CADER RECEIVED FOR FILING

IN RE: PETITION FOR ADMIN. VARIANCE

W/S Woodling Way, 270' N of the c/l

Peachtree Court

(1606 Woodling Way)

3rd Election District

2nd Council District

Lila Nappi Petitioner * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-022-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 owner of the subject property, Lila Nappi. The Petitioner seeks relief from Section 1B02.3.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22' in lieu of the minimum required 40' for a proposed garage addition and a side yard setback of 14' in lieu of the required 15' for an existing dwelling. 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 Petitioner has 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 contained within the case file.

A review of the site plan shows that the Petitioner proposes converting an existing

carport and covered porch into additional living space and constructing a new garage in the front yard adjacent to the existing structure. In addition, the existing driveway will be removed and a new driveway providing access into the site from Woodling Way will be constructed.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the Petitioner submitted several letters of support from her immediate neighbors. However, the Office of Planning comment indicated that while they were not opposed to the requested relief for the existing dwelling, they objected to the requested front yard setback of 22 feet, finding such a setback incompatible with the development pattern of the neighborhood. As shown on the site plan, most of the houses along Woodling Way provide a minimum setback of 40 feet to the road.

By letter dated September 28, 2004, former Zoning Commissioner Lawrence E. Schmidt advised the Petitioner to contact Ms. Diana Itter, a Community Planner in the Office of Planning in an effort to resolve that agency's concerns. Commissioner Schmidt further indicated that he would withhold making a decision on the matter until such time as a resolution had been reached. The Petitioner subsequently contacted Ms. Itter and submitted a revised plan showing a front yard setback of 25 feet, a moderate reduction from the original proposal. By correspondence dated November 15, 2004, the Office of Planning advised this Office that they would not oppose the reduced front yard setback of 25 feet provided the proposed garage addition features a side-loaded entrance and window treatment on the Woodling Way and side façades.

I have considered all of the documentation contained within the case file and the positions of the parties as set forth therein. As noted above, the Petitioner's neighbors support the request and it is clear that there will be no detrimental impact to the health, safety or general welfare of the surrounding locale. Thus, I am persuaded to grant variance relief to allow a front yard setback of 25 feet; however, I concur with the Office of Planning that a side-loaded garage is more appropriate in this instance and is consistent with the current use of the property. However, it may be necessary to relocate the proposed new driveway to accommodate a side-

loaded garage. Therefore, the Petitioner shall submit a revised site plan incorporating the modified relief as set forth above and building elevation drawings of the proposed structure for review and approval by the Office of Planning, prior to the issuance of any permits.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23 day of November 2004 that the Petition for Variance seeking relief (as modified) from Section 1B02.3.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 25' in lieu of the minimum required 40' for a proposed garage addition and a side yard setback of 14' in lieu of the required 15' for an existing dwelling, 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.
- 2) Prior to the issuance of any permits, the Petitioner shall submit a revised site plan incorporating the modified relief granted herein to the Office of Planning for review and approval. Said plan shall include building elevation drawings of the proposed garage and window treatment on the Woodling Way and side façades.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ZZoning Commissioner

for Baltimore County

WJW:bjs

R FILING

ORDER RECEIVED

8

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
William J. Wiseman III, Zoning Commissioner

November 23, 2004

Ms. Lila Nappi 1606 Woodling Way Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE W/S Woodling Way, 270' N of the c/l Peachtree Court (1606 Woodling Way)

3rd Election District – 2nd Council District Lila Nappi - Petitioner Case No. 05-022-A

Dear Ms. Nappi:

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.

WJW:bis

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

cc: Mr. Vince Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, #101, Towson, Md. 21286
Ms. Diana Itter, Office of Planning; People's Counsel; Case File



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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

#1606 Madeli Made

ior the property i	located at 1000 Woodling Wan
	which is presently zoned 12.2.2
This Petition shall be filed with the Department of Pernowner(s) of the property situate in Baltimore County and who made a part hereof, hereby petition for a Variance from Section	nits and Development Management. The undersigned, legal ich is described in the description and plat attached hereto and tion(s)
To permit an addition with	a front word earthant - 122'
in lieu of the required 40!	And to permit a side yard
setback of 14' in 11eu ef 1	And to permit a side yard the required 15' for an existing
dwelling.	
of the zoning regulations of Baltimore County, to the zoning of this petition form.	law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the or we, agree to pay expenses of above Variance, advertising, poregulations and restrictions of Baltimore County adopted pursuant	osting, etc. and further agree to and are to be bounded by the zoning.
	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:	<u>Legal Owner(s):</u>
1	Vila Nappi
lame - Type or Print	Name - Type or Fridt
ignature	Signature
Address Telephone No.	Name - Type or Print
ity State Zip Code	Signature 40 Bev. True
Attorney For Petitioner:	Signature 40 Bev. True 1606 Woodling Way (410) 857-4607
	Address Baltwork MD 21208 Telephone No
lame - Type or Print	City State Zip Code
ignature	Representative to be Contacted:
	Site lete Surrajua, Inc.
pany	200 P. Joppa Road Ru 101 410828 9061
ess Telephone No.	Address Telephone No
State Zip Code	City MD 21286 State Zip Code
	City State Zip Code 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 s of saltimore County and that the property be reposted.

	05-022-A		Zoning Commiss	ioner of Baltin	nore Cou
CASE NO.	05-022-A	Reviewed By	JRT	Date	7/1

Estimated Posting Date ____

Affidavit in Support of Administrative Variance

follows: That to competent to te	the information herein given is wi stify thereto in the event that a pub	alties of perjury to the Zoning Commissioner of Baltimore County, as ithin the personal knowledge of the Affiant(s) and that Affiant(s) is/are also hearing is scheduled in the future with regard thereto.
That the Affiant	(s) does/do presently reside at Ā	1606 Woodling Way
, -		Bultin MD 21208 State Zip Code
Variance at the	above address (indicate hardship	-
DWC to	the exist. Awly. b	o accommodate the family needs is the
nwoosed	adaution tour	he commonant gregaming runce is the
of the	site, this is the be	he sociof the lot and the topography st option to meet the needs of the famil
in thu	most cost efficient	t way.
That the Affiant advertising fee a	t(s) acknowledge(s) that if a formand may be required to provide add	nal demand is filed, Affiant(s) will be required to pay a reposting and ditional information.
Signature	·	Signature
Name - Type or Prin	010 l	Name - Type or Print
STATE OF MAI	RYLAND, COUNTY OF BALTIMO	RE, to wit:
	RTIFY, this 20 had day ofand for the County aforesaid, person	200%, before me, a Notary Public of the State onally appeared
the Affiant(s) he		νη-ρρί orily identified to me as such Affiant(s).
AS WITNESS m	ny hand and Notarial Seal	
` -		- Man Com
	SHARON KRAUSS	Notary Public

