

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Stormont Circle, 320' W of the c/l
Harford Road
(924 Stormont Circle)
13th Election District
1st Council District

Louis P. Loverde, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-316-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Louis P. Loverde, and his wife, Tammy M. Loverde. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 1 foot in lieu of the required 50 feet for a proposed 16' x 16' addition. 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 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) 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.

Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. In this regard, variance relief is necessitated due to the irregular shape of the property. As

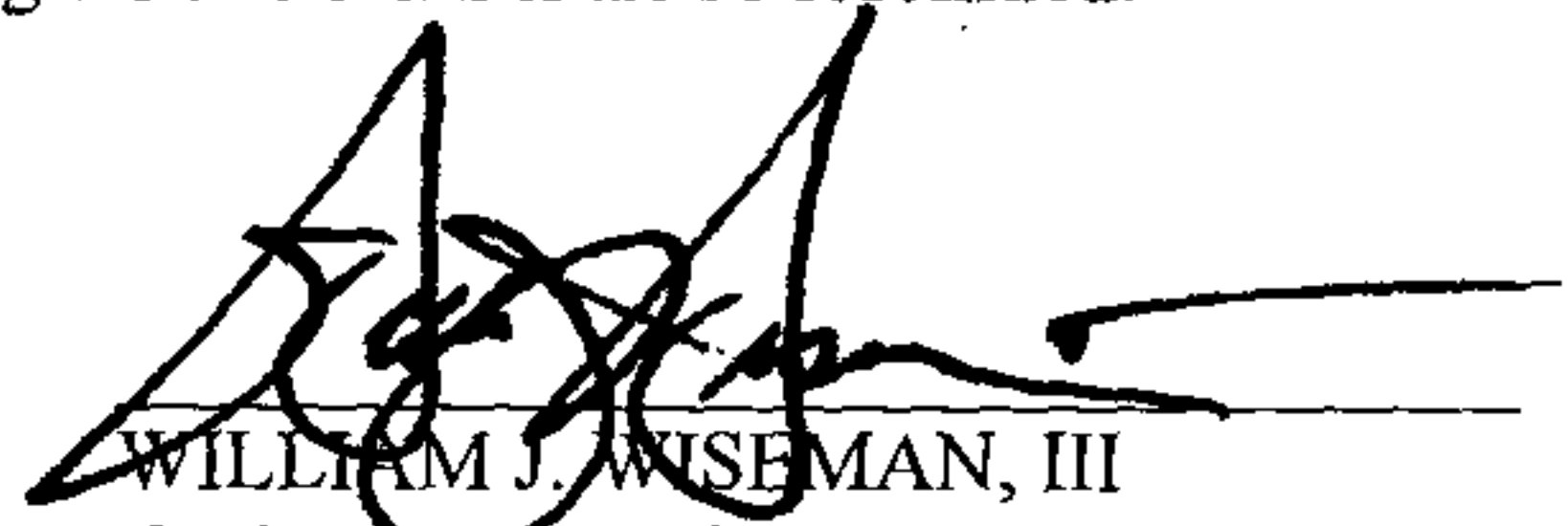
2/18/15
[Signature]
[Initials]

shown on the site plan, the proposed addition will actually be located 41 feet from the rear property line; however, due to the angle of the property, the rear corner of the proposed addition will be located 1 foot from where the rear lot line is measured. There were no adverse comments submitted by any County reviewing agency and the Petitioners submitted signed statements from neighboring property owners indicating they have no objection to the proposal. Moreover, photographs were submitted demonstrating that similar additions have been constructed throughout the neighborhood. Thus, it appears that the relief requested is appropriate and can be granted without detrimental impact to adjacent properties.

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 18th day of February 2005 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 1 foot in lieu of the required 50 feet for a proposed 16' x 16' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
2/18/05
[Signature]

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

February 18, 2005

Mr. & Mrs. Louis P. Loverde
924 Stormont Circle
Halethorpe, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Stormont Circle, 320' W of the c/l Harford Road
(924 Stormont Circle)
13th Election District – 1st Council District
Louis P. Loverde, et ux - Petitioners
Case No. 05-316-A

Dear Mr. & Mrs. Loverde:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to be "W. J. Wiseman III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Roy Roberts
1917 Whistler Avenue, Baltimore, Md. 21230
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

for the property located at 924 STORMONT CIRCLE, HALETHORPE, MD 21227
which is presently zoned PR 10.5

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) 1802.3B, (BCZR) (1963-RE.214.1)

TO PERMIT AN ADDITION WITH A 1-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 50-FEET.

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):

LOUIS P. LOVERDE

Name - Type or Print

Louis P. Loverde

Signature

TAMMY M. LOVERDE

Name - Type or Print

Tammy M. Loverde

Signature

924 STORMONT CIRCLE 410 241-7813

Address

Telephone No.

HALETHORPE, MD 21227

City

State

Zip Code

Representative to be Contacted:

Roy Roberts

Name

1917 WHISTLER AVE 410 615 7727

Address

Telephone No.

BALT MD 21230

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. 05-316-A

Reviewed By D.T. Date 12/23/04

Estimated Posting Date 1/2/05

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

924 Stormont Circle
Address
Halethorpe, MD 21227
City State Zip Code

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

We have 16-month old Girl/Boy twins and a 14 year old son in a 3 bedroom townhome. With us having just one-income we are not financially able to move into a bigger home, it would be more practical for us to add on this one room. Just with the equipment + toys alone we just don't have the room that is a safe environment for the twins to play, one is walking + one will be very soon. We are wanting to put this addition on so we can have a room that is a safe environment for them to play freely without worry that something will fall on them or that they will fall down the steps. This room will also benefit them + us as they grow older + start school.

Thank-you for consideration

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.

Louis P. Loverde

Signature

LOUIS P. LOVERDE

Name - Type or Print

Tammy M. Loverde

Signature

TAMMY M. LOVERDE

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of November, 04, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Louis Loverde + Tammy Loverde
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Rubee Simon
Notary Public

My Commission Expires

3/20/05

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

924 Stormont Circle
Address
Halethorpe MD. 21227
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):

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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.

