

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Bletzer Road, 725 ft. S
centerline of Glenhurst Road
15th Election District
7th Councilmanic District
(8330 Bletzer Road)

Mario J. Teresi, Sr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-346-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property Mario J. Teresi, Sr. The administrative variance is requested for property located at 8330 Bletzer Road in the eastern area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 25, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated February 3, 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 January 28, 2005, a copy of which is attached hereto and made a part hereof.

MADEH RECEIVED FOR FILING

8/15/05

Ray

Applicable Law

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

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

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

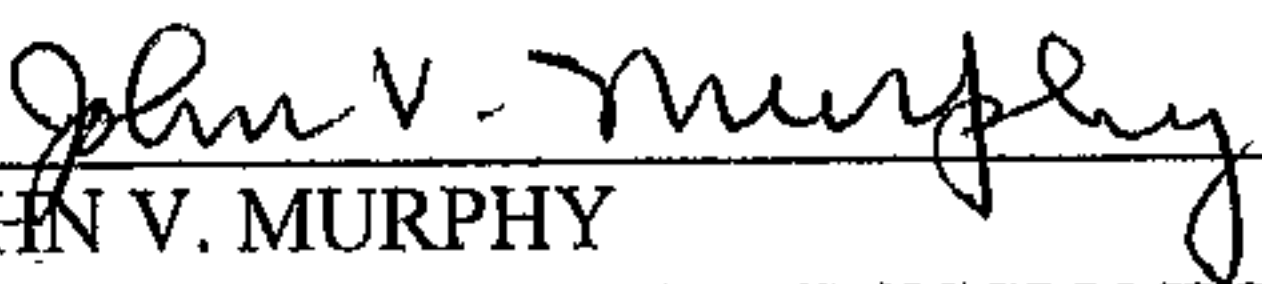
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 15 day of February, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached

garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated February 3, 2005, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC comments submitted by the Office of Planning dated January 28, 2005, a copy of which is attached hereto and made a part hereof.
4. The Petitioner or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes; and
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
2/15/05
Ray

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 ¹⁵/₁₄, 2005

Mr. Mario J. Teresi, Sr.
8330 Bletzer Road
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 05-346-A
Property: 8330 Bletzer Road

Dear Mr. Teresi:

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

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040





Petition for Administrative Variance

the Zoning Commissioner of Baltimore County

CBCA

for the property located at 8330 BLETZER ROAD

which is presently zoned DR.5.5

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

400.3 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 20 FEET IN LIEU OF THE PERMITTED 15 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):

MARIO J. TERESI, SR.

Name - Type or Print

Signature

Name - Type or Print

Signature

8330 BLETZER ROAD x **(410) 812-2236**

Address Telephone No.

BALTIMORE MD. 21222

City State Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address Telephone No.

EDGEWOOD MD. 21040

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

Reviewed By JL Date 1/10/05

Estimated Posting Date 1/23/05

CASE NO. 05 346 A

REV 10/25/01

ORDER REVENUE FOR FILING

2/15/05
By

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

8330 BLETZER ROAD
Address

BALTIMORE
City

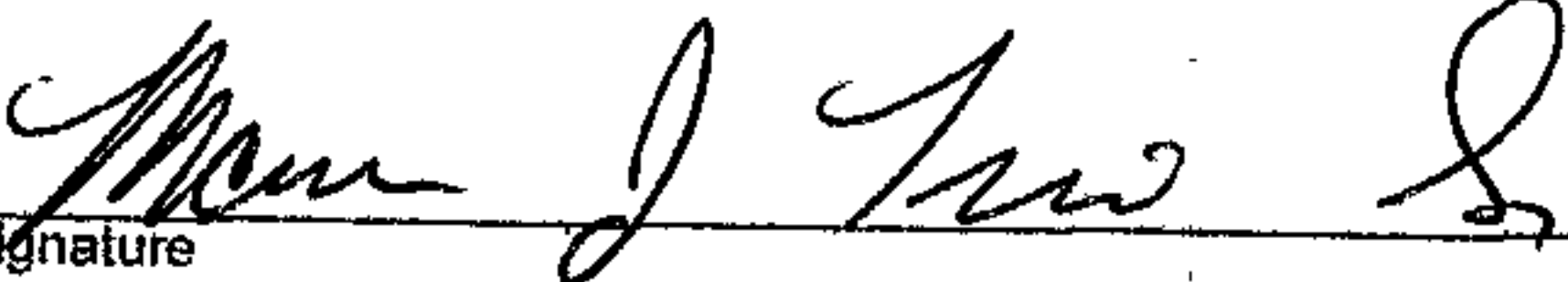
MD.
State

21222
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):

OWNER WISHES ADDITIONAL HEIGHT TO ALLOW
BOAT STORAGE INSIDE THE PROPOSED GARAGE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature

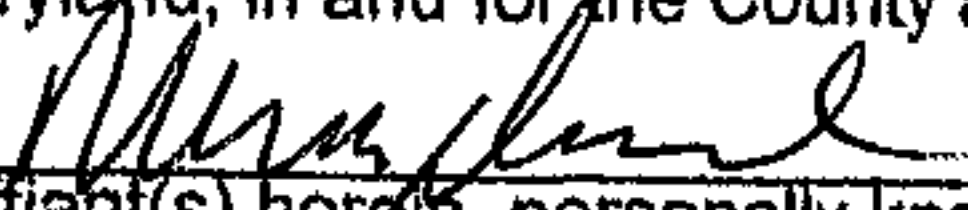
MARIO J. TERESI, SR.
Name - Type or Print

Signature

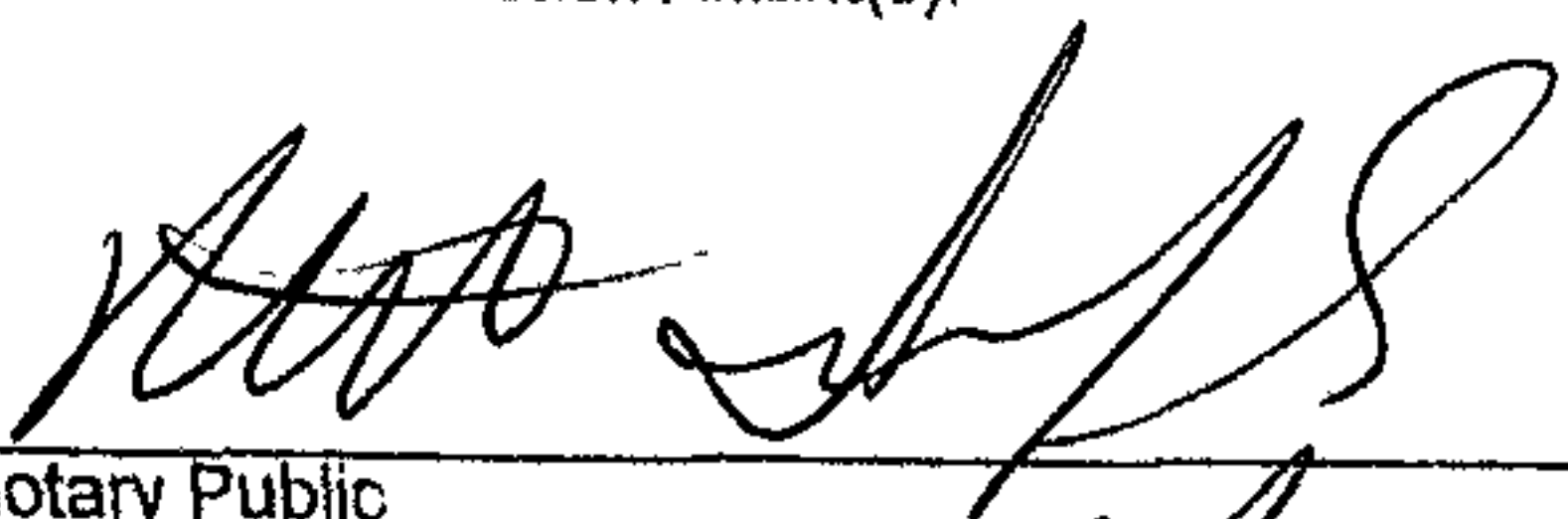
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared


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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 6/06

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 8330 BLETZER ROAD
Address
BALTIMORE MD. 21222
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):

OWNER WISHES ADDITIONAL HEIGHT TO ALLOW
BOAT STORAGE INSIDE THE PROPOSED GARAGE.

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.

Mario J. Teresi, Sr.
Signature

MARIO J. TERESI, SR.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of JANUARY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mario J. Teresi, Sr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 6/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8330 BLETZER ROAD
which is presently zoned DR.5.5

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

**400.3 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 20 FEET IN LIEU OF THE PERMITTED
15 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):

MARIO J. TERESI, SR.
Name - Type or Print _____
Signature _____

Name - Type or Print _____
Signature _____
8330 BLETZER ROAD, (410) 812-2236
Address _____ Telephone No. _____
BALTIMORE MD. 21222
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.
Name _____
601 CHARWOOD CT. (410) 679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
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.

CASE NO. 05 346 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL Date 1/10/05
Estimated Posting Date 1/23/05

**DESCRIPTION TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

8330 BLETZER ROAD

Beginning for the same at a point on the north side of Bletzer Road (40 feet wide) said point being distant southeasterly 725 feet from it's intersection with the center of Glenhurst Road, thence (1) N $34^{\circ}53'50''$ E 258.51 feet, thence (2) S $60^{\circ}29'49''$ E 50.06 feet, thence (3) S $34^{\circ}53'50''$ W 259.25 feet, thence (4) N $59^{\circ}39'10''$ W 50.00 feet to the place of beginning.

