

IN RE: PETITION FOR SPECIAL HEARING
N/S of Riverview Drive @ SW/End
of Back River Neck Road
15th Election District
6th Councilmanic District
(2301 Riverview Road)

Charlotte & Salvatore Maranto
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-311-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Charlotte and Salvatore Maranto. The Petitioners are requesting special hearing relief for property owned at 2301 Riverview Road in the eastern area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve three (3) accessory buildings 10 ft. x 20 ft. sheds on an unimproved lot without a principal building.

The property was posted with Notice of Hearing on January 22, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 25, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

MAILED FOR FILM
2/24/05
Raj

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated January 24, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Office of Planning dated February 8, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Charlotte Maranto, Petitioner. Susan Campbell, Katherine Bryant and Helen Bryant attended the hearing and opposed the Petition. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 04-8632) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the fact that accessory structures were being constructed without a permit.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioners cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something

may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

Testimony and Evidence

The Petitioner erected three sheds on an otherwise vacant 10-acre parcel to store her classic Mercedes and Jaguar automobiles out of the weather. She did so without a permit and was issued a stop work order by the County after a complaint was filed. She owns a property across Riverside Road on which she resides but, as the lot is only 75 ft. x 150 ft. and fully built out, she has no place to store her vehicles on this property. She indicated that she purchased the 10-acre parcel in 2004 to get some additional room for storage. She noted that the three sheds on the subject property are prefabricated, bolted together, and are moveable as they have no foundation. These sheds look like a three-car garage of which there are several other such garages/sheds in the neighborhood.

Ms. Campbell, a nearby property owner, questioned the accuracy of the Plat to Accompany and noted that the sheds are actually larger than shown and located closer to Back River Neck Road than as shown on Petitioners' Exhibit 1. In addition, she indicated that the Plat did not show the asphalt paving which the Petitioner has installed. Ms. Campbell complained that the Petitioners had cut down mature trees on their property which is zoned RC 20, and added that the Petitioners should replant trees to compensate for the prior cutting as she and the other protestants were required to do. She wanted the Petitioners to remove the asphalt paving connecting the sheds to Riverside Road. Finally, she noted that RC 20 zoning forbids accessory structures without a residence.

Ms. Katherine Bryant had similar complaints that the Petitioners cut trees on the property and should be required to pay for such cutting because this was a violation of the RC 20 zone. She worried that there were already many locations of casual building in the neighborhood in addition to the subject issue. She also wanted the Petitioners to remove the asphalt paving. Ms. Bryant noted that the Petitioner has a garage on her property across the street but had converted it to living area. She indicated that this was the Petitioner's choice to make this conversion and that this should not be used an excuse to erect the three sheds.

Findings of Fact and Conclusions of Law

This Petition involves an interesting question of zoning law and an application of environmental law. The zoning issue is whether or not the three sheds are of themselves a "principal structure" and so need no zoning relief. They certainly need a permit to erect them. My review of the RC 20 zoning regulations indicates that Section 1A05 B allows four residential uses by right in this zone including dwellings, trailers, and home occupations. There is no mention of permitting sheds by right. In fact, the only mention of sheds is as an accessory use in Section 1A05 F2, which indicates that these structures are accessory to residential use. By all accounts, there is no residence on the subject property and so I find that the Petition for Special Hearing to approve the sheds on an unimproved lot is required.

In regard to the merits of the Petition, I find that the Petitioner owns a 10-acre parcel, which in the RC 20 zone can be used to locate three storage sheds as described in Petitioners' Exhibit 1. To deny this use from a zoning standpoint would require the Petitioner to build a dwelling on the lot, which then would allow these accessory uses. This is unreasonable to require. She should be able to use her lot but only in accord with the Chesapeake Bay Critical Area Regulations.

This means that she has another separate step to go to allow the sheds on her property beyond this step. She must comply with the CBCA regulations in regard to the environmental issues raised by the Protestants. These include perhaps replacing the asphalt driveway with a less impervious surface, replanting trees taken down, drainage issues and the like. She may also apply for a variance from some of these issues.

In any case, applying the CBCA regulations is not within this Commission's jurisdiction. From a zoning standpoint, I see nothing wrong with having traditionally accessory structures on a parcel without a principal dwelling as long as the Petitioner also complies with the environmental regulations. I find that if the latter is done properly there will be no adverse impact on the community. I believe this is all the Protestants wanted to accomplish.