Louis P. Loverde
Signature

LOUIS P. LOVERDE
Name - Type or Print

Tammy M. Loverde
Signature

TAMMY M. LOVERDE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of November, 04, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LOUIS LOVERDE & TAMMY LOVERDE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Rubergu Ammon
Notary Public

My Commission Expires 3/20/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 924 STORMONT CIRCLE, HALETHORPE, MD 21227
which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B. (RCZR) (1963-R.6. 214.1)

TO PERMIT AN ADDITION WITH A 1-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 50-FEET.

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):

LOUIS P. LOVERDE

Name - Type or Print

Louis P. Loverde

Signature

JAMMY M. LOVERDE

Name - Type or Print

Jammy M. Loverde

Signature

924 STORMONT CIRCLE 410-242-7813

Address

Telephone No.

HALETHORPE, MD 21227

City

State

Zip Code

Representative to be Contacted:

Roy Roberts

Name

1917 WHISTLER AVE 410-615-7727

Address

Telephone No.

Balt MD 21230

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, 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. 05-316-A

Reviewed By D.T. Date 12/23/04

Estimated Posting Date 1/5/05

REV 10/25/01

ORDER RECEIVED FOR FILING

Zoning Description for **924 Stormont Circle**

Beginning at a point on the north side of Stormont Circle which has a 30-Foot right-of-way at a distance of 320-feet west of the centerline of Harford Road. Being Lot #30 in the subdivision known as "Huntsmoor Village North" as recorded in Baltimore County Plat Book #32, Folio #133 containing 1,905 square feet. Also known as 924 Stormont Circle and located in the 13th Election District, 1st Councilmanic District.

05-316-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441263

DATE 12/22/04 ACCOUNT 0010066157

AMOUNT \$ 65.00

RECEIVED FROM: ROY ROBERTS

FOR: ITEM # 316 OS-Cable-A

924 STORMONT CIRCLE BY B. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY THE

12/22/2004 12:22 PM

OFFICE OF BUDGET & FINANCE

RECEIVED BY THE

12/22/2004 12:22 PM

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OFFICE OF BUDGET & FINANCE

RECEIVED BY THE

12/22/2004 12:22 PM

ADMINISTRATIVE VARIANCE

TO PERMIT AN ADDITION WITH A 1-FOOT
REAR SETBACK IN LIEU OF THE
REQUIRED 50- FEET

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON --- JANUARY 17, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD, 21204
TEL. 887-3391
ON THE DAY OF THE HEARING, THE PUBLIC WILL BE ALLOWED TO PRESENT COMMENTS ON THE PROPOSED VARIANCE. THE PUBLIC
MEETING IS HANDED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 05-316-A

Petitioner/Developer: TAMMY LOVERDE

Date of Hearing/ Closing: JAN. 17, 2005

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

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #924 STORMONT CIRCLE

The sign(s) were posted on DEC. 31, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RECEIVED
JAN - 3 2005
U.S. DEPT. OF JUSTICE
DOCUMENTS SECTION

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 316 -A

Address 924 STORMONT CIRCLE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/23/04

Posting Date: 1/2/05

Closing Date: 1/17/05

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 05- 316 -A

Address 924 STORMONT CIRCLE

Petitioner's Name LOVERDE

Telephone 410-247-7813

Posting Date: 1/2/05

Closing Date: 1/17/05

Wording for Sign: To Permit AN ADDITION WITH A 1-FOOT REAR SETBACK

IN LIEU OF THE REQUIRED 50-FEET.

WCR - Revised 6/25/04

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 05-316-A

Petitioner: LOVERDE

Address or Location: 924 STORMONT CIRCLE

PLEASE FORWARD ADVERTISING BILL TO

Name: MR + MRS. LOUIS P. LOVERDE

Address 924 STORMONT CIRCLE

HALETHORPE, MD 21227

Telephone Number: 410-247-7813

**Department of Permits
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*

January 17, 2005

Louis P. Loverde
Tammy M. Loverde
924 Stormont Circle
Halethorpe, Maryland 21227

Dear Mr. and Mrs. Loverde:

RE: Case Number:05-316-A , 924 Stormont Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 23, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Roy Roberts 1917 Whistler Avenue Baltimore 21230

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. 316 DT

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JDO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 3, 2005.

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

05-305

05-306

05-308

05-309

05-310

05-312

05-313

05-314

05-317

05-317

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 26, 2005

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

RECEIVED

JAN 27 2005

SUBJECT: 924 Stormont Circle

INFORMATION:

ZONING COMMISSIONER

Item Number: 5-316

Petitioner: Louis P. Loverde

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

It is incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared by: Malet A. Cunningham

Division Chief: [Signature]

AFK/LL:MAC:

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,
311, 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 ADMINISTRATIVE * BEFORE THE
VARIANCE
924 Stormont Circle; N/side Stormont Circle,* ZONING COMMISSIONER
320' W c/line Harford Rd
13th Election & 1st Councilmanic Districts * FOR
Legal Owner(s): Louis & Tammy Loverde
Petitioner(s) * BALTIMORE COUNTY
* 05-316-A

* * * * *

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 sent/ documentation filed in the case.

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 13th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to, Louis & Tammy Loverde, 924 Stormont Circle, Halethorpe, MD 21227, Attorney for Petitioner(s).

RECEIVED

JAN 13 2005

Per *CLB*.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

FEB 17 2005

ZONING COMMISSIONER
February 16, 2005

Mr. Thomas Kelly
926 Stormont Circle
Halethorpe, MD 21227

Dear Thomas,

This is a notice to our adjoining neighbors to inform you of our upcoming construction.

We are in the process for applying for a permit to build an addition to the rear of our home. If you have no objections to this addition please sign & date below.

Sincerely,

Louis & Tammy Loverde
Louis & Tammy Loverde
924 Stormont Circle
Halethorpe, MD 21227

I have read the above and have no objection with this matter.

Thomas J. Kelly

Thomas Kelly

Date 2/15/05

RECEIVED

FEB 17 2005

ZONING COMMISSIONER February 15, 2005

Mr. Matthew Bohn
Mrs. Stephanie Bohn
922 Stormont Circle
Halethorpe, MD 21227

Dear Matthew & Stephanie,

This is a notice to our adjoining neighbors to inform you of our upcoming construction.