Containing 12,950 square feet or 0.597 acre of land, more or less.

Being known as 8330 Bletzer Road. Being located in the 15th Election District, 7th Councilmanic District of Baltimore County, Maryland.

346

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 42686

346 JV

DATE 1/19/06 ACCOUNT 001006 6150

AMOUNT \$ 15.00

RECEIVED FROM EXPEDITE LLC

FOR Adrian Williams

8330 Bluff Rd. Rf

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

1/19/2006 1/18/2006 09:12:36

005 0000 WILSON WASH KIN

> RECEIPT # 23085 1/18/2006

0000 5 120 BUDGET VERIFICATION

CP 100 007000

Receipt Tot \$65.00

\$65.00 00

Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-346-A

Petitioner/Developer: MARIO

TERESI SR.

Date of Hearing/Closing: 2/7/05

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8330 BLETZER RD

This sign(s) were posted on January 20, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 1/20/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

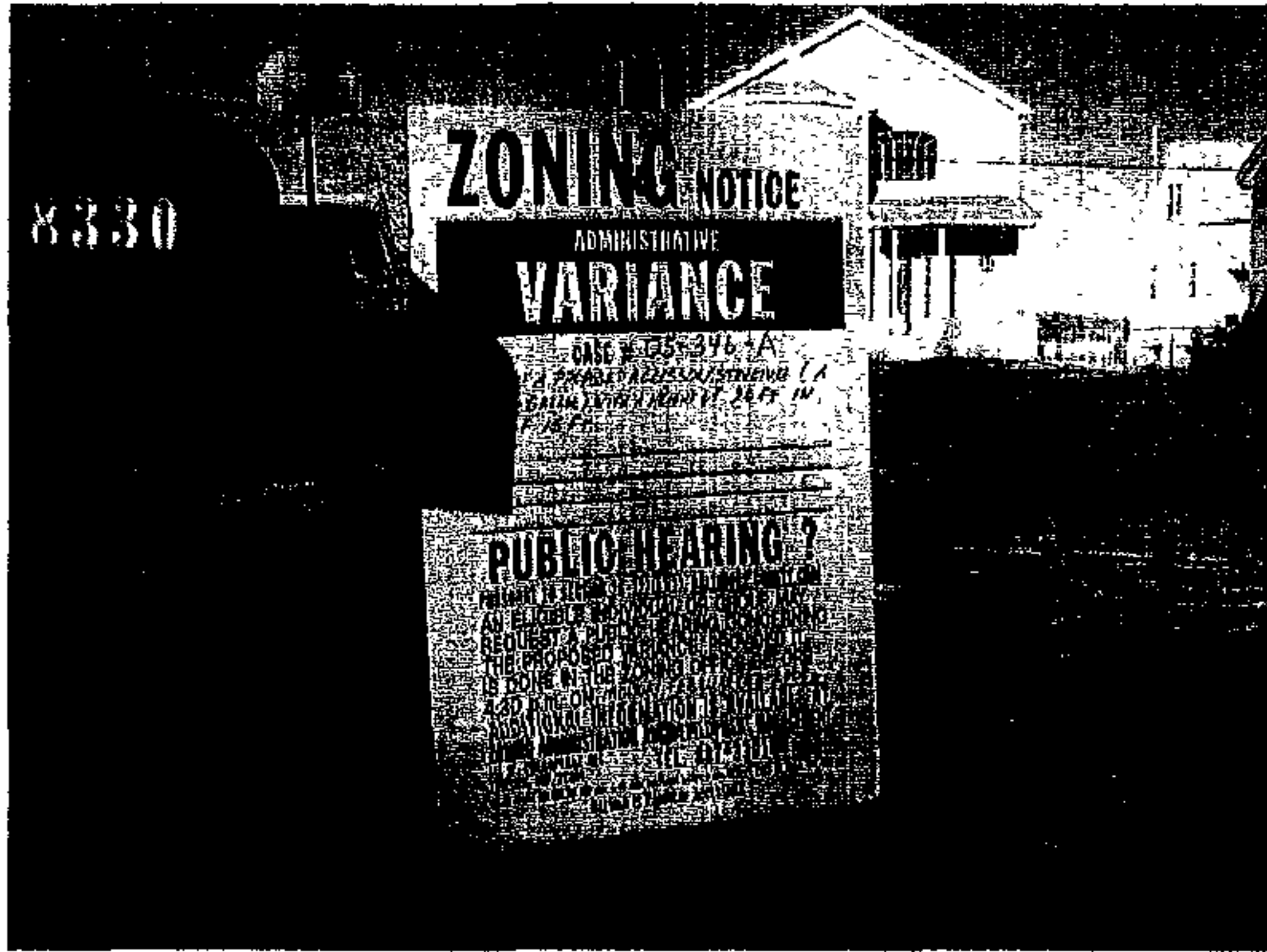
5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

im000188 (1152x884x24b jpeg)



