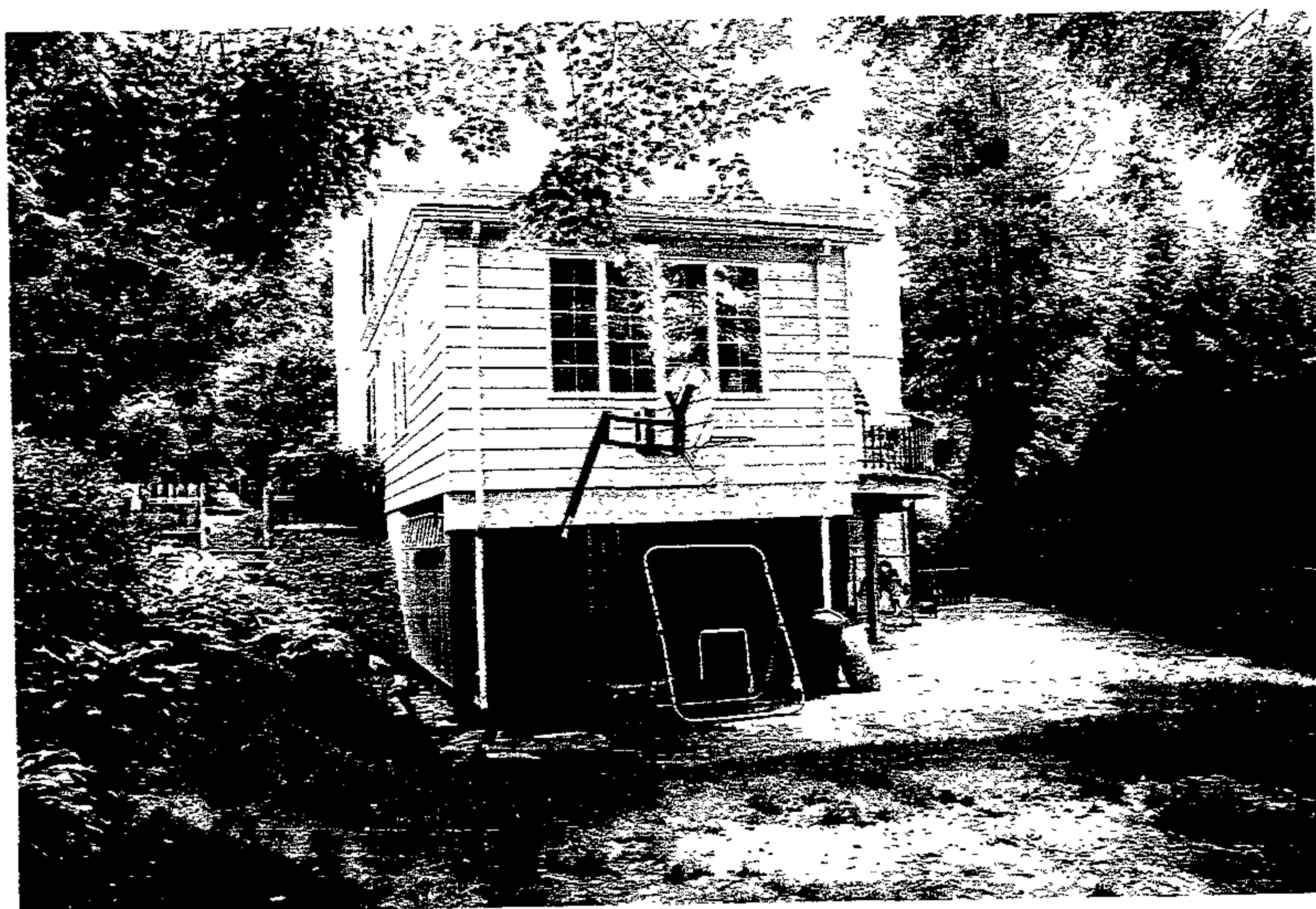
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