We are in the process for applying for a permit to build an addition to the rear of our home. If you have no objections to this addition please sign & date below.

Sincerely,

Louis & Tammy Loverde
Louis & Tammy Loverde
924 Stormont Circle
Halethorpe, MD 21227

I have read the above and have no objection with this matter.

Matthew Bohn
Matthew Bohn

Date *2/15/05*

Stephanie Bohn
Stephanie Bohn

Date *2/15/05*

- Waiting for Planning comments &
- Get Jack to review?

Bill,

Jack knows the Petitioners in 05-316-A. He wants Bill to take this admin. variance.

Thanks

Robert

1/28/05

Bill - you might want to call these people to find out if any of their neighbors have done similar additions*. This is a townhouse community with small rear yards. The proposed addn might overwhelm the property.
(*and if so, send in pictures)

Bill
2/2/05

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO.	4618
CONNECTION TEL	2824
CONNECTION ID	
START TIME	03/23 11:51
USAGE TIME	00'50
PAGES	2
RESULT	OK



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
 View Map
 New Search
 Saved Search

Account Identifier: District - 13 Account Number - 1319000842

Owner Information

Owner Name: LOVERDE LOUIS P
 LOVERDE TAMMY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 924 STORMONT CIR
 BALTIMORE MD 21227-3815
Deed Reference: 1) /20848/ 471
 2)

Location & Structure Information

Premises Address
 924 STORMONT CIR

Legal Description

924 STORMONT CIR NS
 HUNTSMOOR VILLAGE NORTH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
108	10	714			5	E	30	80		32/ 133

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1969	1,296 SF	1,905.00 SF	04
Stories 2	Basement YES	Type CENTER UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	29,500	33,000		
Improvements:	68,960	80,240		
Total:	98,460	113,240	103,386	108,312
Preferential Land:	0	0	0	0

Transfer Information

Seller: LOVERDE LOUIS P Type: NOT ARMS-LENGTH	Date: 10/19/2004 Deed1: /20848/ 471	Price: \$0 Deed2:
Seller: GORDON PRISCILLA L Type: IMPROVED ARMS-LENGTH	Date: 06/10/2003 Deed1: /18168/ 497	Price: \$117,000 Deed2:
Seller: BOND DAVID J Type: IMPROVED ARMS-LENGTH	Date: 07/30/1993 Deed1: / 9923/ 186	Price: \$101,900 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

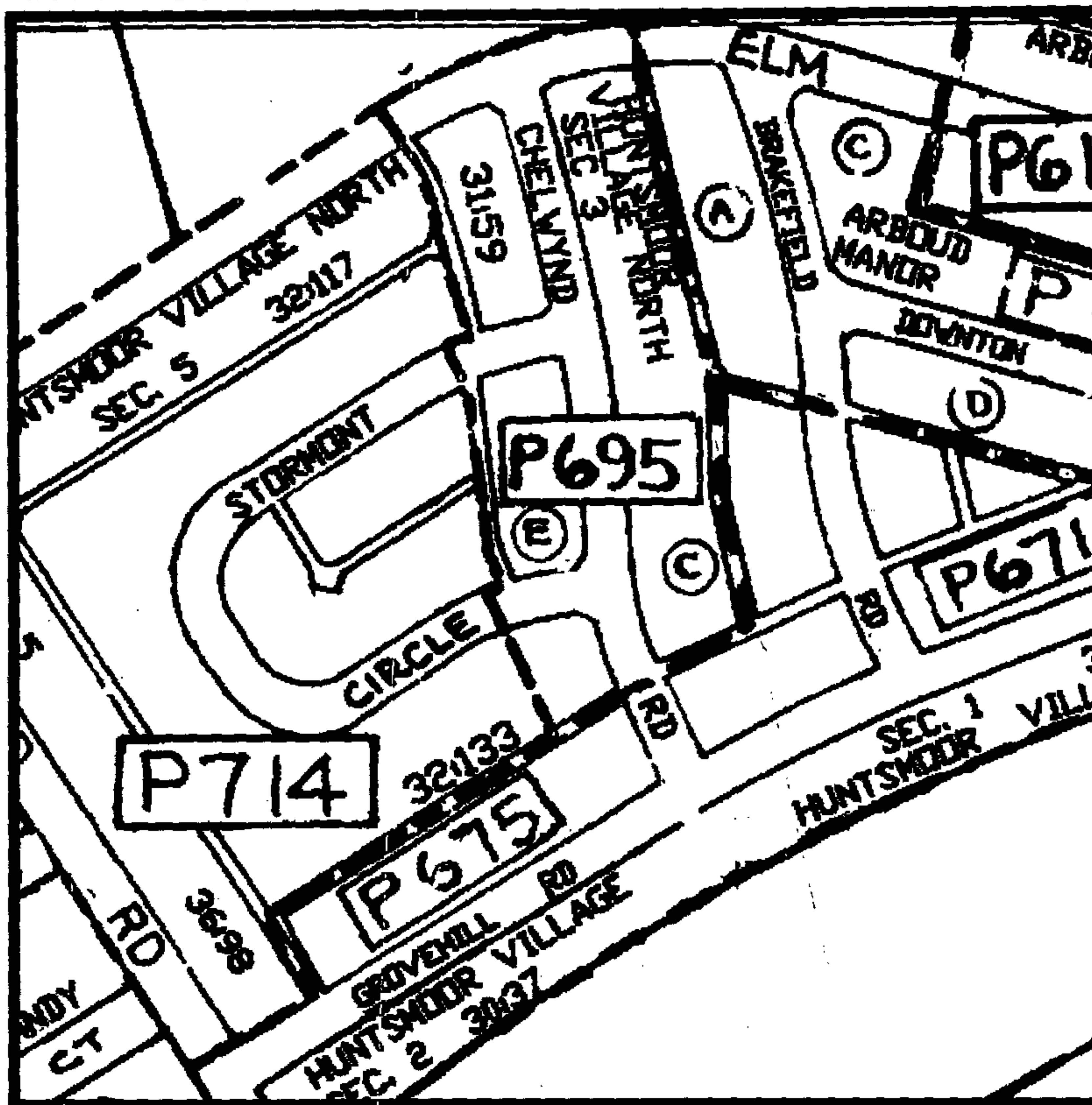
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

View Map
 (New Window)

District - 13 Account Number - 1319000842



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.htm

W 27

SW
6E

" = 200'

D.R. 5.5

D.R. 10.5

RD.