Matthew 1/20/05

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 05- 346 -AAddress 8330 BLETZER RDContact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/10/05Posting Date: 1/23/05Closing Date: 2/07/05

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 FORMATCase Number 05- 346 -AAddress 8330 BLETZER RDPetitioner's Name MARIO J. TERESI, SRTelephone (410) 812-2236 *Posting Date: 1/23/05Closing Date: 2/07/05Wording for Sign: To Permit A PROPOSED ~~ACCESSORY~~ ACCESSORY STRUCTURE (A DETACHED GARAGE) WITH A HEIGHT OF 20 FT. IN LIEU OF 15 FT.

**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: 05-346-A
Petitioner: MARIO TERESI, SR.
Address or Location: 8330 BLETZER ROAD BALTO, MD, 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARIO TERESI, SR.
Address: 8330 BLETZER ROAD
BALTO MD 21222

Telephone Number: (410) 812-2236

**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 7, 2005

Mario J. Teresi, Sr.
8330 Bletzer Road
Baltimore, Maryland 21222

Dear Mr. Teresi:

RE: Case Number: 05-346-A, 8330 Bletzer Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2005.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design, Inc. 601 Charwood Court Edgewood 21040

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 16, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 24, 2005

Item No.: 334-336, 338-344, 346

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 24, 2005
Item Nos. 336, 337, 338, 339, 344,
346, and 347

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Item # 05-346
Address 8330 Bletzer Road

Zoning Advisory Committee Meeting of January 18, 2005.

_____ 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 be advised that any development/construction on this property must comply with the 15% Tree Cover, Impervious Surface Limitations and Waterfront Setback requirements of the Critical Area Regulations.

Reviewer: Michael Kulis Date: February 3, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 28, 2005

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

SUBJECT: 5-346 - Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 20 in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Provide elevations of the proposed garage to this office for review and approval. The exterior of the garage shall be similar in materials and color as the existing dwelling.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by: Marcia A. Cunningham

Section Chief: [Signature]

AFK/LL: MAC

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



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

Maryland Department of Transportation

Date: 1.19.05

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

RE: Baltimore County
Item No. 346 JLL

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.

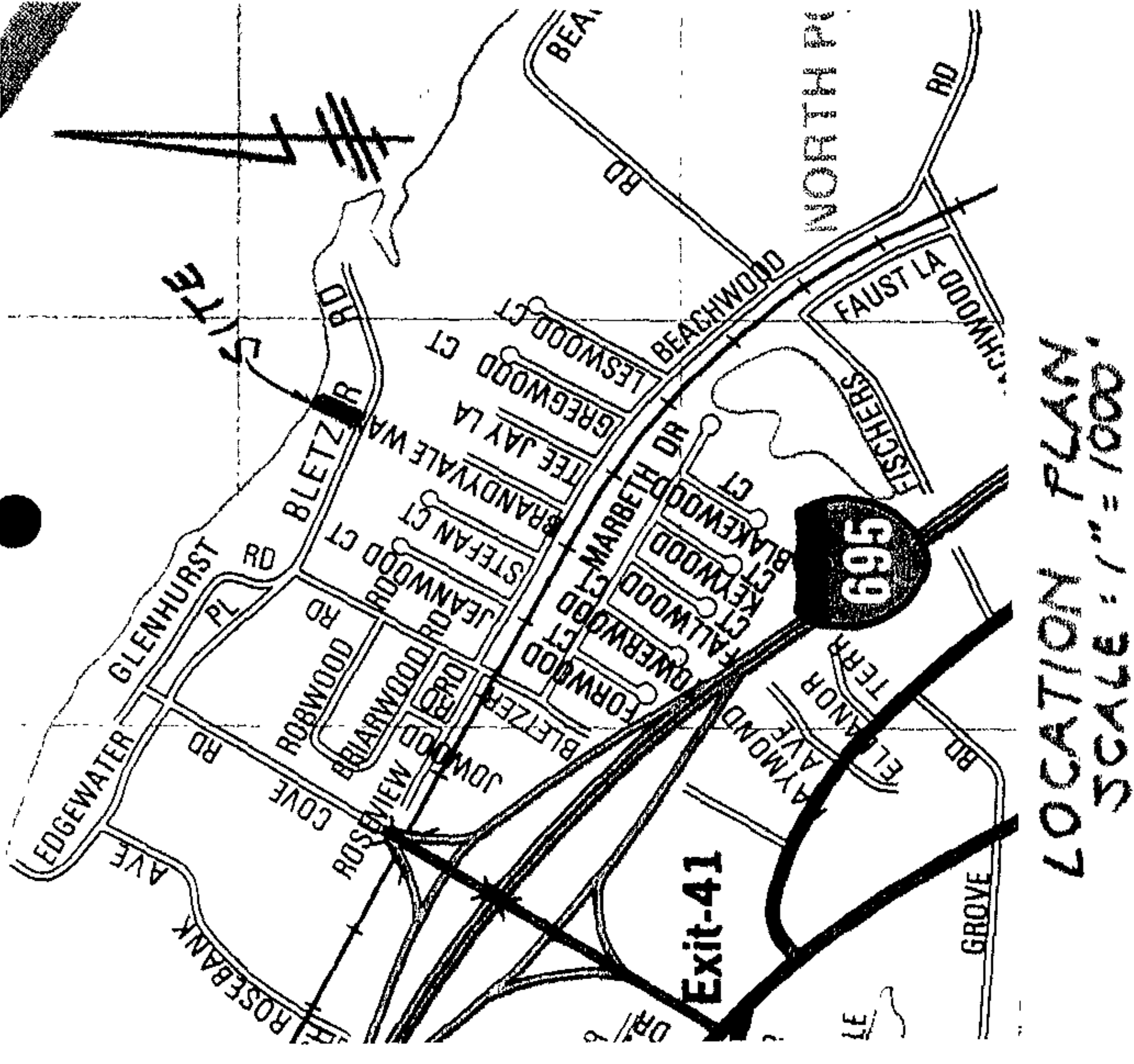
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