REV 10/25/01

Notary Public, State of Maryland Carroll County

My Commission Expires. Oct . 20, 2004

My Commission Expires 10/00/04

Affidavit in Support of Administrative Variance

follows: That the information herein given is within the competent to testify thereto in the event that a public hearing	
That the Affiant(s) does/do presently reside at Address	Woodling Way
Eity City	him MD 21208 State Zip Code
,	he facts upon which I/we base the request for an Administrative
Due to the ex. dwlg. buing or	nly one story the only means
of enlarging the Kouse to ac	From the size of the lot and, thus is the best option to min, in the most cost effruent v
is to propose an addition.	From the size of the lot and
the topography of the six	, this is the best option to
meet the reads of the fac	my, in the most cost effruent v
That the Affiant(s) acknowledge(s) that if a formal demander tising fee and may be required to provide additional in	and is filed, Affiant(s) will be required to pay a reposting and
advertising fee and may be required to provide additional in	
Melyn	Cianatura
Signature NAPPI	Signature
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to w	
HEREBY CERTIFY, this 22 day of day of of Maryland, in and for the County aforesaid, personally ap	
the Affiant(s) herein, personally known or satisfactorily ider	<i></i>
AS WITNESS my hand and Notarial Seal	Į
	\int_{a}^{b}
SHARON KRAUSS N	Joseph Cours

My Commission Expires $\frac{10/20/04}{}$

REV 10/25/01

Notary Public, State of Maryland

Carroll County

My Commission Expires: Oct . 20, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 1606 Woodling Way which is presently zoned 10.2.2

I/We do solemnly declare and affirm, under the penalties of

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) 1802.3. B. B. C. Z. P. To permit an addition with a front yard setback of 22 feet in lieu of the required 40 feet. And to purmit a side of the sequence of 14 feet in lieu of the required 15 feet for an existing dwilling.

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.

			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/L	.essee:	,	<u>Legal Owner(s):</u>
Name - Type or Print		<u> </u>	Name - Type or Hrint
Signature			Signature
Address	<u>. </u>	Telephone No.	Name - Type or Print
City	State	Zip Code	Signature 40 Bev Truc
Attorney For Petition	<u>er:</u>		Signature 1606 Woodling Way (410) 857-4607 Address Telephone No
Name - Type or Print		· · · · · · · · · · · · · · · · · · ·	Baltimory MD 21208 City State Zip Code
Signature			Representative to be Contacted:
Company			Soft Rute Surveying, Inc. Name 200 E. John Road Ru 101 410828 906
Address		Telephone No	Address Telephone No MD 21286
City	State	Zip Code	City State Zip Code
A Public Hearing having been this day of regulations of Baltimore County	TO STORE	it the subject matter of t	required, it is ordered by the Zoning Commissioner of Baltimore County, his petition be set for a public hearing, advertised, as required by the zoning
^ ~			Zoning Commissioner of Baltimore County
CASE NO	022-A	Rev	iewed By <u>UPF</u> Date <u>7/12/04</u>
REV 10/25/01		Esti	mated Posting Date 7/25/04

ZONING DESCRIPTION #1606 WOODLING WAY

Beginning at a point on the West side of Woodling Way which is 50 feet wide at the distance of 270 feet North of the centerline of Peachtree Court which is 50 feet wide. *Being Lot #11, Block B, Section #2 in the subdivision of Woodholme Estates as recorded in Baltimore County Plat Book #25, folio #77, containing 19,364 S.F. Also known as #1606 Woodling Way and located in the 3rd Election District, 2nd Councilmanic District.

Michael V. Moskunas Professional Land Su Vision Reg. No. 117

Site Rite Surveying, Inc. 200 East Joppa Road Suite 101 Towson MD 21286 (410) 828-9060

022

S NOTE OF THE CONTRACT OF THE	Maria Salahari Maria Salahari Maria Salahari		ata ang ang ang ang ang ang ang ang ang an		The Sales of the Control of the Cont		* * ; - ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;		`			iga Se			
	BA	LTIM	ORE	COU	VTY. I	MAR	YĻĀN	D.	, <u>.</u>	` ` ,	No.	nz.	40	, , , , , , , , , , , , , , , , , , ,	
	OF	FICE O	F BUI	GEF &	. FINA	NCE	in the same of the	1 2 2 2	1 6	- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	No.	S S S			
Artika Ta		15 to 1991 - Land	~~~~~ ₽.	الإلايمج	RECI	**************************************	,	1 1 2	- 4-	×	., .	4 - Î - MB - 1	, .	,	- , - :
	To the state of	ا ما يور الله		Little Contraction			CORLA. Johann	آلت موجر ا است	/ ``~'÷_	•					,
34:3	and the second of the second o					11 (2) A A A A A A A A A A A A A A A A A A A	3.72.33			چهر پخر پیم				- Work of	- ,
	DAT	E		U Y		<u> </u>	ACCOUR	VT	<i>)</i> / ``		(2.44)	<u> </u>	- 2.		- (
ANDA Marie Anna		بر رچار پارس پر	٠٠ / ٢	· · · · · · · · · · · · · · · · · · ·		11 de la 1	· • • • • • • • • • • • • • • • • • • •			7 k 10 m	Alexander (Alexander)	ĬĸijĞĸĔĸĸĸĸĸĸ ĸ	ر ایپ کدوم در ایپ	√ \ - -	,
entro) 	and The Contraction The Contraction of the Contraction The Contraction of the Contraction		in the growing for a profession of the a receive and of a green growing to be over	المراجعة ال مراجعة المراجعة المر ويوري		AMOUN	en gerindetalle Dan Lateral September		بري	Andre Jahrandskier Andre Jahrandskier Andre Jahrandskier	(1)		ر در توریخ	
70)) Tarir Tarir		اری در در پیان در	n na	136 mg 177 mg 17	الله موجود التي المائز الدراك من معارف المراجع المائز المراجع المراجع المراجع	in an indicate of the second s	AMOUN	A Company of the Comp	Secretarian a sec	ا براد به المحاسم المح	ا «ريرا (الايكام الايكام الايكام	1941 2 - 1941 1957 1941 1957 1957	و س د که در ایج آهی این	in the Company of the	مرام مرام سما
										And the contract of the contra					A STAND
	REC	EIVED			ije:							general programme (1)	م المراجعة المراجعة المراجعة المراجعة ال		اد متعیق ۱۱۰۱ م م مزمریع بعد، ۱
er Parker Parker	FRO	Marie Carlo	. The company of south of	Constitute Section (si in mai in dimensiolal della mana di	الروسية في المنظمية المنطقة ال	A STATE OF THE WATER OF THE STATE OF THE STA		ERREGUESTASSER (VALUE FOR	海海海 医甲状腺 中華	na arangan dan sa	A COLUMN TO THE REAL PROPERTY AND A COLU		(देरी _{ज़} र शास्त्र सेटेस्स्टर	Signer options.
600 600 600 600 600 600 600 600 600 600		(-16		ME	2			3	مَنْدَر مِنْدُ * أَنَّا وأنر أَنَّا إِنَّا إِنَّالِيَّةِ		and a same of the		17	
		international Confidence of the Confidence of th	270 A 1904 343						ۻۄؙڮڡڔڿؠڿ؞ڵڟڔٷڰڰڰڰڰ ۼۦڝؙۼڔۦڿ؞ڞڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰڰ	en y tan <u>i</u> tan <u>i</u> La la			TO COMPANY SAME		
	FOR	the construction of the	nangang ng ng na	ing of the second	The of Bother	<u>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>	in the state of	ر المراجعة المراجعة المراجعة المراجعة ال	- Carrier Company	na manaka <u>ni</u> Na makan	The second of th		17 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	49 A _	
7 3 45 73) <u>1</u> 22 Juli					4 17 18		haring of the		7 17 27 7 178	3, 18
			ر و الایر انجمه راز و الایر انجم از در خراهمی	mily High Indian Section (1997)			్రా ఉక్కింది. కారించింది.	er in Salar Tarang Malay		-				1	,
	gain (Maranaya) Lagan (Maranaya) Lagan (Maranaya)	, -	alling property since	wood need a fight	<u>- w" - 00 1</u>	ر ایگرد ادام در ایگرد ادام	a francisco de la compansión de la compa		# 3 K Y V	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	newrete Leefel	(2)	= 0 °		- ./^^
					ر آر		in Francisco de la Securión de la S La companya de la Securión de	Light Telling						' (.	
Marie Ma Marie Ma Marie Ma Marie Marie Mar	100 100 100 100 100 100 100 100 100 100	FE- CASI	# B ****	Para	(- AGENC		YEÛÔ	N - CUST	OMER		n de la fille de la fille La fille de la			torage 5.	
			ిమా చేయి. ప్రేమిం	NEW OFFICE		يوند. د پاريکار د روي				Carried States	Fra. 25 - 172 -	er of the Miles	TEN SE		a Tari da Para da Para Mada