BRAXFIELD

ELM

STORMONT

CIRCLE

STORMONT

CIRCLE

RD.

INT

RED HEARTH

CT.

SELFORD

CT.

CLAIRFORD

PIENNOT CT.

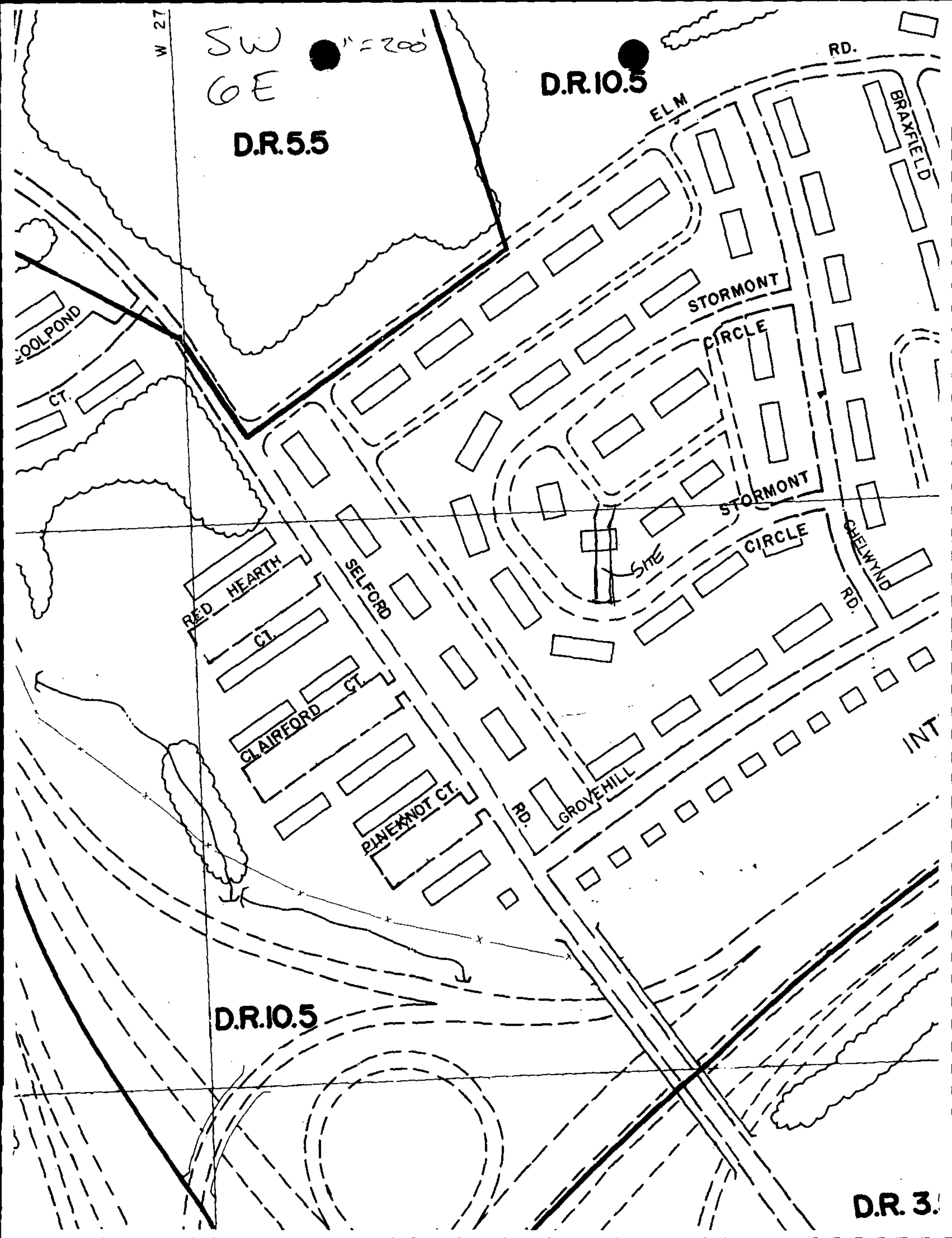
RD.

GROVEHILL

SITE

D.R. 10.5

D.R. 3.