In making these findings, I acknowledge that the Office of Planning recommended denial of the use of the property for these sheds because the office is concerned that this may change the residential character of the neighborhood that could eventually evolve into non-residential uses. I will require as a condition of approval that the Petitioner submit plans and elevations to the Office of Planning for approval in order to insure the exterior appearance of the sheds is compatible with the residential uses in the neighborhood.

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' special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24 day of February, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to

ORDER RECEIVED FOR FILING
Date 2/24/05
By [Signature]

approve three (3) accessory buildings 10 ft. x 20 ft. sheds on an unimproved lot without a principal building, be and is hereby GRANTED subject to the following conditions:

1. The Petitioners shall submit building plans and elevations of the sheds to the Office of Planning for approval to insure that the exterior appearance of the sheds is compatible with the residential uses in the neighborhood.
2. The Petitioners shall comply with the ZAC comments received from DEPRM dated January 24, 2005.

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

1st

2/24/05

Ray

Zoning Commission

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

February 24, 2005

Mr. & Mrs. Salvatore Maranto
2302 Riverview Road
Essex, Maryland 21221

Re: Petition for Special Hearing
Case No. 05-311-SPH
Property: 2301 Riverview Road

Dear Mr. & Mrs. Maranto:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Susan Campbell, 2204 Riverview Road, Baltimore, MD 21221
Katherine Bryant, 2115 Riverview Road, Baltimore, MD 21221
Helen Bryant, 2130 Riverview Road, Baltimore, MD 21221

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at x 2302 RIVERVIEW Rd
which is presently zoned X RC-20

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve (3) 10ft. x 20ft. Sheds
on an unimproved lot.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

CHARLOTTE R. MARANTO
Name - Type or Print _____
Charlotte R. Maranto
Signature _____
Salvatore C. Maranto
Name - Type or Print _____
Salvatore C. Maranto
Signature _____
2302 Riverview Rd. x 410-687-096
Address _____ Telephone No. _____
X Essex x Md. x 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 12-21-04

ORDER RECEIVED FOR FILING
2/24/05
Ray
Case No. 05-311 SPH
2/24/05

Zoning Description

2301 River view Rd.

Beginning at a Point on the North side of
Riverside Rd. at the southwest end of Back River Rd.
thence running North west 200 ft. thence
Northeast 480 ft. thence Southeast 750 ft. thence
South 725 ft. thence North west 75 ft. thence North-
East North East 200 ft. thence West 150 ft. thence South
200 ft. thence North west $265' \pm$ to the Point
of beginning, Containing 10.112 Acres $\pm$ and
located in the 15th Election District.

311

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

City NO. 64-076
65-311544

DATE 11-21-64 ACCOUNT K. E. L. 606-615

AMOUNT \$ 65.00

RECEIVED FROM: M. S. M. K. 2000

FOR: Resident of Special Home with the
for the 1st 2 years of life

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: OFFICE
DATE: 12/22/2004
BY: 12/22/2004
RECEIVED BY: 12/22/2004
DATE: 12/22/2004
BY: 12/22/2004
RECEIVED BY: 12/22/2004
DATE: 12/22/2004
BY: 12/22/2004

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by the authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-311-SPH
2301 Riverview Road
N/Side of Riverview Drive at
the southwest end of Back
River Neck Road
15th Election District
6th Councilmanic District
Legal Owner(s): Charlotte
R. & Salvatore Marano
Special Hearing to ap-
prove three accessory
buildings (3) 10 foot x 20
foot sheds on an unim-
proved lot without a princi-
pal building.
Hearing: Tuesday, Febru-
ary 8, 2005 at 9:00 a.m. in
Room 106, County Office
Building, 111 W. Chesa-
peake Avenue, Towson
21204.

WILLIAM WISEMAN
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.
JT/1/744 Jan. 25 37002.

CERTIFICATE OF PUBLICATION

1/26/ 2005

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 1/25/ 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 05-311-SPH

Petitioner/Developer: CHARLOTTE

R & SALVATORE MARANTO

Date of Hearing/Closing: 2/8/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

2301 RIVERVIEW ROAD

The sign(s) were posted on

1/22/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

1/24/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

January 4, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-311-SPH

2301 Riverview Road

N/side of Riverview Drive at the southwest end of Back River Neck Road

15th Election District – 6th Councilmanic District

Legal Owners: Charlotte R. & Salvatore Maranto

Special Hearing to approve three accessory buildings (3) 10 foot X 20 foot sheds on an unimproved lot without a principal building.

