

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Burnfield Road, 343.67 ft.
N of Avery Road
14th Election District
7th Councilmanic District
(1609 Burnfield Road)

Deborah A. & Samuel P. Marinelli, Jr.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-588-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Deborah A. and Samuel P. Marinelli, Jr.. The administrative variance is requested for property located at 1609 Burnfield Road in the "Greenview" subdivision of Baltimore County. The administrative variance request is from Sections 208.3 and 301.1 of the 1955 Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed carport) with a side yard setback of 2 ft. in lieu of the required 7 ft. and a sum of side yards of 16 ½ ft. in lieu of 18 ¾ ft. 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 on June 26, 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: None.

Applicable Law

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

ORDER RECEIVED FOR FILING

Date

7/22/04

Raf

"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 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 Petitioners, I find that the Petitioners' variance request should be GRANTED.

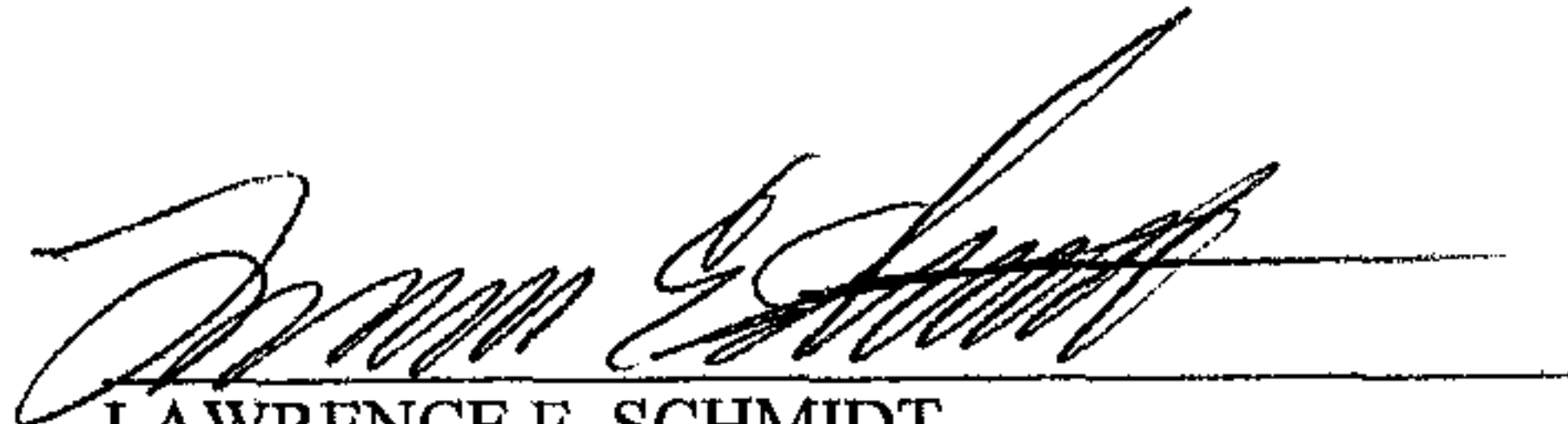
THEREFORE, IT IS ORDERED, this 22nd day of July, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 208.3 and 301.1 of the 1955 Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed carport) with a side yard setback of 2 ft. in lieu of the required 7 ft. and a sum of side yards of 16 ½ ft. in

DATE RECEIVED FROM
7/22/04
Ray

lieu of 18 ¾ ft., 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

POWER RECEIVED FOR FILING

7/22/04



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

July 22, 2004

Mr. & Mrs. Samuel P. Marinelli, Jr.
5214 Daybrook Circle, Apt. 146
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 04-588-A
Property: 1609 Burnfield Road

Dear Mr. & Mrs. Marinelli:

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, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1609 BURNFIELD RD.
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) 208.3 AND 301.1 (1955 BCZR)

TO PERMIT A PROPOSED CARPORT (OPEN PROJECTION) WITH A SIDE SETBACK OF 2 FT. IN LIEU OF 7 1/2 FT. AND A SUM OF SIDE YARDS OF 16 1/2 FT IN LIEU OF 18 3/4 FT.