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

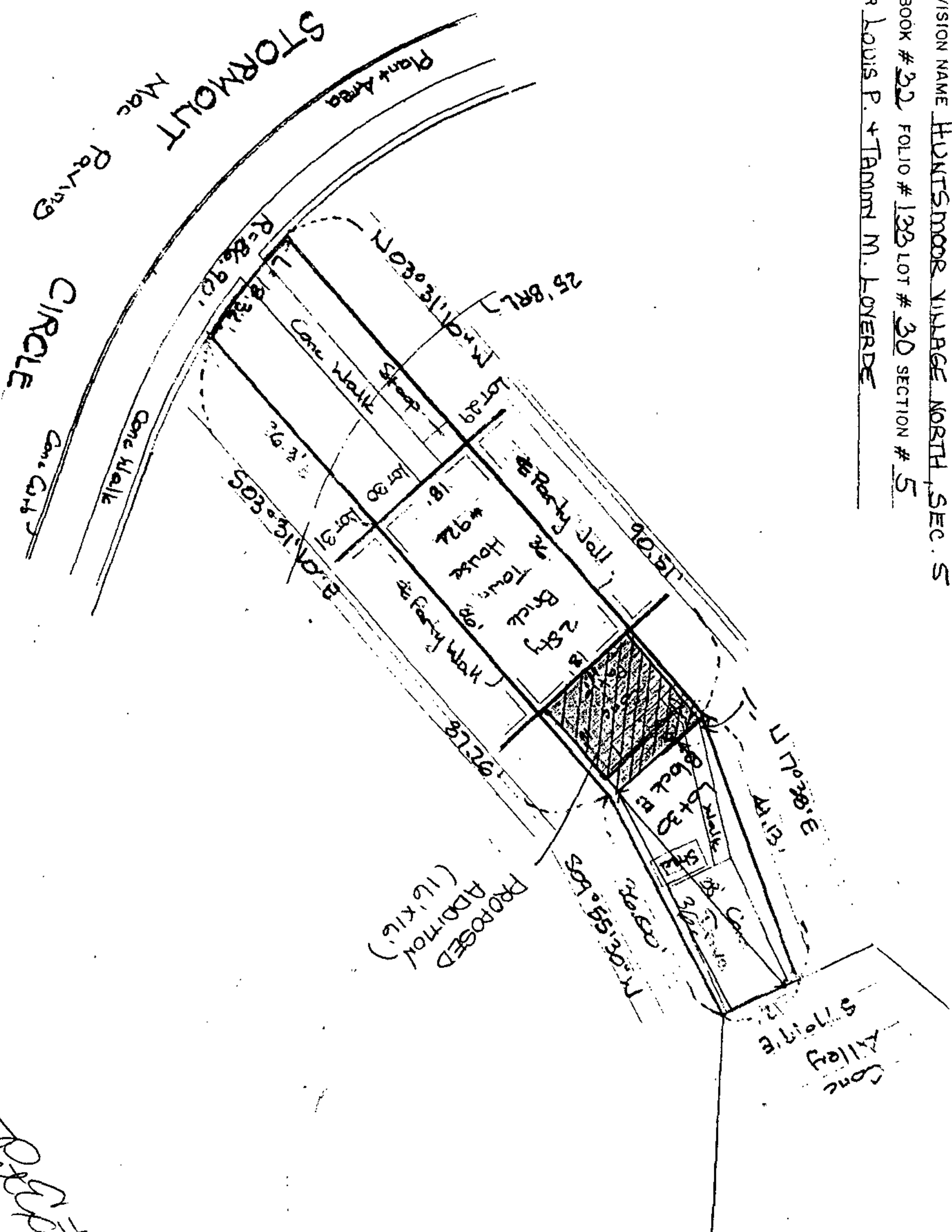
PROPERTY ADDRESS 984 STORMMOUNT CIRCLE

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

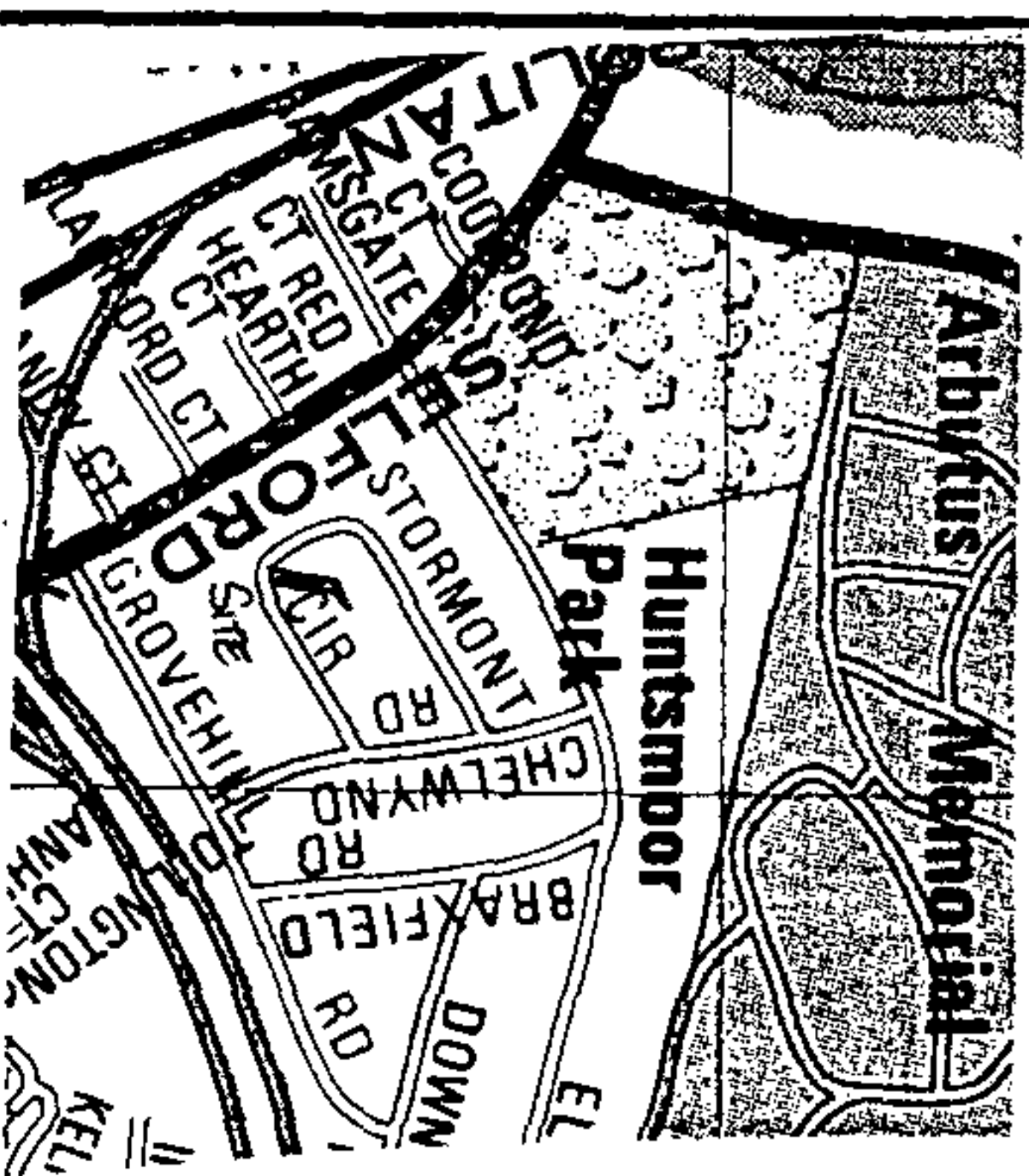
SUBDIVISION NAME HUNTSMOOR VILLAGE NORTH, SEC. 5

PLAT BOOK # 22 FOLIO # 133 LOT # 30 SECTION # 5

OWNER LOUIS P. + TAMMY M. LOVERDE



1" = 20' 20'x20'