5 TH INDE CERTIFICATION

2 80. 040340

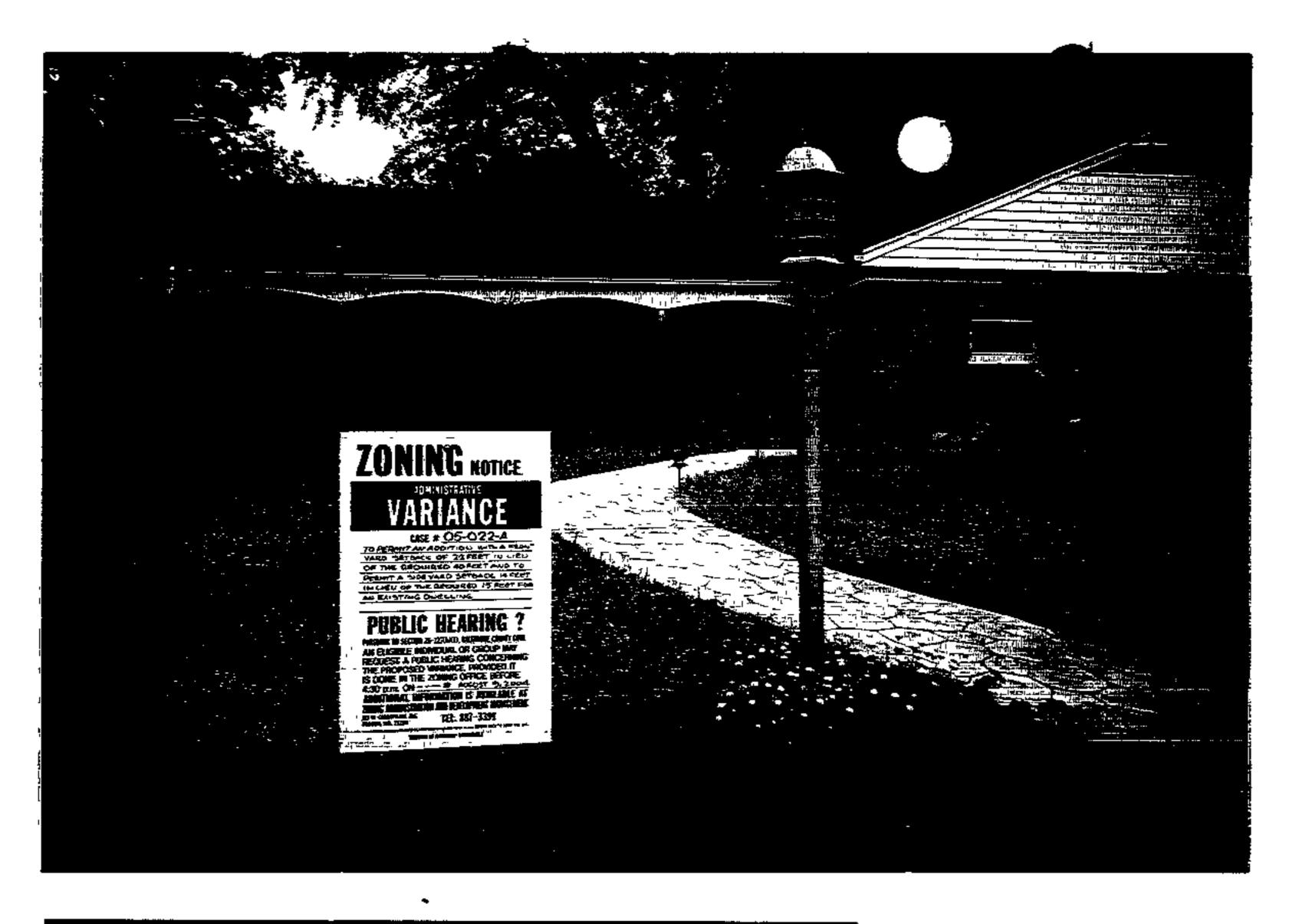
Exp. Int. 145.00 165.00 IX 1.00 IX Extreme Least, Navisal