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

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

Legal Owner(s):

SAMUEL P. MARINELLI, JR.
Name - Type or Print

Samuel P. Marinelli
Signature

DEBORAH A. MARINELLI
Name - Type or Print

Deborah A. Marinelli
Signature

TEMPORARY RESIDENCE (W) 410-328-1375

5214 DAYBROOK CIRCLE APT #146 410-933-1743
Address Telephone No.

BALTIMORE MD 21237
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL Date 6/17/04

Estimated Posting Date 6/27/04

ORDER RECEIVED FOR FILING
7/20/04
JL

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

Address 1609 BURNFIELD RD.
City BALTIMORE State MD. Zip Code 21237

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 requested additional width for the carport is to provide adequate space for wheel chair access and to provide adequate coverage from the weather elements for our PARENTS who live with us who are 91 and 81 years of age. BOTH parents are also visually impaired.

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.

Samuel P. Marinelli, Jr.
Signature

SAMUEL P. MARINELLI, JR.
Name - Type or Print

Deborah A. Marinelli
Signature

DEBORAH A. MARINELLI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Samuel P. MARINELLI, JR. & DEBORAH A. MARINELLI
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia D. Messenger
Notary Public

My Commission Expires 8/28/2004

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.

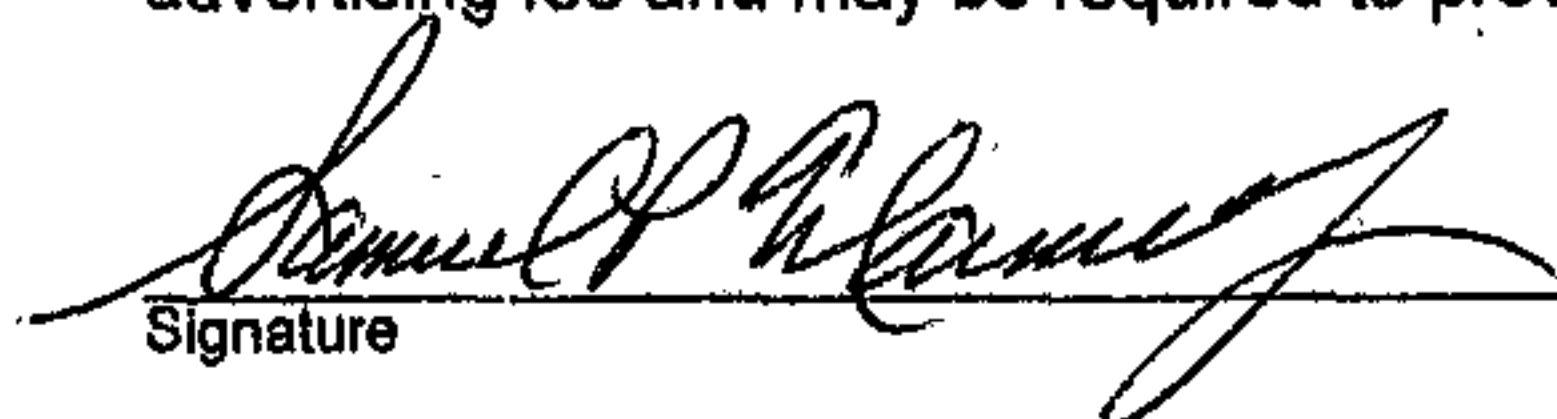
That the Affiant(s) does/do presently reside at