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # SW 6E

ZONING D.R.10.5

LOT SIZE 1.905 ACREAGE 1.905 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

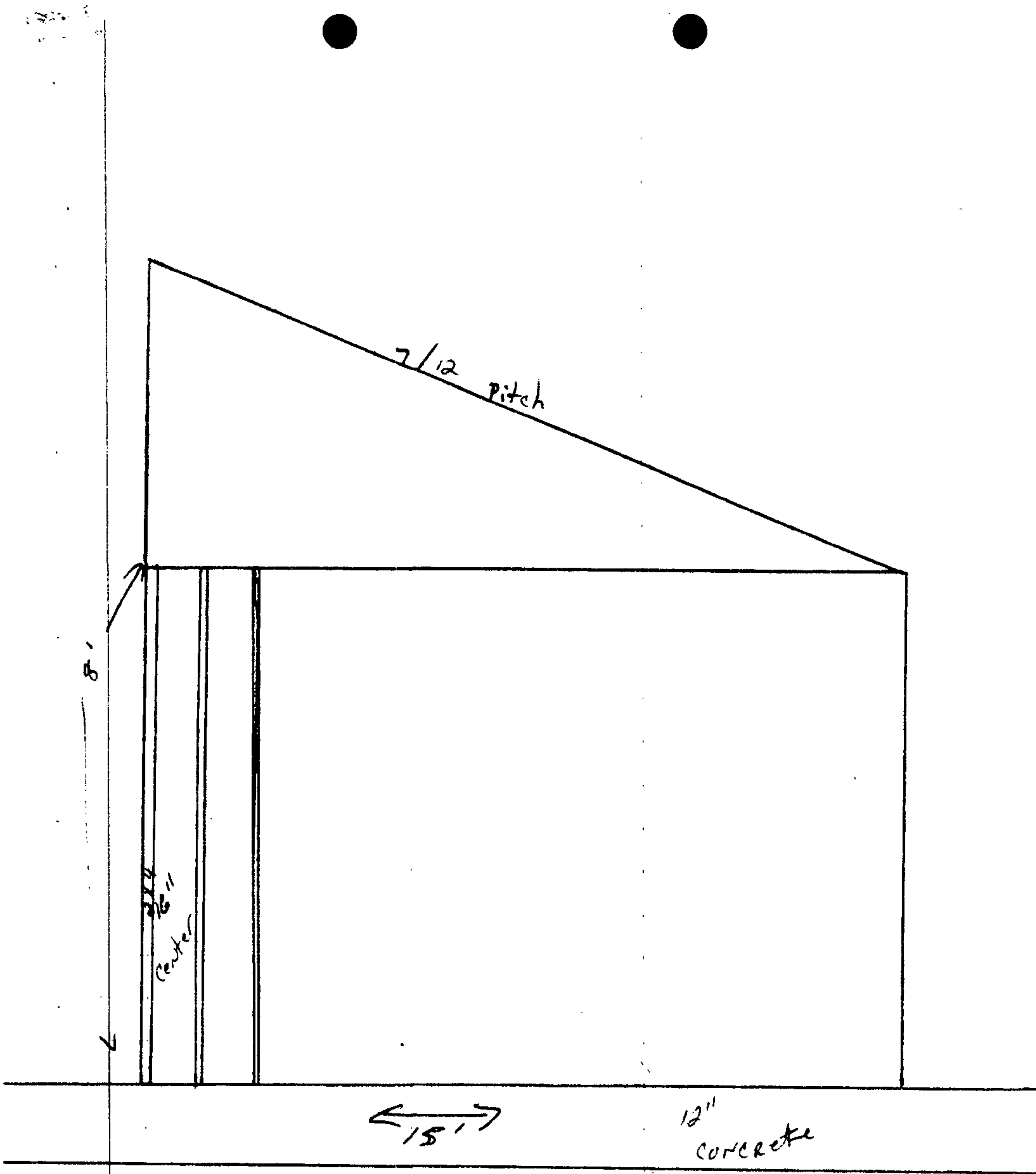
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

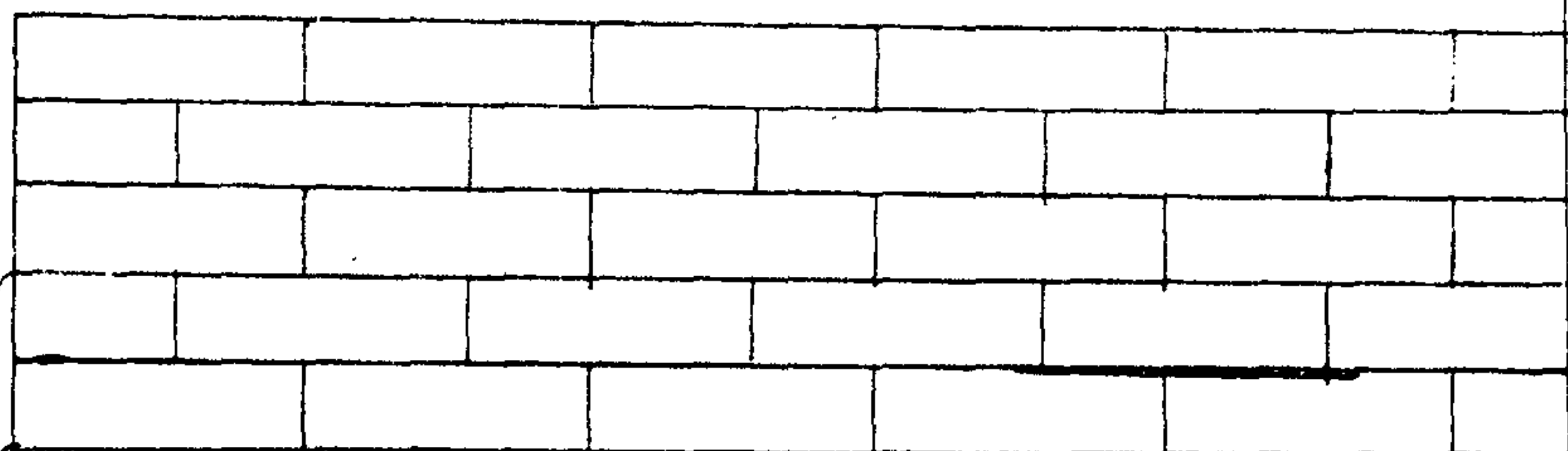
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