OWNER

MARIO J. TERESI, SR.
8330 BLETZER ROAD
BALTIMORE, MD 21222
PROPERTY NO. 1516900140
DEED REF. L.20724 F.561



LOCATION PLAN
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR5.5 (SE2-H)
2. AREA.....12,950 SF = 0.597 AC
3. NO ZONING HISTORY
4. NO HISTORIC BUILDINGS
5. SITE IS LOCATED IN THE CBCA
6. SITE IS NOT IN A 100 YEAR FLOOD PLAIN
ELEV. 30 FT.±

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE

8330 BLETZER ROAD

ELECTION DISTRICT 15,C7

BALTIMORE COUNTY, MARYLAND

SCALE 1 INCH = 40 FEET

JANUARY 3, 2005

94 #1
J. A. #1

BACK RIVER

56°29'49"E
50.06'

EX. BULKHEAD

EX. OWLG. #8330

EX. OWLG. #8328

EX. DWLG. #8332

DR 5.5

N34°53'50"E

S34°53'50"W

DR 5.5

PROF. GARAGE

EX. MAC. DRIVE

REG. PT.

EX. GAR.

725 TO GLENHURST ROAD

50.00'

N59°39'10"W

EX. 8" W

EX. 8" S

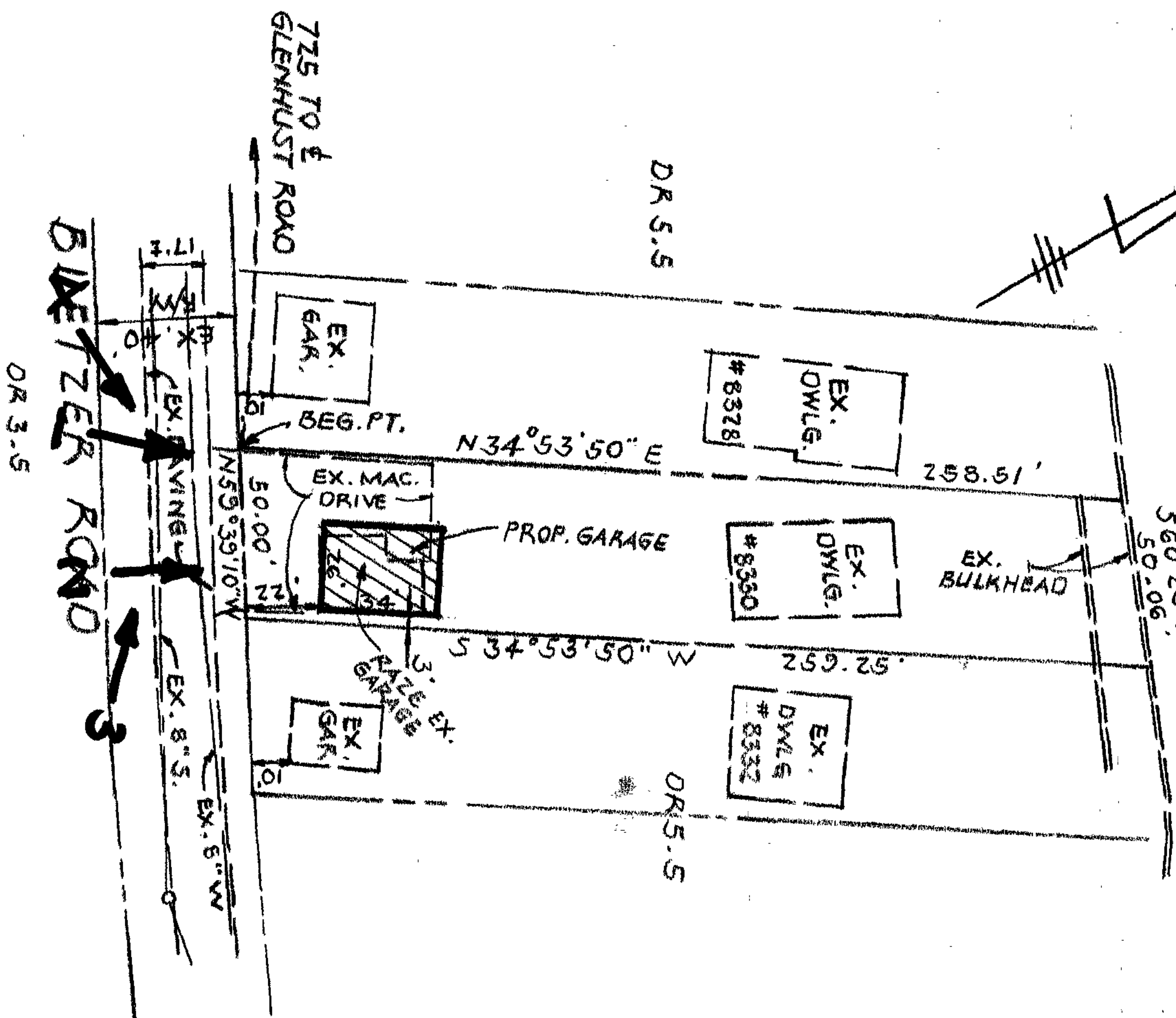
EX. PAVING

BLETZER ROAD

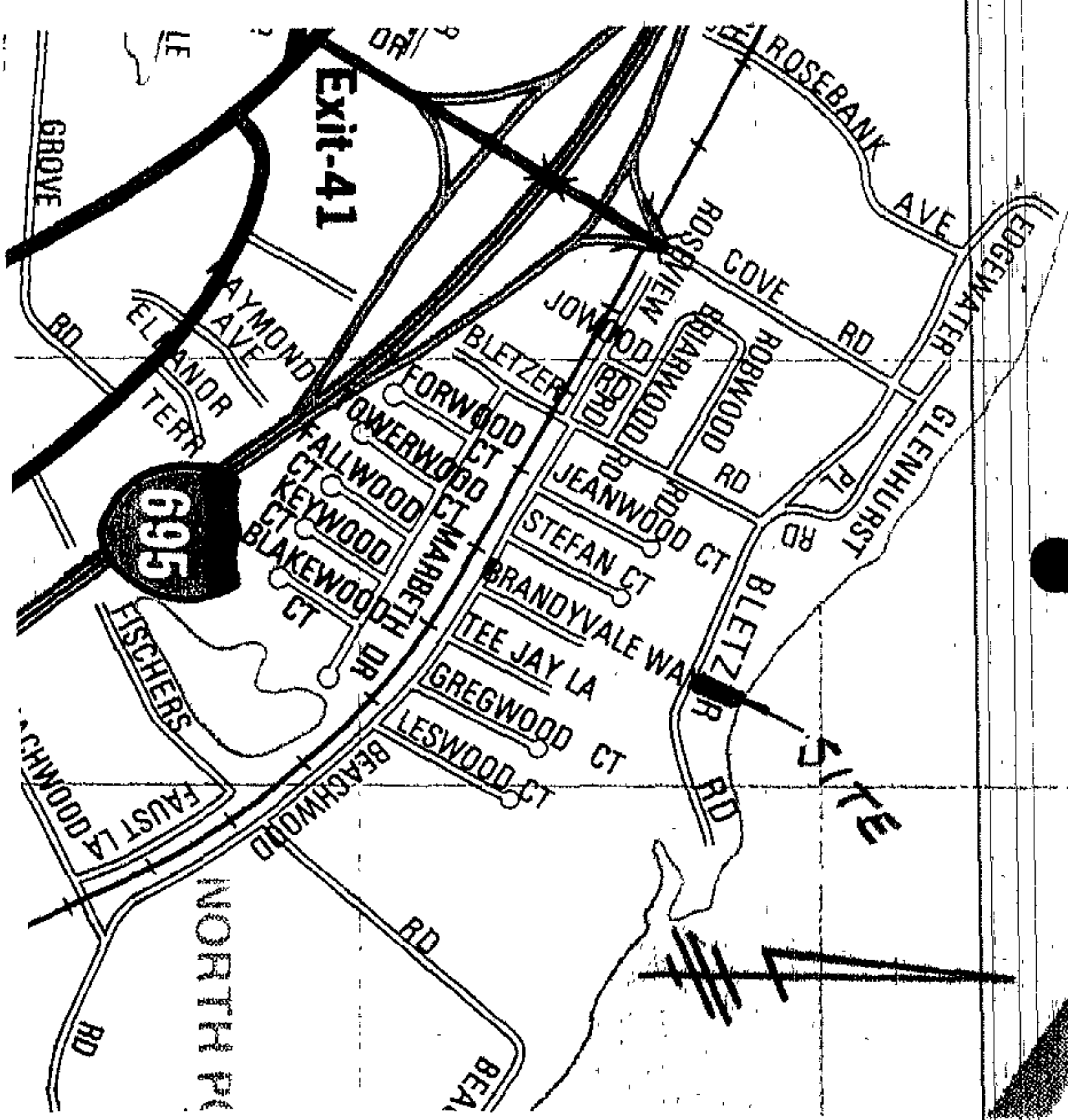
DR 3.5

BACK RIVER

OWNER
MARIO J. TERESI, JR
MARIO J. TERESI, SR & MERLEY TERESI
8330 BLETZER ROAD
BALTIMORE, MD 21222
PROPERTY NO. 1516900140
DEED REF. L.20724 F.561



Handwritten signature/initials



NOTES

1. ZONING.....DR5.5 (SE2-H)
2. AREA.....12,950 SF = 0.597 AC
3. NO ZONING HISTORY
4. NO HISTORIC BUILDINGS
5. SITE IS LOCATED IN THE CBCA
6. SITE IS NOT IN A 100 YEAR FLOOD PLAIN