Hearing: Tuesday, February 8, 2004 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Charlotte & Salvatore Maranto, 2302 Riverview Rd., Essex 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 24, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 25, 2005 Issue - Jeffersonian

Please forward billing to:
Mr. & Mrs. Maranto
2302 Riverview Road
Essex, MD 21221

410-687-0967

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-311-SPH

2301 Riverview Road

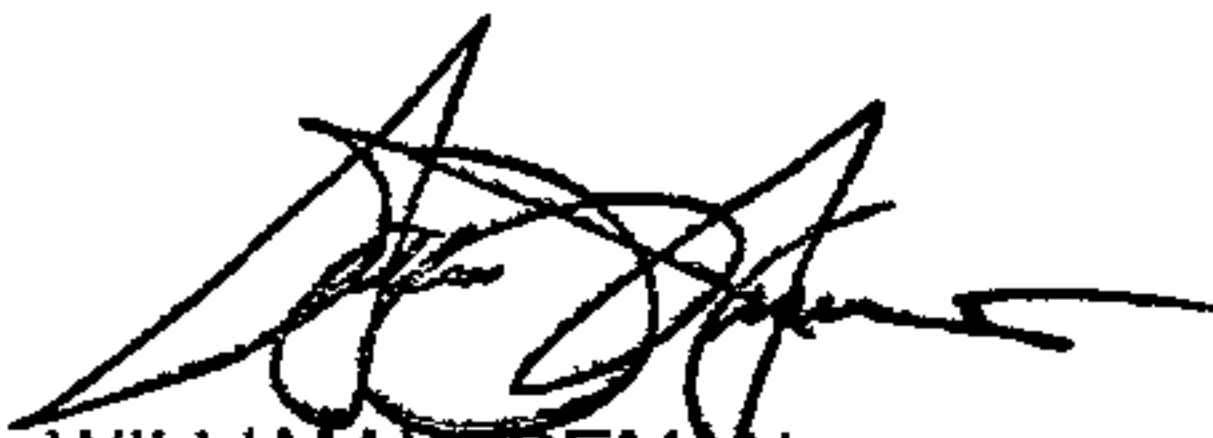
N/side of Riverview Drive at the southwest end of Back River Neck Road

15th Election District – 6th Councilmanic District

Legal Owners: Charlotte R. & Salvatore Maranto

Special Hearing to approve three accessory buildings (3) 10 foot X 20 foot sheds on an unimproved lot without a principal building.

Hearing: Tuesday, February 8, 2004 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204



WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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/neighbors/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 05-311 SPH
Petitioner MA & MRS. MARANTO
Address or Location: 2301 ~~MARAS~~ Riverview Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name: Same
Address 2302 River view Rd
BALTO, Md, 21221
Telephone Number 410-687-0967

**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*

February 2, 2005

Charlotte Maranto
Salvatore Maranto
2302 Riverview Road
Essex, Maryland 21221

Dear Mr. and Mrs. Marranto:

RE: Case Number: 05-311-SPH , 3201 Riverview Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 10, 2005

Item No.: 305, 306, 308-309, 311-318

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 1.3.05

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

RE: Baltimore County
Item No. 311 JJS

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, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

Am
2/8

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. ^{PO}
DEPRM

DATE: January 24, 2005

SUBJECT: Zoning Item # 05-311
Address 230 Riverview Road (Maranto Property)

Zoning Advisory Committee Meeting of January 3, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Please note that mitigation is required for any forest clearing activities.

Reviewer: Michael Kulis Date: January 24, 2005

S:\Devcoord\ZAC SHELL 11-20-03.doc

ORDER RECEIVED FOR FILING

2/24/05

Ray

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 8, 2005

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

RECEIVED

FEB - 2005

SUBJECT: 2301 Riverview Road

INFORMATION:

Item Number: 5-311

Petitioner: Charlotte R. Maranto

Zoning: RC 20

Requested Action: Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request to permit three (3) 10' X 20' sheds on an unimproved lot be **DENIED**.