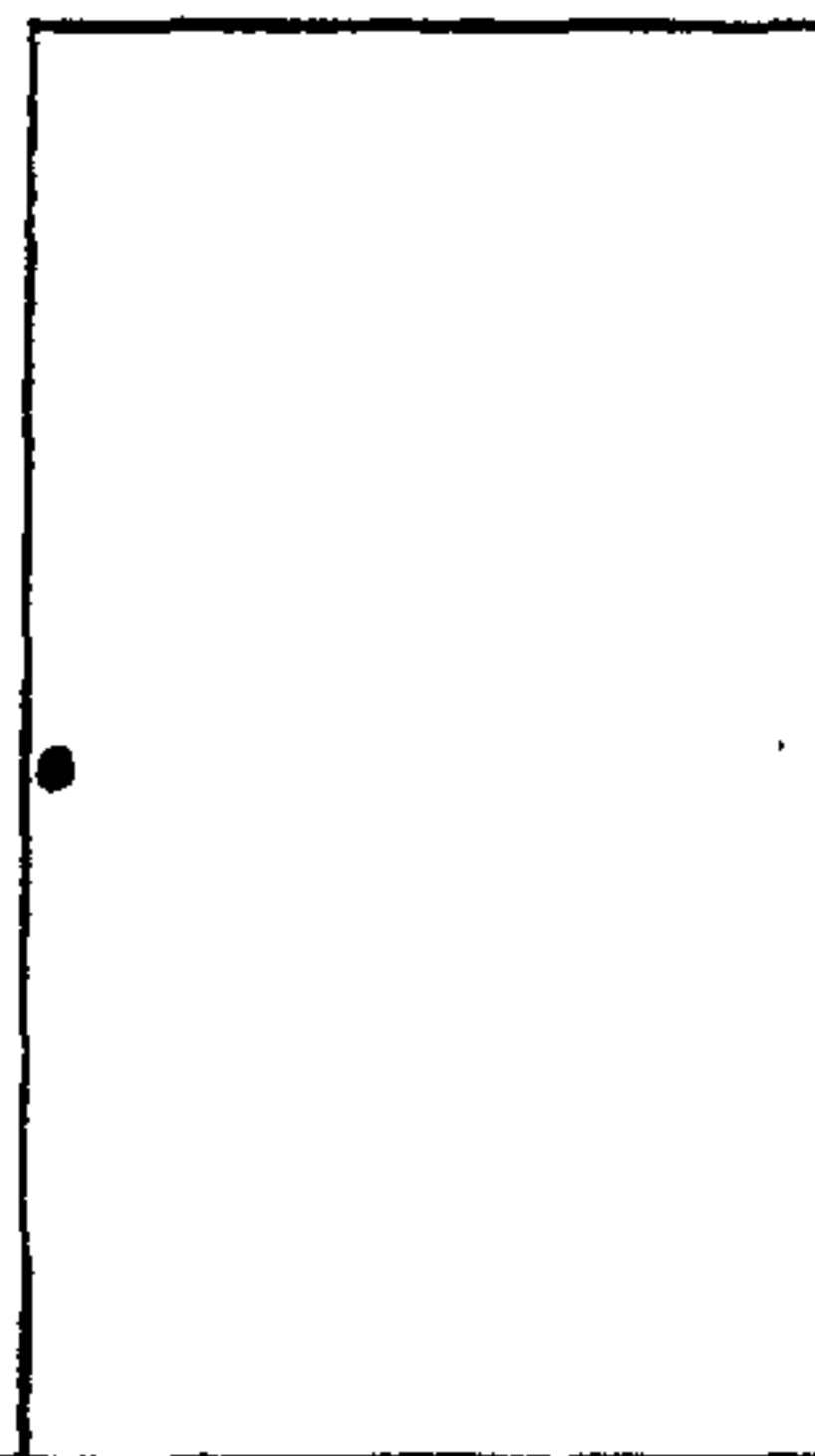
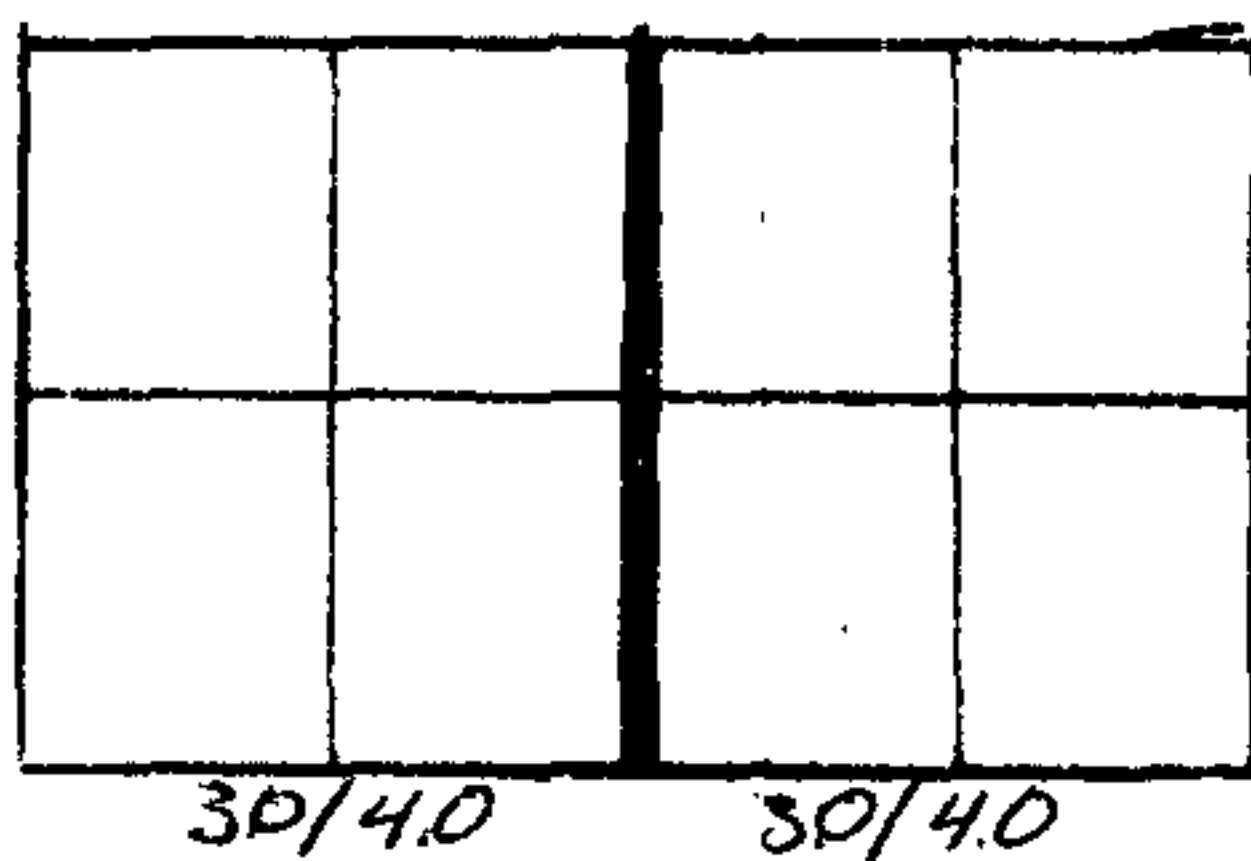
D.T. 316 05.31.6-A