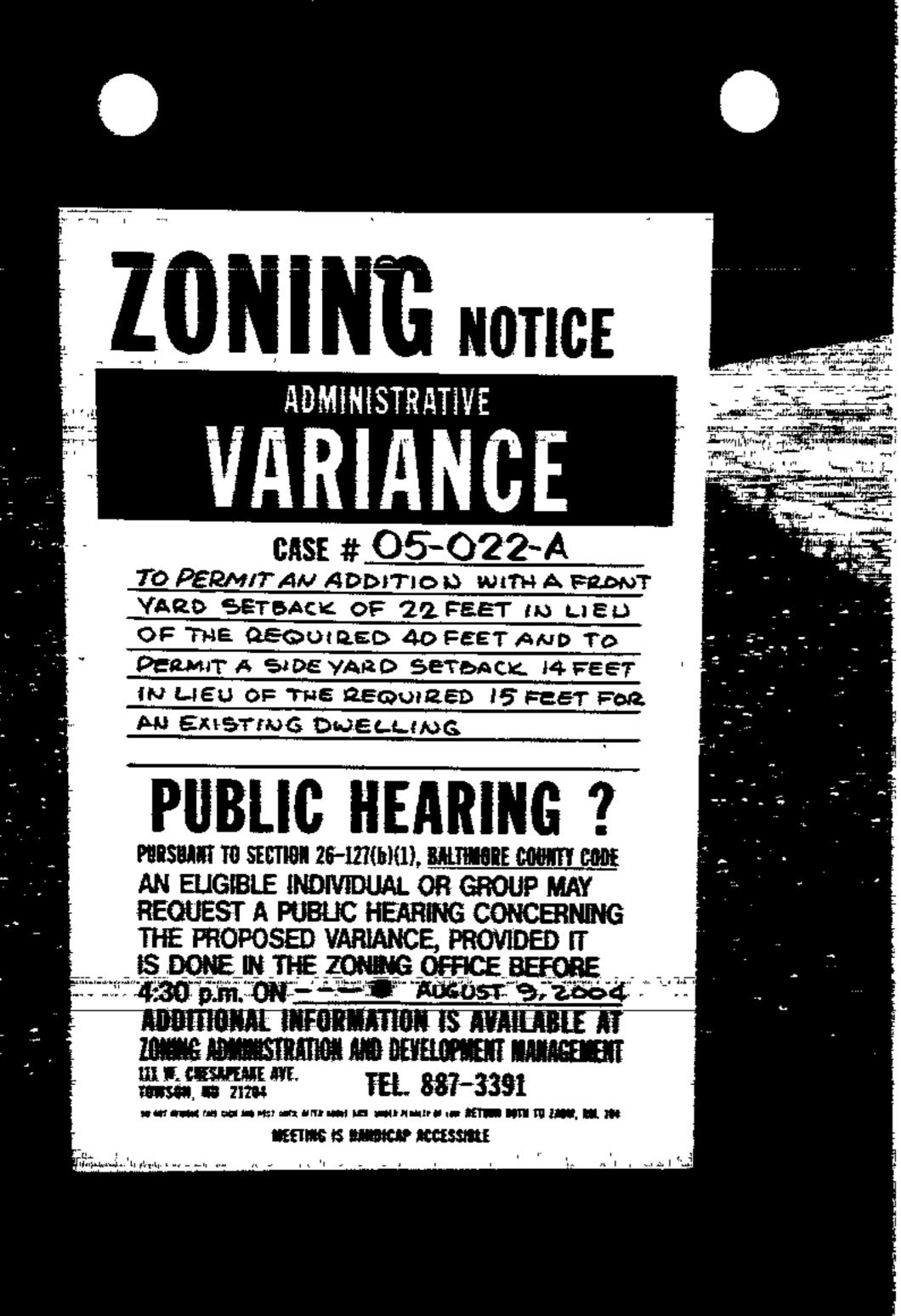
CASHER'S VALIDATION

CERTIFICATE OF POSTING

	Petitioner/Developer: LILA NAPPI
•	Date of Hearing/Closing: ΔUG , O , Z
caltimore County Department of ermits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Cowson, MD 21204	
ttention: Becky Hart	
adies and Gentlemen: This letter is to certify under	the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the property locate	ted at # 1606 Woon LING WAY
he sign(s) were posted on <u>JULY</u> (N	3, 2004 Month, Day, Year)
•	Sincerely,
	(Signature of Sign Poster and Date)
	GARLANDE, Mooro (Printed Name)
	3225 RYERSON CIRCLE (Address)
	PAUTINIARE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)
	(<u>F</u>

RE: Case No.: 05-072-4





ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	05-	022	-A	\	Address	1606	W001	DL ING	WAY	
Cont	act Perso	n: _	JUNI	FERN Planner, Plea	Se Print Your	S Name	<u> </u>	Phone	Number: 4	10-887-3391	•
Filin	g Date: _	7-					7-25-0	34 Clo	sing Date	: <u>8-9-</u>	ථ
Any throu	contact m gh the cor	nade ntact	with thi person (s office (planner	rogardin		5 11			e should be	
1.	POSTIN reverse reposting is again	G/C side g mu resp	OST: The of this for st be do not be consible to	ne petition orm) and ne only for all a	ner must d the pet by one of ssociated	t use one of titioner is re f the sign po	the sign pos sponsible for osters on the	r all print approve	ing/posting ed list and	ed list (on the costs. Any the petitioner isible on the h the closing	
2.			400 IQI	a bubii		PIDACA	in occupant ounderstand to applete on the	PM	_ :E	00 feet to file is no formal	
	order that (typically	it the	e matter in 7 to 10	be set days o	in for a	e requested a public hea sing date) a	relief; (b) d	eny the will rece	requested ive written	eputy zoning relief; or (c) notification en granted, nail.	
	POSSIBL (whether commissi changed	EP due oner givin ertific	to a ne to notific a notice	iEARING eighbor's ation with of the h	G AND R formal ill be for earing da	request or warded to	in cases to by order of you. The	hat must the zor sign on	go to a puning or detthe proper	blic hearing puty zoning ty must be as originally orwarded to	
					(Detaci	h Along Dotted Lir	ne)				
etitio	ner: This	Pai	t of the	Form is	for the	Sign Poster	Only				
-			USE TH	E ADM	NISTRA	TIVE VARIA	NCE SIGN	FORMAT	-		
ase N	lumber 0	5-[<		_			WOODL				
etition	er's Name	e <u> </u>	160	NAP	0/				-	2 0 - 9000)
ostin	g Date: _	7-	25-0	4		Clos	ing Date:				
ordin	g for Sign	: <u> </u>	o Permit	<u>an</u> a	adrhic	on with	a front		d <~Uh	ack of	
21	tt. in	10	eco col	tha		· 1 3100	' K		. /		,
50	back	P	14 11	n liec	P	the rea	11/2 ~/	15	for an	existing	7
de	velling					U		<u> </u>	<u> </u>	CRISHING	
	O						<u> </u>	<u> </u>	WCR - Re	vised 6/25/04	

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising: Item Number or Case Number: 050022-本	
Petitioner: Nappi	_
Address or Location: 1606 Wood ING Way	
PLEASE FORWARD ADVERTISING BILL TO: Name: VIA Nappi	
Address 1606 Mondling Wan	
Address: 1606 Woodling Way Bathmore, MD 21208	
·	
Telephone Number: 90 Bev True (410) 857-4607	

Department of Permits and Development Management

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





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

August 9, 2004

Lila Nappi 1606 Woodling Way Baltimore, Maryland 21208

Dear Ms. Nappi:

RE: Case Number: 05-022-A, 1606 Woodling Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 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,

u. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: db

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286







700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 26, 2004

Item No.:

17=035

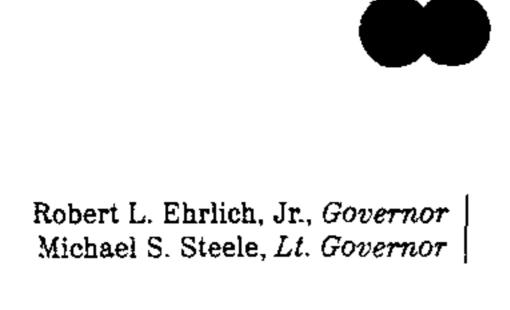
Dear Ms. Mathews:

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





Robert L. Flanagan, Secretary

Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date:

7.23.04

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

RE:

Baltimore County

Item No. OZZ

IRF

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

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: November 15, 2004

NOV 1 6 2004

SUBJECT:

1606

INFORMATION:

Item Number:

5-022

Petitioner:

Lila Nappi

Zoning:

DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

On July 26, 2004, the Office of Planning provided comments on an administrative variance for a front yard setback of 22 feet in lieu of the required 40 feet in a DR2 zone. This office recommended denial of the variance for the garage addition as it appeared to be out of keeping with the development pattern of the neighborhood. Houses along Woodling Way have a minimum 40-foot front setback, occasionally more than 40 feet.