1609 BURNFIELD RD.
Address
BALTIMORE MD. 21237
City State Zip Code

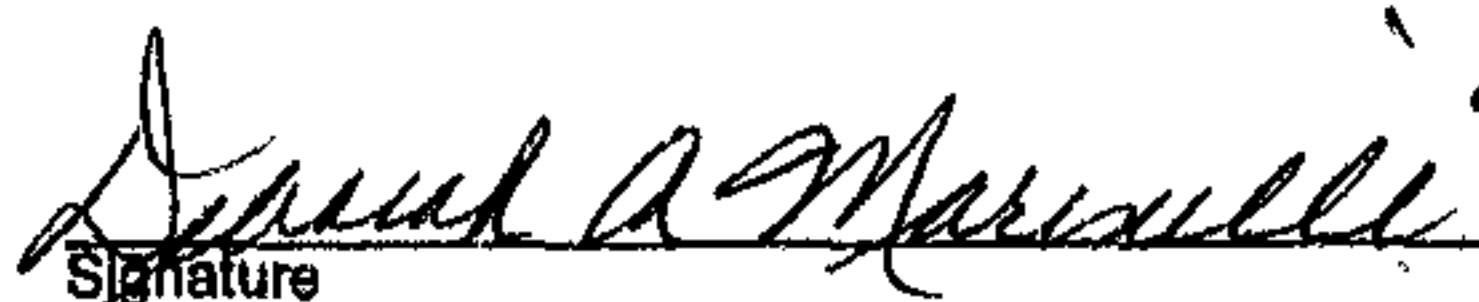
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The requested additional width for the carport is to provide adequate space for wheel chair access and to provide adequate coverage from the weather elements for our PARENTS who live with us who are 91 and 81 years of age. BOTH parents are also visually impaired.

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

SAMUEL P. MARINELLI, JR.
Name - Type or Print


Signature

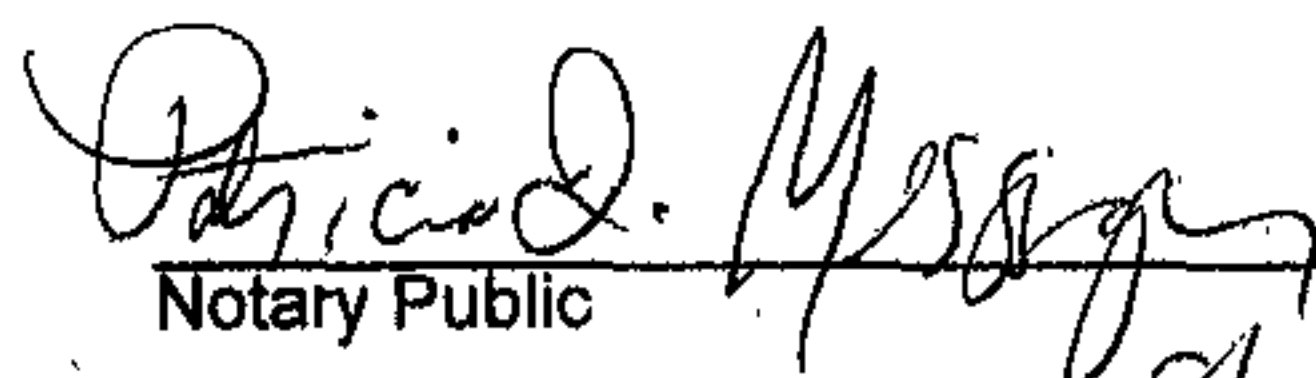
DEBORAH A. MARINELLI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SAMUEL P. MARINELLI, JR. & DEBORAH A. MARINELLI
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 8/28 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1609 BURNFIELD RD.
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) 208.3 AND 301.1 (1955 BC2R)

TO PERMIT A PROPOSED CARPORT (OPEN PROJECTION) WITH A
SIDE SETBACK OF 2 FT. IN LIEU OF 7 1/2 FT. AND A SUM OF
SIDE YARDS OF 16 1/2 FT IN LIEU OF 18 3/4 FT.

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):

SAMUEL P. MARINELLI, JR.

Name - Type or Print

Signature

DEBORAH A. MARINELLI

Name - Type or Print

Signature

TEMPORARY RESIDENCE (W) 410-328-1375

5214 DAYBROOK CIRCLE APT 146 410-933-1743

Address

Telephone No

BALTIMORE

City

MD

State

21237

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 04 588 A

Reviewed By JL

Date 6/17/04

Estimated Posting Date 6/27/04

REV 10/25/01

588

ZONING DESCRIPTION FOR 1609 Burnfield Road, Baltimore, MD.,
21237.