Riverview Road is a water-front development that is comprised primarily of single-family detached dwellings. This office is of the opinion that the petitioner's proposal could potentially be harmful to the existing residential character of the area, and could also potentially evolve into a non-residential use.

Prepared by:

Mark A. Cunniff

Division Chief:

John P. ...

AFK/LL:MAC:

WHEN RECEIVED FOR FILING

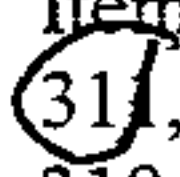
2/24/05

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 10, 2005
Item Nos. 305, 306, 308, 309, 310,
, 313, 314, 315, 316, 317, and
318

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
2301 Riverview Road; N/side Riverview Rd,
SW/end of Back River Neck Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owners: Charlotte & Salvatore Maranto* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-311-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and documentation filed in the case.

RECEIVED

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to Charlotte & Salvatore Maranto, 2302 Riverview Road, Essex, MD 21221, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Susan D Campbell
2204 Riverview Rd
Baltimore, MD 21221

RECEIVED

February 8, 2005

FEB 11 2005

Department of Permits and Development Management
111 W. Chesapeake Ave
Towson, MD 21204

ZONING CONSIDERATION

Attn: John Murphy
Bureau of Zoning Review

Re: Case Number. 05-311-SPH, 3201 Riverview Rd

Dear Mr Murphy:

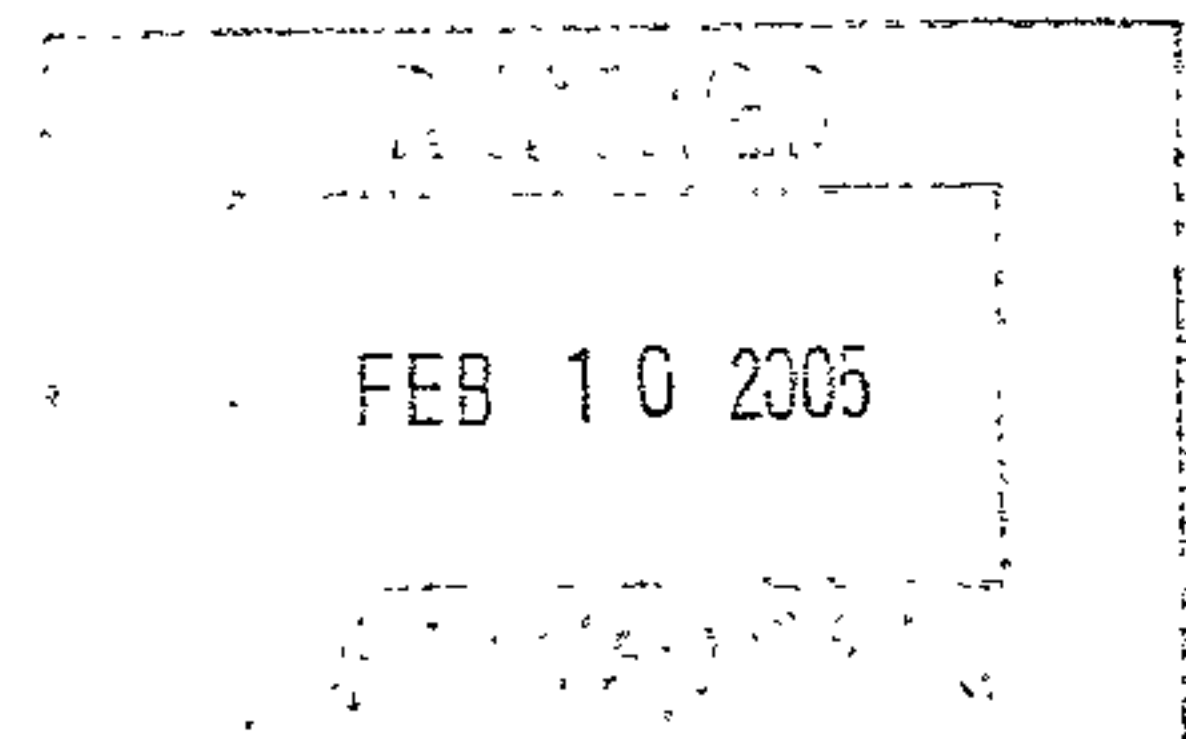
In the course of my comments at this morning's hearing concerning the above-referenced case, I indicated that I was aware of one other shed having been added to a neighboring property. I am not sure that it was made clear to you that that shed was prefabricated, delivered by truck and simply placed on the property. The "sheds" at issue were not. They were constructed as a single unit on the site.