On September 28, 2004, Zoning Commissioner Lawrence Schmidt held the decision in abeyance pending discussion between the applicant and this office in an effort to resolve agency concerns.

The Office of Planning has reviewed a revised redlined plan with a 25-foot front yard setback and photographs of the existing dwelling. This office does not oppose the revised variance provided the garage is a side entry garage and is finished with window treatment on the Woodling Way façade and the side façade. The applicant, Gail Kramer, has expressed the opinion that due to the topography on the lot, a side entry garage would require a considerable amount of grading and construction of a retaining wall. However, this has not been demonstrated by the information provided.

Therefore, the Office of Planning recommends that a variance hearing should be held before the Zoning Commissioner in order for the applicant and the county to present a case.

For further information concerning the matters stated herein, please contact Diana Itter at 401-887-3480.

Prepared by:

Division Chief:

AFK/LL:MAC:

A

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

SUBJEXT:

1606 Woodling Way

INFORMATION:

Item Number:

5-022

Petitica ::

Lila Nappi

Zoning:

DR 2

Requested Action:

Administrative Variance

SUMPLIRY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request to permit a front yard setback 22 feet in lieu of the minimum required 40 feet be DENIED.

The proposed garage addition in the front yard is not in keeping with the development pattern of the neighborhood. The dwellings along Woodling Way are primarily setback a minimum of 40 feet, and occasionally more than 40 feet.

The Office of Planning does not object to the requested side yard variance of 14 feet in lieu of 15 feet for the existing dwelling.

Prepared by:

Division Chief:

AFK/LL:MAC:

compromise of So.

DATE: July 26, 2004

RECEIVED

JUL 2 7 2004
ZONING COMMISSIONER

Post-iff Fax Note 7671 Date \$3/ page.

To OWNALL Co.

Co/Dept. Co.

Phone # Phone # Fax # 8087-3868

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



September 28, 2004

Baltimore County

James T Smith, Jr, County Executive Lawrence E. Schmidt, Zoning Commissioner

Ms. Lila Nappi & Ms. Gail Kramer 1606 Woodling Way Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE (1606 Woodling Way)
Case No. 05-022-A

Dear Ms. Nappi & Ms. Kramer:

In response to your letter of September 24, 2004 and accompanying attachments, I have reviewed the revised site plan submitted therewith and offer the following comments.

As you know, the Office of Planning submitted a negative comment upon their initial review of your proposal. Although they had no objection to the side yard setback requested, they found the front yard setback was inconsistent with the development pattern of the neighborhood and recommended a denial of that variance request. In response to their concerns, you have modified your site plan and now request a front yard setback of 25 feet, a minor reduction from your original request.

I have reviewed the revised plan with Mark Cunningham of the Office of Planning and he advised that the garage is still incompatible with the setbacks provided on adjacent properties. Although you submitted letters of support from several of your neighbors, it does not appear that any of those individuals reside immediately adjacent to your property or would be directly impacted. Mr. Cunningham also questioned whether consideration had been given to replacing the existing carport structure with the garage addition and building a new addition to the rear of your home. In order to resolve his agency's concerns, he has suggested that you contact Diana Itter, the Community Planner for your area, at 410-887-3480.

In any event, a decision on your request will be held in abeyance until such time as you have resolved the concerns raised by the Office of Planning. Although not bound by that agency's comment, the Zoning Commissioner's Office does give it significant consideration when reviewing requests for zoning relief. If no agreement can be reached, a decision shall be rendered based on the documentation contained within the case file.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Mr. Vincent Moskunas, Site Rite Surveying, Inc. 200 E. Joppa Road, #101, Towson, Md. 21286 Office of Planning; Case File

September 24, 2004

Lawrence E. Smith

Zoning Commissioner

Baltimore County

Planning Office

Dear Mr. Smith:

RECEIVED

SEP 2 7 2004

ZONING COMMISSIONER

We are writing to you regarding information we received September 2, 2004. I response to our request for an administrative variance. Upon this date, we were notified that a recommendation included no objection to the side yard variance of 14 feet vs. the 15 feet but denial for the request for the front yard setback of 22 feet vs. the required 40 feet. We are respectfully writing to you to clarify the request in hopes that we may be able to compromise without the need to pursue the appeal process. We appreciate your time and the opportunity to address this matter.

Woodling Way has been our home for several years. It is a diverse neighborhood with a Chimes House and wide range of residents in terms of age, culture, ethnicity and history. We had considered moving but our connection to our neighbors is strong and they are very supportive of our staying and the opportunity of remodeling our home. We have shared the plans with several of them and their excitement solidified our decision to stay permanently.

The plan would make the house more accessible in a number of ways. We specifically pursued a rancher knowing the level of accessibility. As occupational therapists who have worked with the elderly we are acutely aware of how one's environment impacts their ability to function. Having cared for them we are sensitive to the need to prepare for aging and what kind of modifications can sustain long term independence in the community. One aspect of the plan included putting the garage on the front of the house vs. the carport which is currently on the side of the house. As we have gotten older it has become more difficult, particularly in inclement weather to access the carport due to the sharp incline not to mention the shoveling. The lay out of the plan allows for more space, accessibility and storage all on one level. The brick facing, and thought around the design was an attempt to keep the architecture commensurate with the neighborhood. Less than 2/10th of a mile from Woodling Way are townhouses that are less than 15 feet from the street. The SHA and County Fire Department have posed no objection. Our neighbors had been eagerly awaiting the remodel as they believe it will enhance the beauty of the neighborhood as well as the value of their homes.

We have met with the draftsman and builder to problem solve and attempt to trouble shoot what we could do to modify the plan and we have gotten it to a 25 foot set back. Any more would be a hardship and require major plan re-modification at a greater expense. In that case, we would need to rethink the investment and re-evaluate the option of moving. We are really happy in our home and would like very much to stay.

We need your help and consideration and respectfully request a 25 foot set back. This we believe would address any concerns and make the addition possible. Again, Thank you for your time and attention to this matter and we look forward to your response.

Sincerely,

Lila Nappi and Gail Kramer

Edith S. Kaufman 1605 Woodling Way Baltimore, Maryland 21208

September 23, 2004

Lawrence E. Smith County Court House Building Room 405 Towson, Maryland 21204

Dear Mr. Smith,

My husband and I are neighbors of Lila Nappe and Gail Kramer who are requesting a variance on their property located at 1606 Woodling Way, Baltimore, MD 21208. We are very excited about the changes they are planning to make.

We have seen the plans and feel the proposed changes will not only enhance the neighborhood physically but will add value to the rest of the homes located here.

Sincerely,

Edith S. Kaufman

Edith S. Kaufman

Sar D. Kaufman

September 23, 2004

Lawrence E Smith
Zoning Commissioner
County Planning Office

Dear Mr. Smith:

We are writing to you on behalf of our neighbors, Lila Nappi and Gail Kramer, who recently applied for an administrative variance in an attempt to remodel their home. We have reviewed the plans and we support the proposed changes. We feel the improvements would enhance the neighborhood aesthetically and the value of our home. Thank you for your consideration regarding this matter.