05-316-A



4' 6"



16' 1/2"

12" Concrete

16'

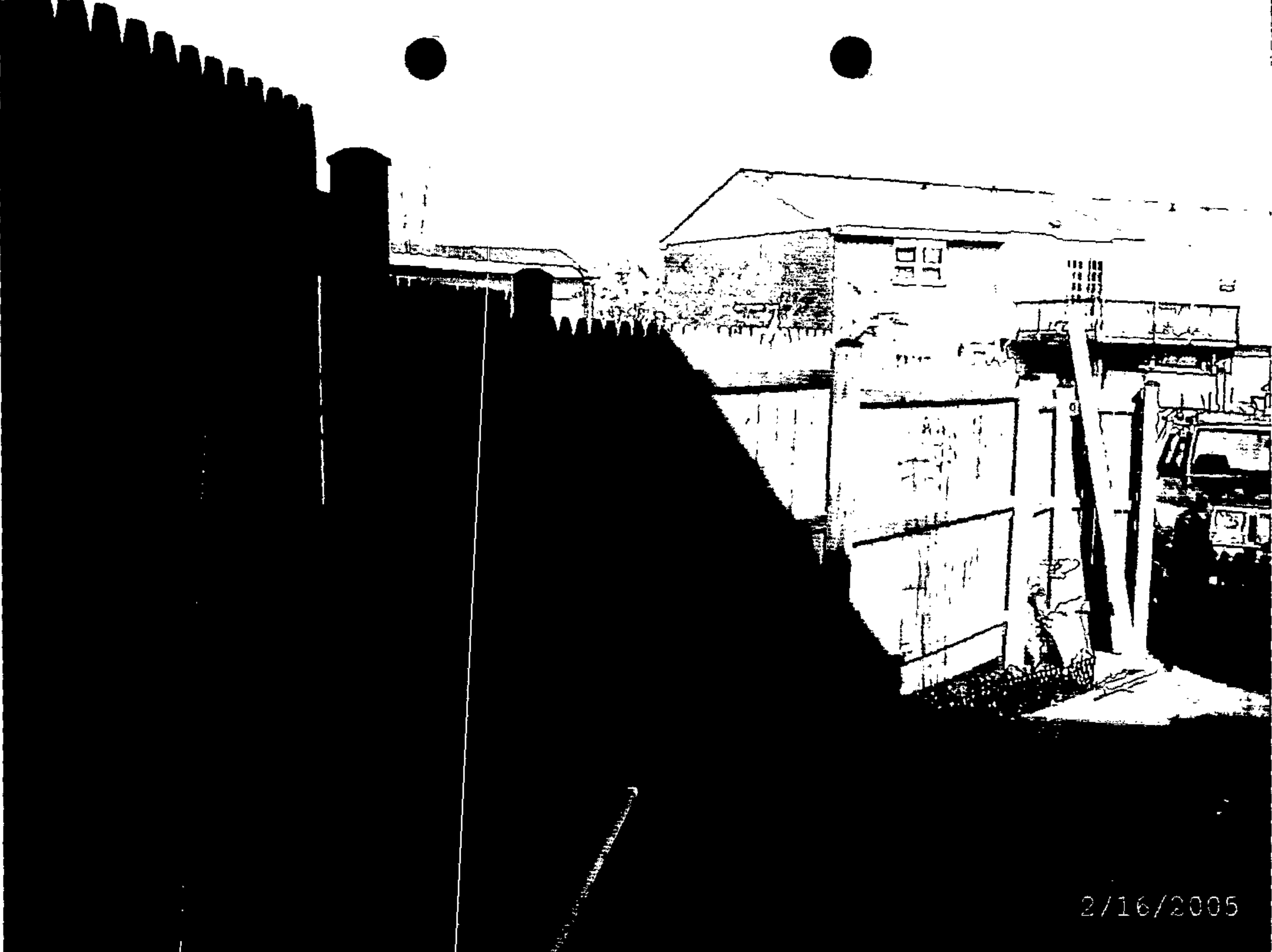
05-316-A



RECEIVED

FEB 17 2005

ZONING COMMISSIONER



2/16/2005

RECEIVED

FEB 17 2005

ZONING COMMISSIONER



2/16/2005

RECEIVED

FEB 17 2005

ZONING COMMISSIONER



2/16/2005

Bill Wisman Court House 4th floor

RM 405

Betty

RECEIVED

FEB 17 2005

ZONING COMMISSIONER



RECEIVED

FEB 17 2005

ZONING COMMISSIONER



RECEIVED

FEB 17 2005

ZONING COMMISSIONER



RECEIVED

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ZONING COMMISSIONER



05-316-A



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