Beginning at a point on the east side of Burnfield road which is 60 feet wide at the distance of 343.67 feet north of the centerline of the nearest improved intersecting street, AveryRD, which is 60 feet wide. Being Lot #2, Block F, Section 3 in the subdivision of Greenview as recorded in the Baltimore County Plat Book # GLB 25, Folio #14, containing .25 acres. Also, know as 1609 Burnfield Rd. and located in the 14th Election Distric, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35905

500

DATE 6/17/04

ACCOUNT

001 006 1150

AMOUNT \$

65.00

RECEIVED
FROM

Mannville

FOR

Rest Voucher 1609 Baumgardner Rd

Ch # 5016

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DAY

6/18/2004 6/17/2004 14:52:00 2

REG. MAIL REG. FEE

RECEIPT # 30128 6/17/2004 0PM

Dept. 5 529 ZOMBIE VERIFICATION

OF NO. 035705

Receipt Tot

65.00

65.00 TX

6.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 04-588-A

Petitioner/Developer: SAM
DEBORAH MARINELLI

Date of Hearing/Closing: 7/12/04

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 1609 BURNFIELD ROAD

This sign(s) were posted on 6/26/04
(Month, Day, Year)

Sincerely,

Martin Ogle 6/26/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 04-588-A

TO PERMIT A PROPOSED DECK/PAV PROTECTING
WITH A 2 FT SIDE SETBACK TO LINE 0 OF 7 1/2 FT
AND A SUM OF SIDE YARDS OF 16 1/2 FT, IN LIEU
OF 18 3/4 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 24-1270(N)(1), PETITIONER SHOULD COME
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 MONDAY, MAY 12, 2004.
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING ADMINISTRATION AND TELEPHONE MANAGEMENT
DIVISION, 800 11th ST., TEL. 887-3391
TUESDAY, MAY 12, 2004

Robert Cole
6/24/04

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: 04 588 A

Petitioner: X MARINELLI, JR.

Address or Location: X 1609 BURNFIELD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: X SAMUEL P. MARINELLI JR.

Address: X 5214 DAYBROOK CIRCLE APT. #146
X BALTIMORE, MD. 21237

Telephone Number: X (410) 933-1743

APP GIVEN ORIG
& POST LIST

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 588 -A

Address 1609 BURNFIELD RD.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/17/04

Posting Date: 6/27/04

Closing Date: 7/12/04

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- 588 -A

Address 1609 BURNFIELD RD.

Petitioner's Name SAM & DEBORAH MARINELLI JR.

Telephone (410) 328-1375

Posting Date: 6/27/04

Closing Date: 7/12/04

Wording for Sign: To Permit A PROPOSED DECK (OPEN PROJECTION) WITH
A 2 FT. SIDE SETBACK IN LIEU OF 7 1/2 FT AND A SUM OF SIDE YARDS
OF 16 1/2 FT. IN LIEU OF 18 3/4 FT.

**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*

July 12, 2004

Samuel P. Marinelli, Jr.
Deborah A. Marinelli
5214 Daybrook Circle, Apt. # 146
Baltimore, Maryland 21237

Dear Mr. and Mrs. Marinelli:

RE: Case Number:04-588-A, 1609 Burnfield Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 17, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

June 29, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 28, 2004

Item No.: 580-591

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.23.04

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

RE: Baltimore County
Item No. 588 1LL

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 7, 2004

RECEIVED

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

JUL - 8 2004

SUBJECT: Zoning Advisory Petition(s): Case(s) 4-577 and 4-588
Administrative Variance

ZONING COMMISSIONER

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:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 23, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For July 6, 2004
Item Nos. 580, 581, 582, 583, 584,
586, 587, 588, 589, 590, and 591

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

RWB:CEN:jrb

cc: File

Per EXHIBIT 508

I, Eldon Dau, owner of the property know as 1611 Burnfield Rd. have been explained by our neighbor, Sam & Deb Marinelli, the proposed Carport addition, approx. 17.5' W by 32' D to their home and I am currently okay with this addition.