Sincerely,

Mr. and Mrs. Brad Barthlow

Sept 23, 2004

Laurence E. Smith Zoning Comminer County Claring affin

Dear Mr. Smith,

We are surific in support y our neighbor, the Nazi and Sail Kramer, whose plans for remobiling this have are being reviewed.

they have allowed med to expansion their plans and me have been consinced that they are quite consistent with the ambience of our rele-le-sac in which we live. A garage entrance from Woodling Way, and then from Vaclame Law would shiming

We believe that her captitie would be beneficial to an graciet, pleasant reighborhood so we has you can see four way to legarone they have you can see four way to legarone

flent for, Alfred from Sugare Hoffborgon Gross

LETTER OF TRANSMITTATCEIVED

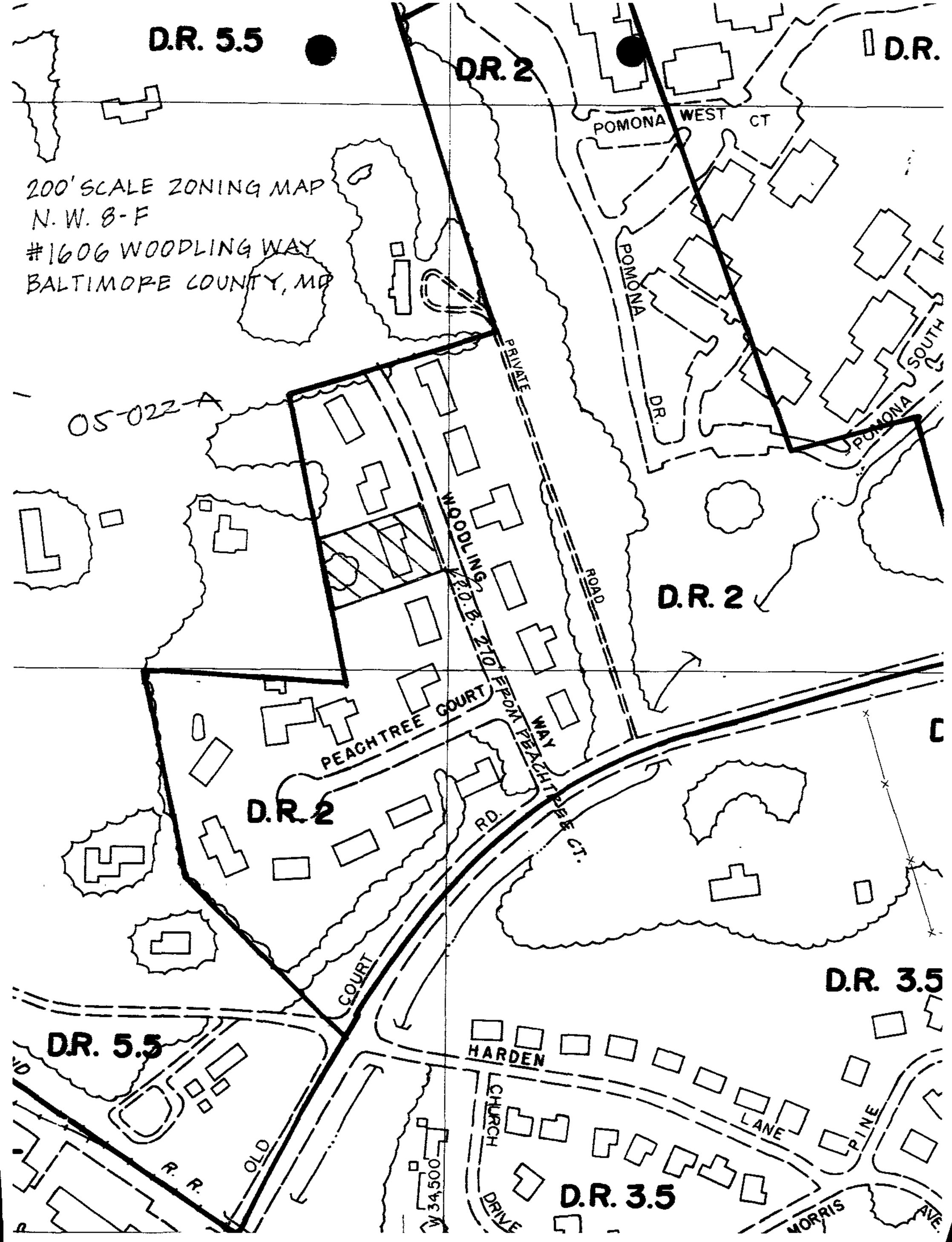
Site Rite Surveying, Inc.

DIRECT CORRESPONDENCE TO:

Shell Building, Room 101 200 East Joppa Road

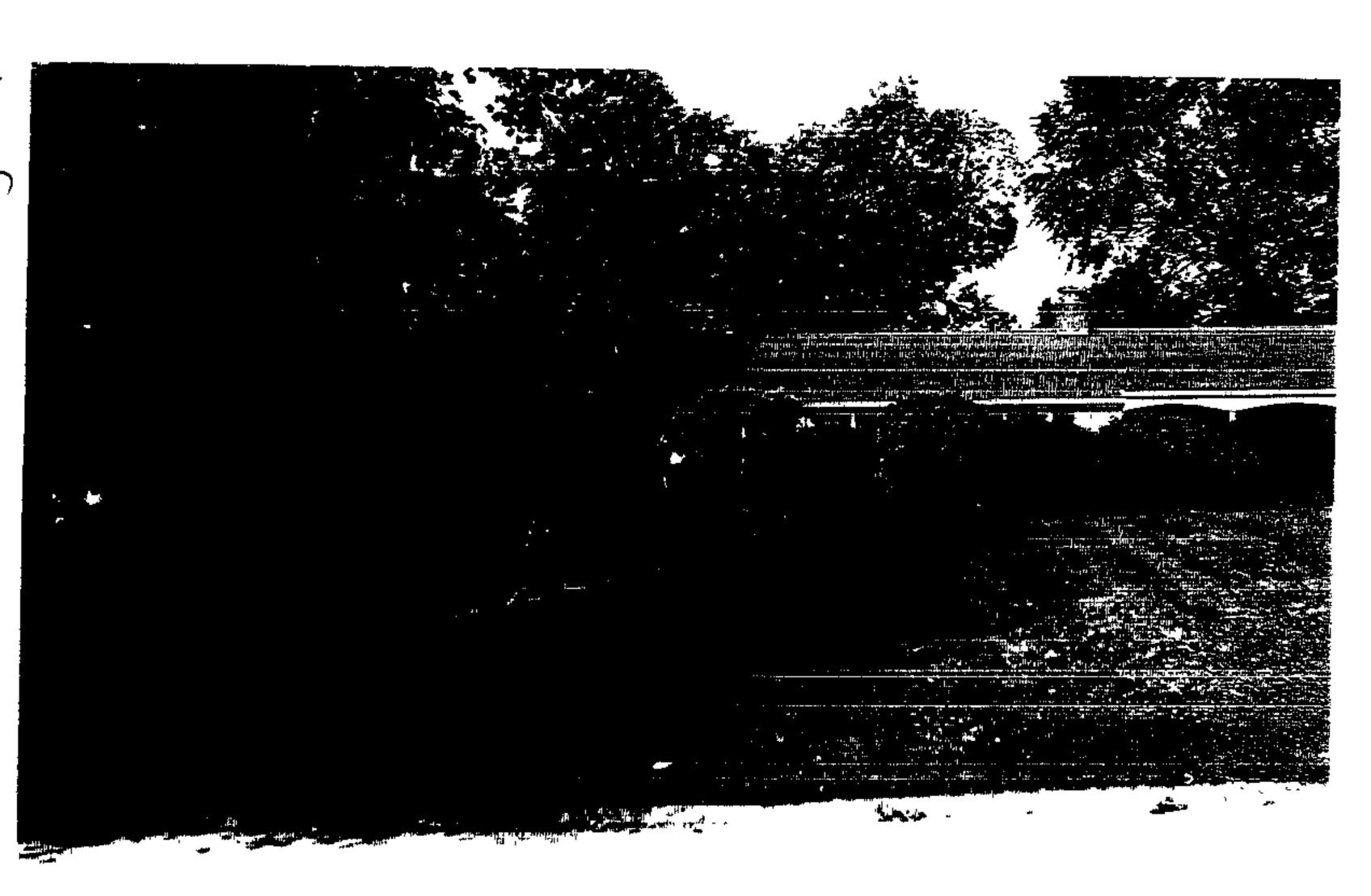
SEP 2 7 2004

		•	ryland 21286 28-9060	-ALUNIA AAR	as sindination
A A	,	Fax 410-	-828-9066	Z.ZUNING CUN	MISSIONER
TO: M	v. lai	my Schmidt	DATE:	9/23/04	
7	omín	n Commissioner	SUBJECT:_	#1606 Woodliv	ry Way
			OODOLO1	05-022-1	47
ATTENT	ION:		OUR FILE:_	8929	<u></u>
	XI HER	FWITH	MES	SENGER	
WE ARE	UND	EWITH ER SEPERATE COVER, <u>TRANSMITTIN</u>	IG VIA, 🔲 U.S. I	MAIL (_) <u>THE FOLLOWING:</u> _
QUANTITY	DRAWING	Di	ESCRIPTION AND/OR	TITLE	
		Red lived drawing			·-
		Administrative Vanau	ice subm	ittal	
		Planming comments			
	<u></u>	letter for reconsiderate	··· ——··· ——··	·	
1		Supporting documents		4 . 4	
		support my noments	Thom new	wows	<u> </u>
_				·	
		· · · · · · · · · · · · · · · · · · ·	<u></u>		······································
		··			
			<u></u>		<u></u>
TRANSI	WITTED	AS INDICATED BELOW:			
_	AGREEME		- DWG(s)	— <u>————————————————————————————————————</u>	
D PER	YOUR REC	QUEST APPROVED	AS NOTED - DW	G(S) DN - DWG(S)	
☐ FOR	YOUR INFO		FOR CORRECTIO)N - DWG(S)	
FOR	APPROVA	L DEASE RI	ESUBMIT - DWG(S	s)	
FOR	COMMENT				
CO	PY(S) OF		SENT TO	<u></u>	
	• -	<u></u>			
REMAR	KS. PW	your conversation w/ 6	am Kramo	N 9 23 04	
		J			
P	LEASE SI	GN AND RETURN ONE COPY OF THIS TR	ANSMITTAL AS	A RECEIPT	
VERY TRI	ULY YOUR	IS,			
			CEIVED BY:		·
SENT BY	VIna	Me Kunus. DAT	ΓE:		