Sincerely,

Susan D. Campbell

Susan D. Campbell

Cc: Charlotte and Salvatore Maranto



DATE: 12/21/2004

TIME: 14:19:50

STANDARD ASSESSMENT INQUIRY (1)

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 13 550590	15	3-0	04-00	N	NO		10/07/04
MARANTO SALVATORE C				DESC-1..		<u>10.112 AC NES</u>	
MARANTO CHARLOTTE R				DESC-2..		SW END BACK RIVER NE	
2302 RIVERVIEW RD				PREMISE. 00000		RIVERVIEW	RD

00000-0000

BALTIMORE MD 21221-6516 FORMER OWNER: REINHARDT JOSEPH L

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	56,220	56,220		FCV	ASSESS	ASSESS
IMPV:	0	0	TOTAL..	56,220	56,220	56,220
TOTL:	56,220	56,220	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 10/99 06/02

---- TAXABLE BASIS ---- FM DATE

ASSESS: 56,220 04/30/04

ASSESS: 56,220

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Zoning Description

2301 River View Rd.

Beginning at a Point on the North side of
Riverside Rd. at the southwest end of Back River
Rd. thence running North west 200 ft. thence
Northeast 480 ft. thence Southeast 750 ft. thence
South 725 ft. thence North west 75 ft. thence North-
East North East 200 ft. thence West 150 ft. thence South
200 ft. thence North west 265' $\pm$ to the Point
of beginning. Containing 10.112 Acres $\pm$ and
located in the 15th Election District.

OVER

311

DATE: 12/21/2004

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:20:09

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 13 550590	15	3-0	04-00	N	NO		10/07/04
LOT....		BOOK....	0000	MAP.....	0105	LOT WIDTH.....	.00
BLOCK..		FOLIO...	0000	GRID....	0019	LOT DEPTH.....	.00
SECTION..				PARCEL..	0079	LAND AREA..	10.110 A
PLAT..						YEAR BUILT.....	00

-----TRANSFER DATA-----

NUMBER..... 276094
 DATE..... 02/10/04
 PURCHASE PRICE..... 150,000
 GROUND RENT..... 0
 DEED REF LIBER..... 19582
 DEED REF FOLIO..... 0274
 CONVEYED IND..... 3
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 15-13-550590

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO

15784

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
------	----------

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

CASE NAME 2301 Rivermen Park
CASE NUMBER 05-311-SP4
DATE 2/8/05

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 2301 Riverview Rd.
CASE NUMBER 05-31-SPH
DATE 2/8/05