Eldon W. Dau

Eldon W. Dau

6-16-04

Date

PET EXHIBIT
588

June 17, 2004

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD. 21204

Dear Zoning Board:

Enclosed please find a request for an Administrative variance for 1609 Burnfield Road, Baltimore, MD., 21237. The request is for a side setback variance for an open air carport on the left elevation of the property.

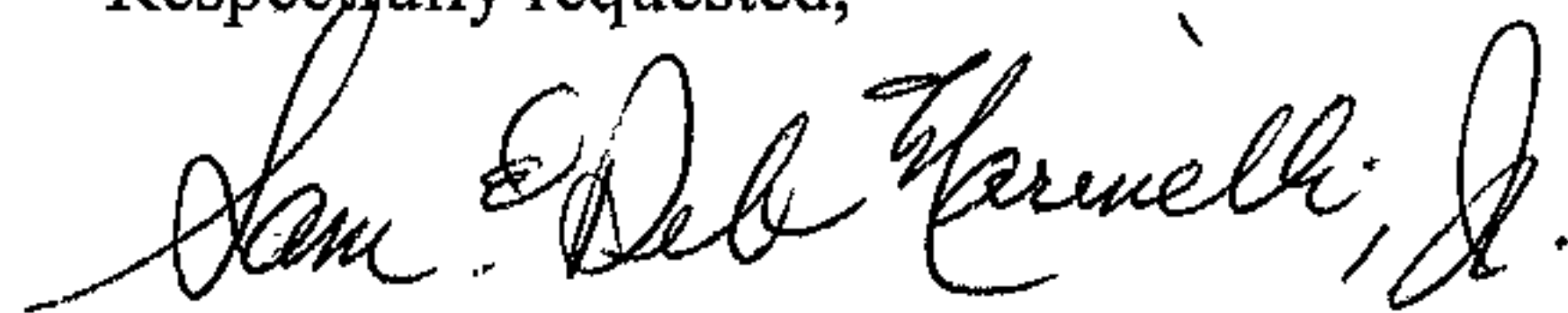
Because of extenuating circumstances, we are asking that if is at all possible that this variance could be addressed as soon as possible. Back on November 29, 2002 we suffered a house fire that has had us displaced our family for over 18 months as a result of issues with our insurance company. Additionally, we care for my wife's parents who are 91 and 81 years of age and we desperately need to get back to our home. We are currently rebuilding our home at 1609 Burnfield Road with a targeted completion date of August 23, 2004. We are currently living in a temporary residence at 5214 Daybrook Circle, Apt.#146, Baltimore, MD., 21237 which is located in the Whitemash area.

If you need to contact us our phone numbers are as follows:

1. Apartment 410-933-1743
2. Work 410-328-1375
3. Cell Phone 410-456-9927 Sam
4. Cell Phone 410-456-9315 Deb

We would appreciate any help that you could provide us.

Respectfully requested,



Sam & Deb Marinelli
5214 Daybrook Circle, Apt. #146
Baltimore, MD. 21237

588

CARPENT
LOCATION



#1611 BURNFIELD
RD.

#1609

588



#1611

Burn Field Road

#1609

588



#1611



LOCATION OF
CARPORT

#1609
Bunfield Rd.

588

CARPON
LOCATION
↓



#1607

#1609

Bowfield Rd.

#1611

500

MVC-503S



#1609
Punfield Ad

#1611

588



#1609
Burrfield Rd.

Right Elevation
New Carport Side

#1607



#1607
Burntfield Rd.