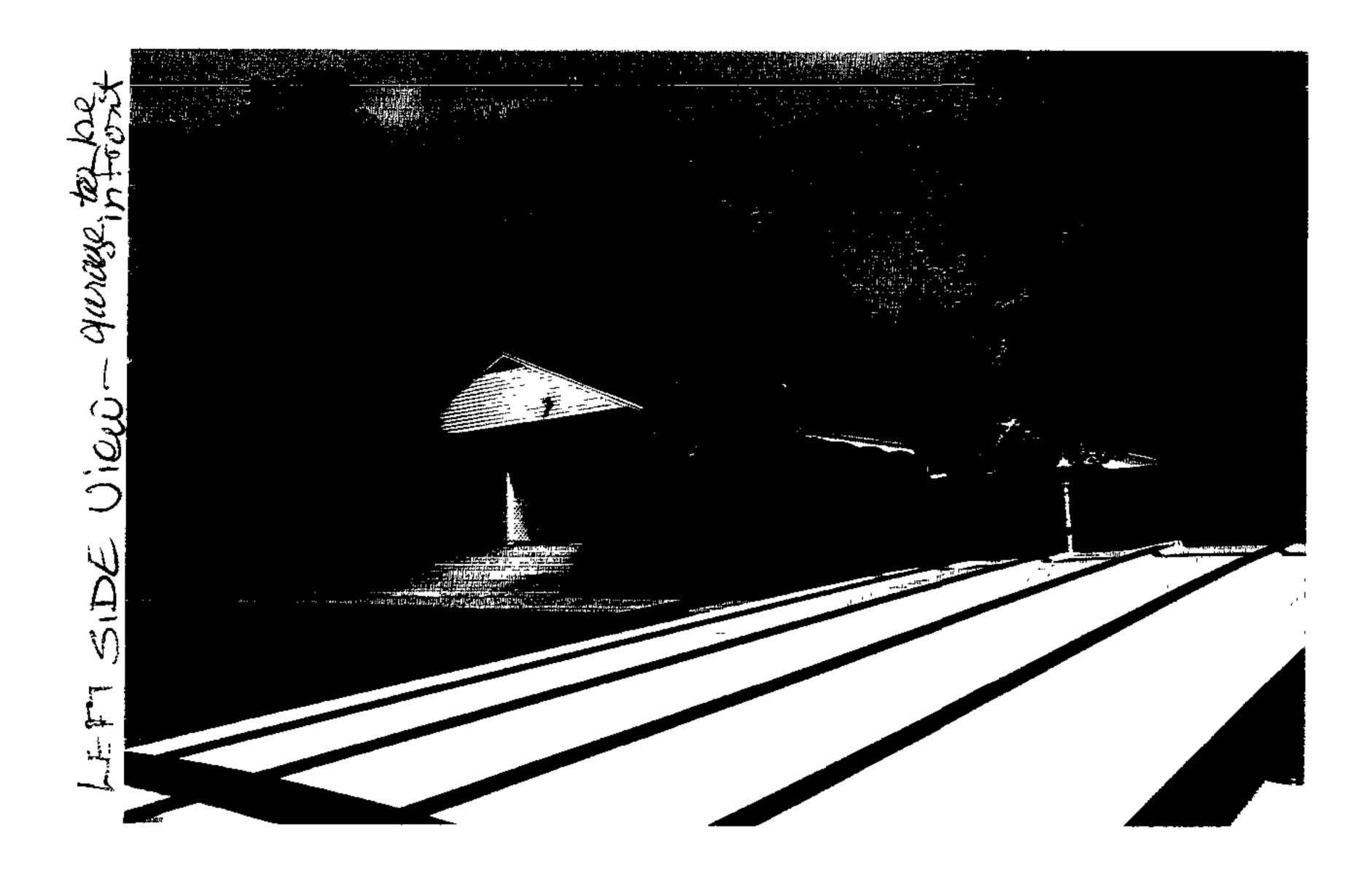


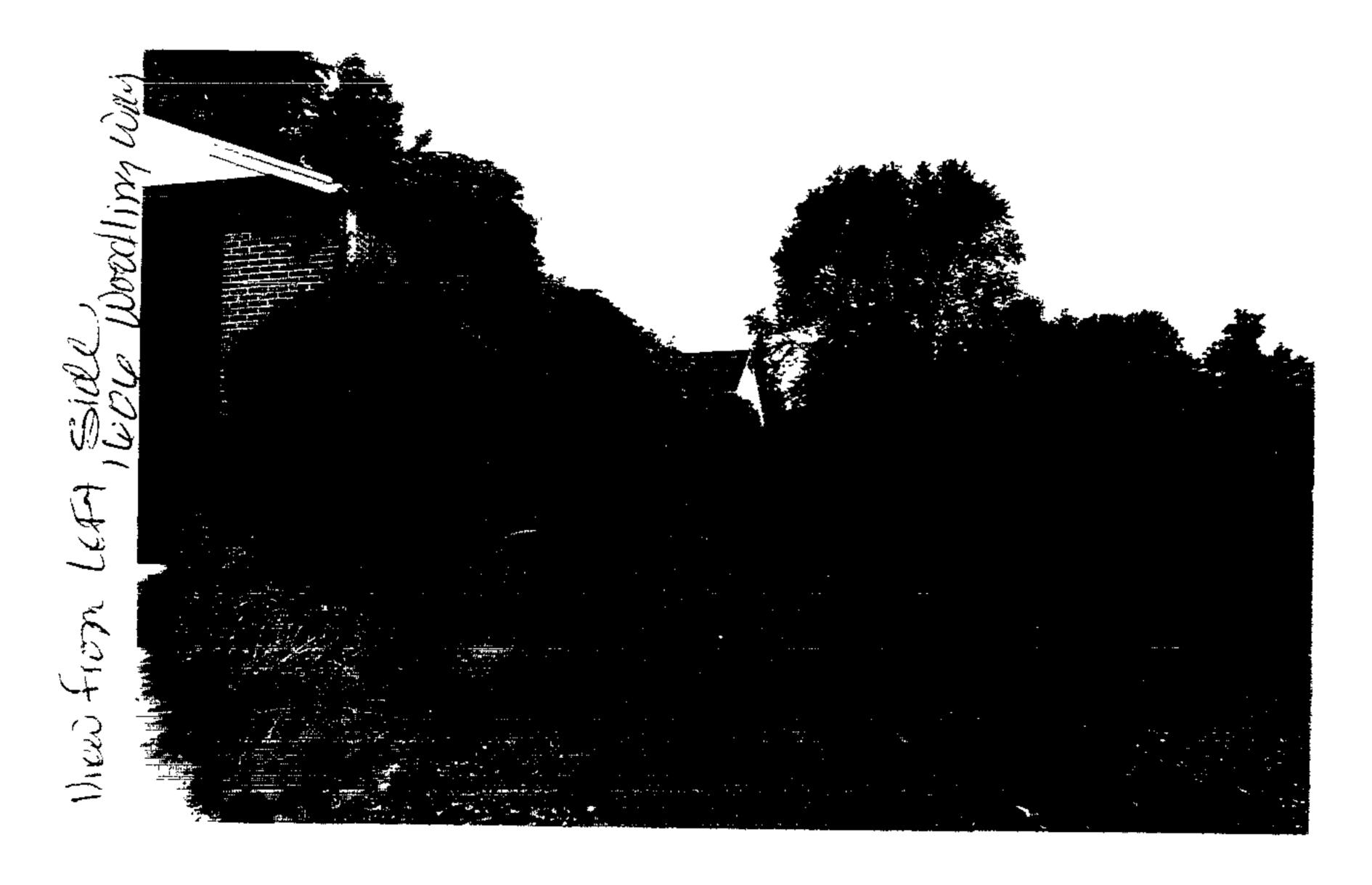
#025





ista Front - 1600 walling was









WOODLING WAY EX. 8" SAN. P.O.B. 270' NOPTH OF & PEACHTPEE COUPT 5.19° 24' 50" E 105.80 66.00' 40' MBSL #1608 # 1604 EX. DWLG. EX. DWLG. RANCHER EX. COVD. EX.CONC -SUZANNE NASDOR EX. PWLG. POSS & PIANA FORD 0314001170 NOTE: SHADED AFEA 0314011540 4487/350 TO BE REMOVED . GILBERT & PUTH SOLOMON 0319061790 AND PPOPOSED GARAGE ADDIN. CONSTRUCTED 4178/557 PICHAPO CHESSLEP 0303025000 SEE "INSERT" BLOCK"B" N07° 31' 20" W 92.58' 124.30 P.R. Z SANDY & NANCY MANDELL 0323019430 11852/685 "WOODHOLME ESTATES" 2.95 Ac. ± LINDA HALPERT 25/12 0301002177 10037/399 **GENERAL NOTES: EXISTING ZONING: D.R. 2** 200' SCALE MAP: N.W. 8-F LOT AREA: 0.44 Ac +/- or 19,364 S.F. +/-PUBLIC WATER AND SEWER NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA COMMUNITY PANEL NO. 240010 0240 C NOT LOCATED IN HISTORIC AREA NO PRIOR ZONING HEARING **EXISTING USE:** SINGLE FAMILY DWELLING 10. PROPOSED USE: SINGLE FAMILY DWELLING WITH PROPOSED ADDITION SEP 2 7 2004 11/88/1 PROP. GAR. ADDTN. 25.3' Case no. 05-022-A 26.12 PROP PLAN TO ACCOMPANY PETITION FOR ADDTN. EX ONE STORY ADMINISTRATIVE VARIANCE BPICK FANCHER #1606 WOODLING WAY PT. LOT 11 BLOCK "B" PROP SECTION 2 JADDIN. "WOODHOLME ESTATES" 25/77 24.3 ELECTION DISTRIT NO. 3RD COUNCILMANIC DISTRICT NO. 2ND Site Rite Surveying, Inc. OWNER: Lila Nappi BALTIMORE COUNTY, MARYLAND 200 E. Joppa Road JUNE 14, 2004 1606 Woodling Avenue Shell Building, Room 101 8929 "INSERT" Baltimore MD 21208 Towson, MD 21286

(410)828-9060

Tax Map: 78 Grid: 1 Parcel: 462 Tax Acct. No.: 0319002330 Deed Ref.: 8639/683

SCALE: 1" = 20'

SCALE: 1"=30' Pevisca September 23, 2004