CITIZEN'S SIGN-IN SHEET

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS _____

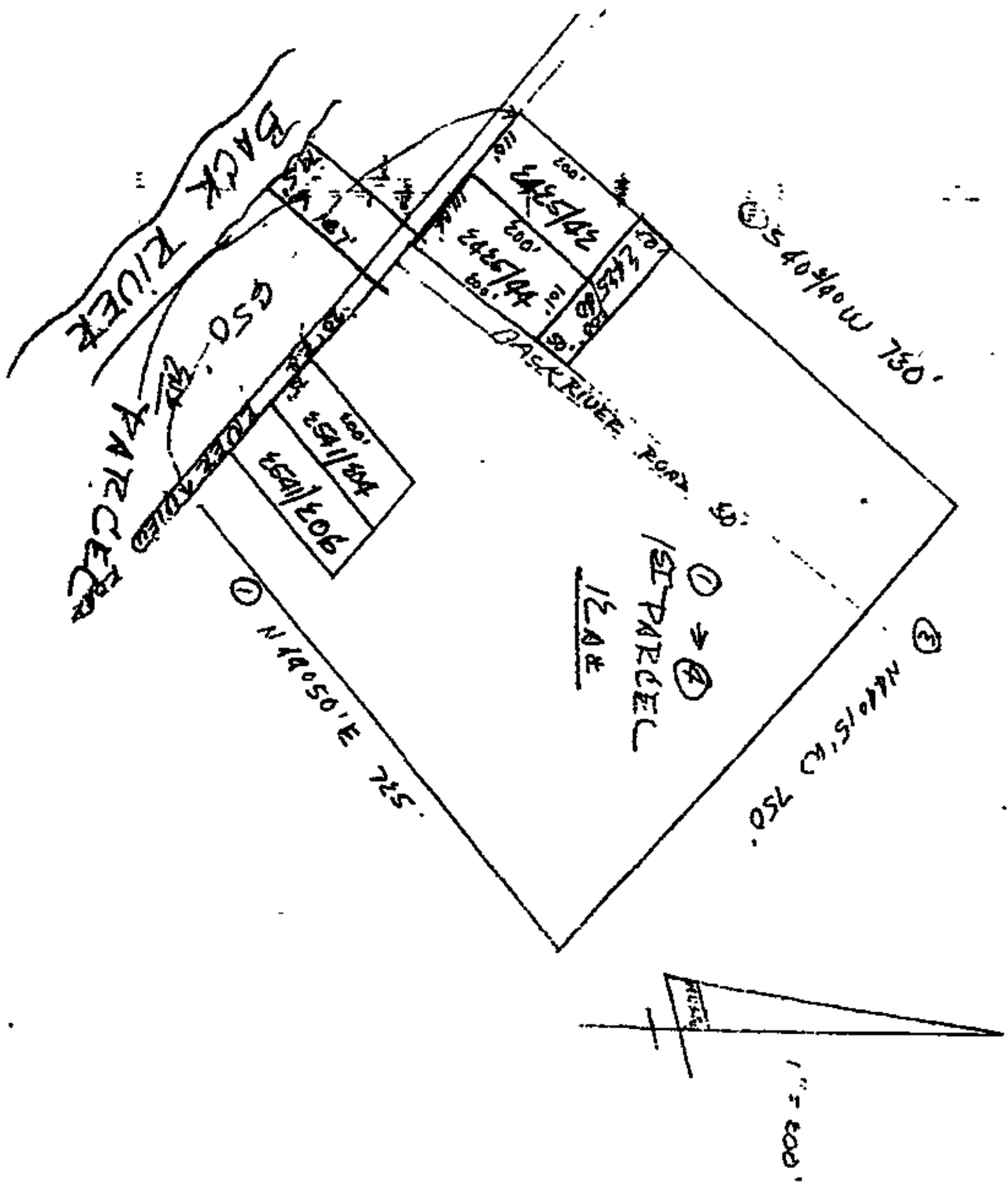
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER _____

100' Plat. - 1/4 A.C.
begin on N/S of 20' Rd
 ① N 440 50' E 735'
 ② N 440 15' W 750'
 ③ S 40 44' W 730' To N/S of 20' Rd
building on 100' S 500' E 650' To 70' B



PREPARED BY _____

SCALE OF DRAWING: 1" = _____



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER ☐ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☐

100 YEAR FLOOD PLAIN ☐ ☐

HISTORIC PROPERTY / BUILDING ☐ ☐

PRIOR ZONING HEARING ☐ ☐

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

S15,000

Site 4-J

R.C. 20

BACK Riverneck Rd.

RIVER

R.C. 5

VIEW

R.C. 5

RIVERVIEW

Rd.

Site

ROCKY POINT GOLF

COURSE

Dr.

E 54,000
S 16,000
E 964,000

E 55,500

SE 5J

VE ZONING MAP
D by
UNITY COUNCIL
0, 2000
10-00, 91-00, 92-00, 93-00,

Trillium #311
ty Council

SUBDIVISION NAME _____
PLAT BOOK # 1 FOLIO # 1 LOT # 1 SECTION # 1
OWNER Salvatore & Charlotte MARANTO



Scale: 1" = 100'

Dwg per Application Instructions

Riverneck Rd
Rocky Point Bldg
Course Rd
Site

VICINITY MAP
Scale 1" = 100'

LOCATION INFORMATION
ELECTION DISTRICT 15th
COUNCILMANIC DISTRICT 6th
1" = 200' SCALE MAP # SF 4-J-5-7
ZONING RC-20
LOT SIZE 10,112 AC ± 442,478 sq ft
ACREAGE 10,112 AC ± SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAIN YES ☒ NO ☐
HISTORIC PROPERTY / BUILDING YES ☒ NO ☐
PRIOR ZONING HEARING N/A

ZONING OFFICE USE
REVIEWED BY [Signature] ITEM # 317
DATE 3/17