#1607

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1609 BUREFIELD RD

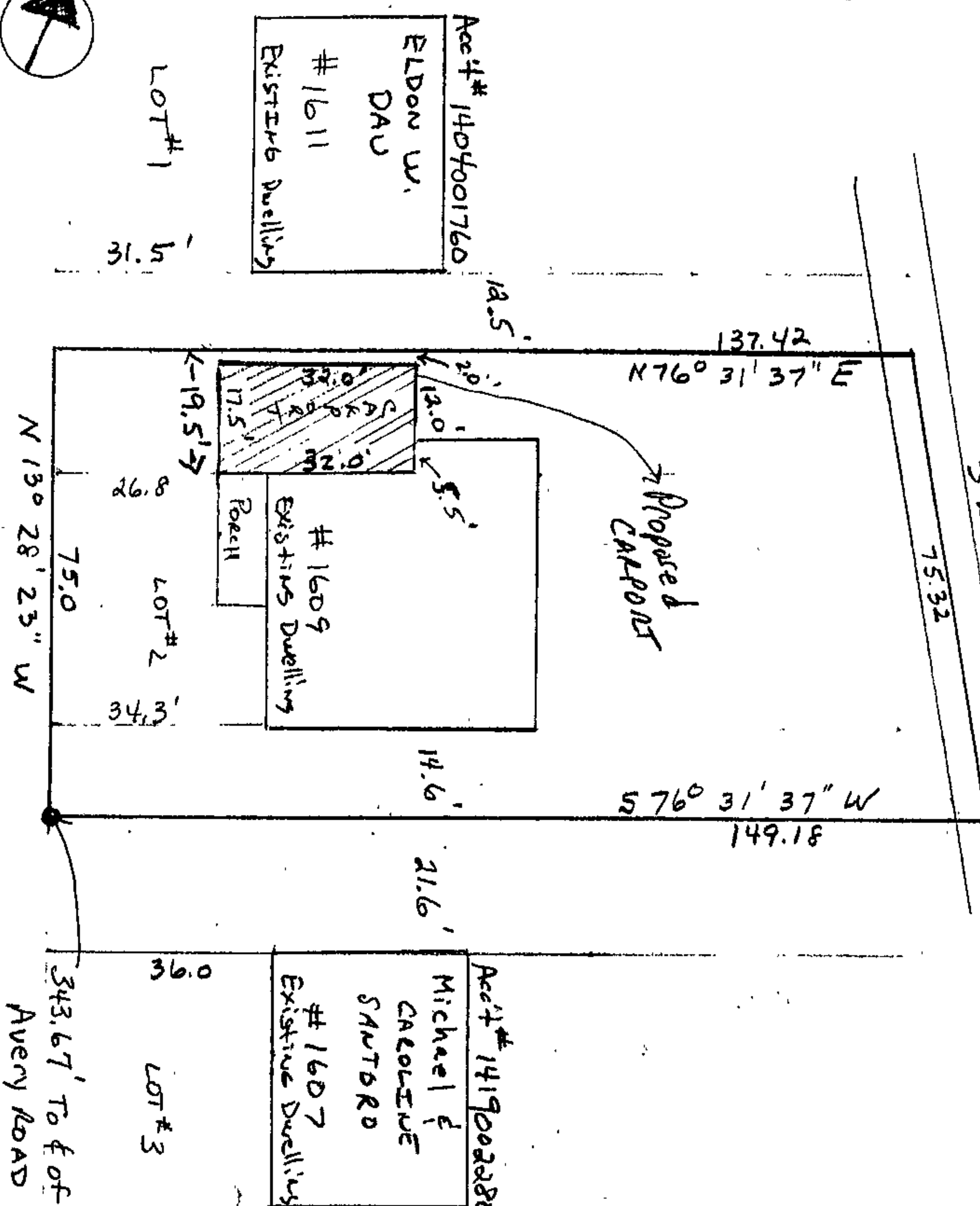
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GREENVIEW

PLAT BOOK # 25 FOLIO # 14 LOT # 2 SECTION # 3

OWNER SAUEL & DEBORAH MARVELLE JR.