PHOTOS

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE

8330 BLETZER ROAD

ELECTION DISTRICT 15,C

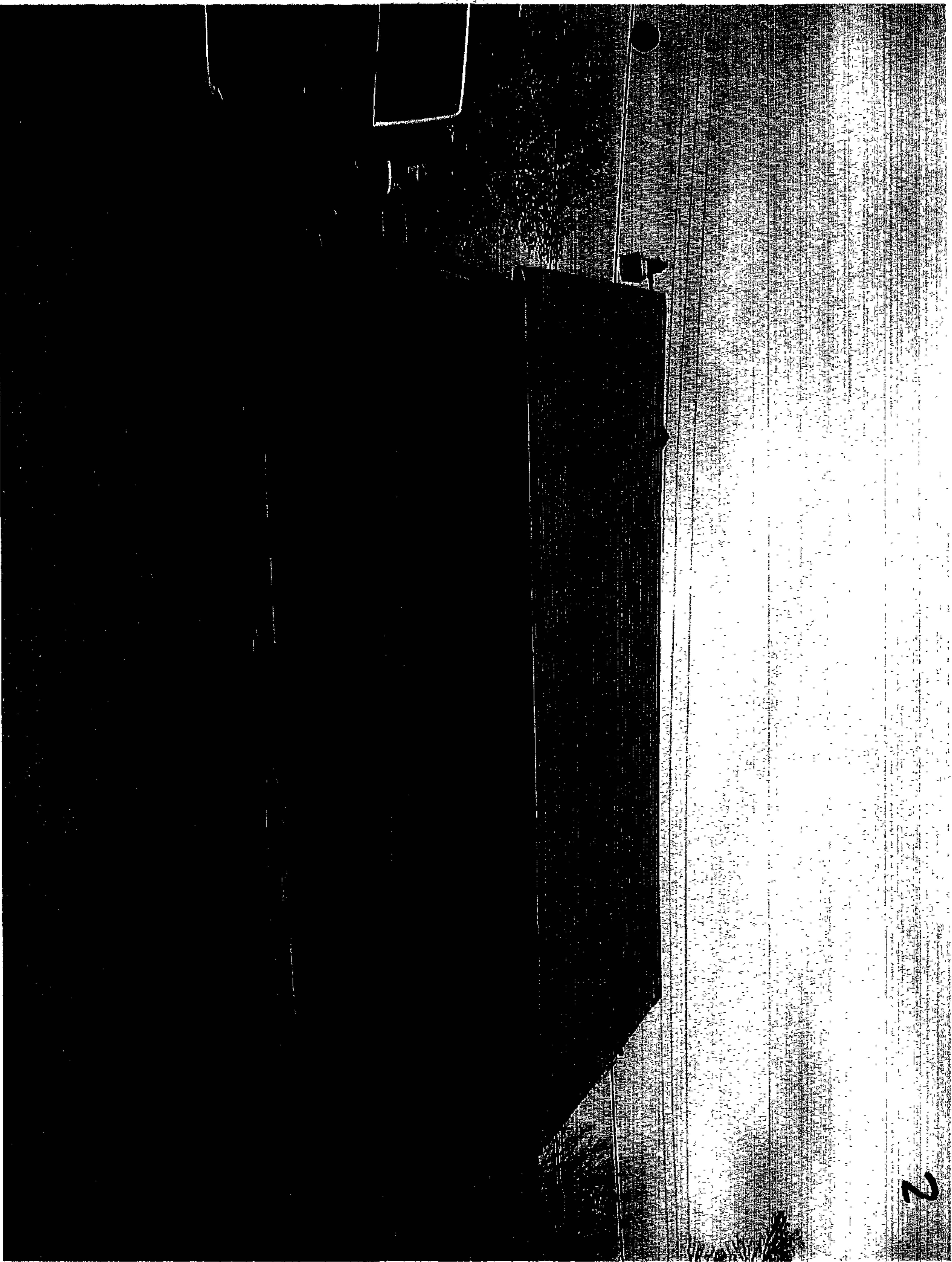
BALTIMORE COUNTY, MARYLAND

SCALE 1 INCH = 40 FEET

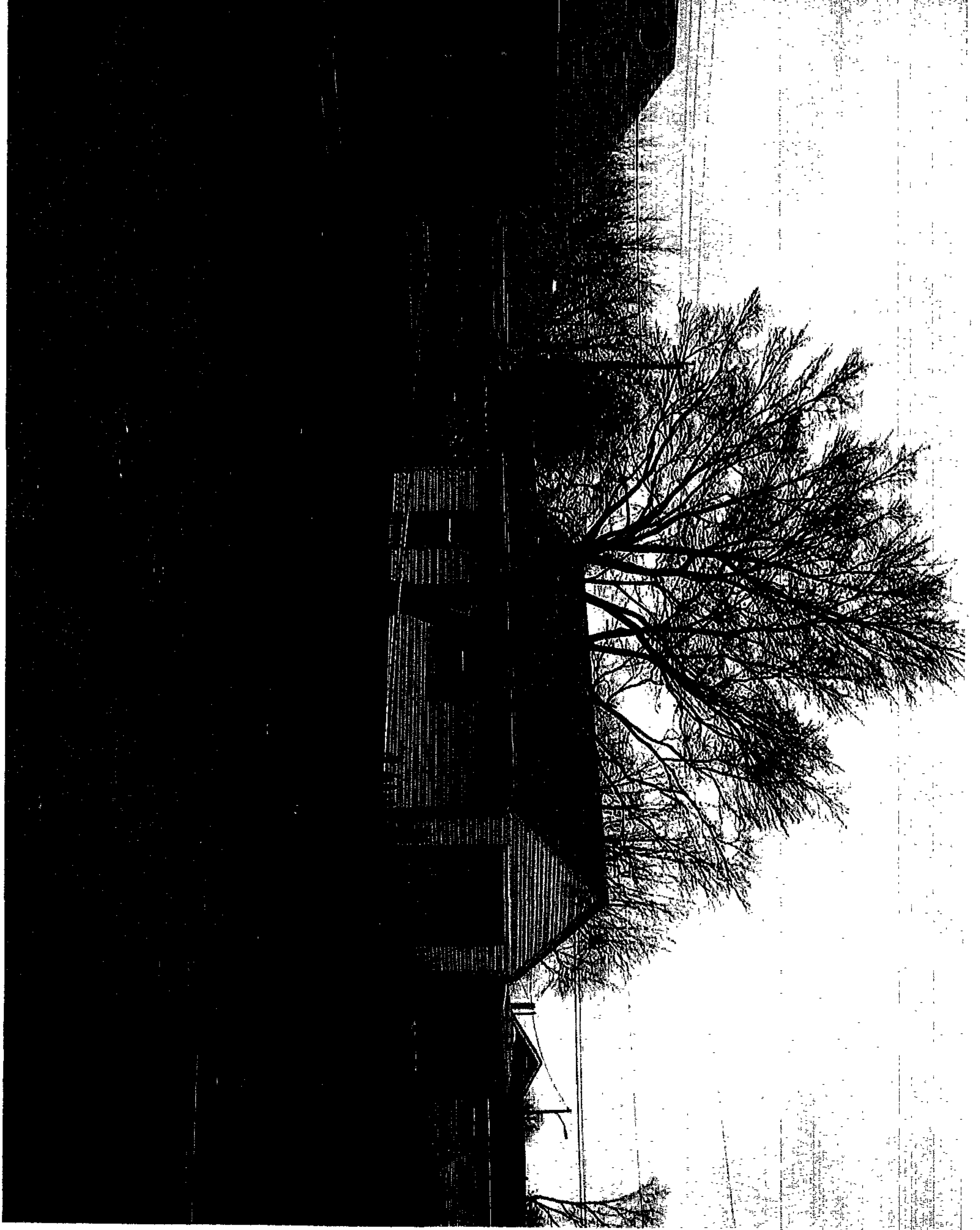
JANUARY 3, 2005

Handwritten signature/initials











RIVER

Handwritten signature or initials.

SE 2-H
8330 BLETZER ROAD

D.R.-5.5

M. H.

BLETZER

GLENHURST

SITE

ROAD

DR-5.5

DR

D.R.3.5

\$6,000

\$7,000