10' DRAINAGE & UTILITY EASEMENT
S 22° 23' 24" E

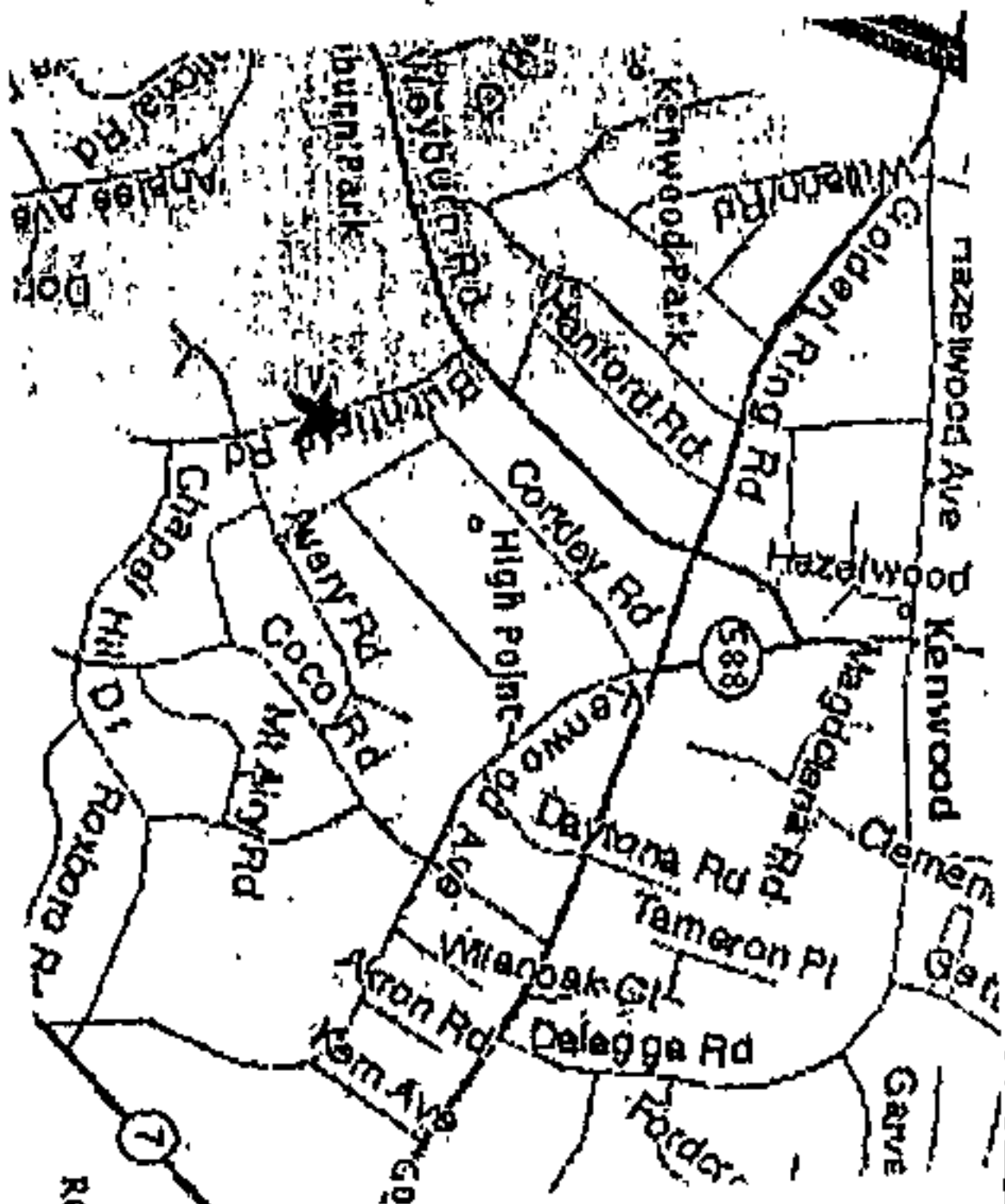


PREPARED BY SAUEL P. MARVELLE JR.

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # NE4F

ZONING DR 5.5

LOT SIZE .25 ACREAGE 10,725 SQUARE FEET

PUBLIC PRIVATE

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 ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 04598A CASE #

NE 4F
1"=200'

588

