IN RE: PETITION FOR ADMIN. VARIANCE S/E corner of Dance Mill Road and Longmoor Circle 10th Election District 3rd Councilmanic District **(3900 Dance Mill Road)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
	*	CASE NO. 05-376-A
M. Diane & Eduardo Schianodicola *Petitioners*	*	

* * * * * * * * * * * * * * * * *

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 owners of the subject property, M. Diane and Eduardo Schianodicola. The administrative variance is requested for property located at 3900 Dance Mill Road in the Phoenix area of Baltimore County. The administrative variance request is from Section 1B02.3.B (1955 Regulations, Section 205.3) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 33 ft. in lieu of the required 40 ft. for a garage addition, and to permit a setback of 63 ft. in lieu of the required 65 ft. to the centerline of the road. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 6, 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 11, 2005, a copy of which is attached hereto and made a part hereof.

DATE RECEIVED FOR FILING 3/3/05 By

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 Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 Petitioners.

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 3 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B (1955 Regulations, Section 205.3) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a

ORDER RECEIVED FOR FILING
Date 3/3/05
By Rwj

side yard setback of 33 ft. in lieu of the required 40 ft. for a garage addition, and to permit a setback of 63 ft. in lieu of the required 65 ft. to the centerline of the road, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

2. Compliance with the ZAC comments submitted by DEPRM dated February 11, 2005, a copy of which is attached hereto and made a part hereof;

3. When applying for a building permit, the site plan field 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
Date 3/3/05
By Rej

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

March 3, 2005

Mr. & Mrs. Eduardo Schianodicola
3900 Dance Mill Road
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 05-376-A
Property: 3900 Dance Mill Road

Dear Mr. & Mrs. Schianodicola:

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,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3900 DANCE MILL RD

which is presently zoned RC-4

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)

1 1302.3. B (1955 Regulations, Section 205.3) to permit a side yard setback of 33 ft. in lieu of the required 40 ft. for a garage addition, and to permit a setback of 63 ft. in lieu of the required 65 ft. to the centerline of the road.

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):

EDUARDO SCHIANODICOLA
Name - Type or Print

Eduardo Schianodicola
Signature

M. DIANE SCHIANODICOLA
Name - Type or Print

M. Diane Schianodicola
Signature

3900 DANCE MILL RD 410 592 3004
Address Telephone No

PHOENIX MD 21131
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-376-A

Reviewed By BM **Date** 1/28/05

Estimated Posting Date 2/6/05

REV 10/25/01

RECEIVED FOR FILING
Date 3/3/05
By M Ruzy

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 3900 DANCE MILL RD
Address
PHOENIX MD 21131
City State Zip Code

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

The reasons the zoning regulations cannot be met on our property:

1. the area that zoning is allowing us is now occupied by an in-ground pool.

2. a new well was drilled by previous owners in that area also.

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.

Eduardo Schiano Di Cola
Signature

EDUARDO SCHIANO DiCOLA
Name - Type or Print

M. Diane Schiano di Cola
Signature

M. DIANE SCHIANODICOLA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of January, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Eduardo Schianodicola & M. Diane Schianodicola the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

JOE ANNA FUNK
NOTARY PUBLIC
MY COMMISSION EXPIRES
10 - 19 - 2008
BALTIMORE COUNTY, MD

Joe Anna Funk
Notary Public

My Commission Expires

JOE ANNA FUNK
Notary Public, State of Maryland
Baltimore County
My Commission Expires: Oct. 19, 2008

REV 10/25/01

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 3900 DANCE MILL RD
Address

PHOENIX MD 21131
City State Zip Code

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

The reasons the zoning regulations cannot be met on our property:

1. the area that zoning is allowing us is now occupied by an in-ground pool.
2. a new well was drilled by previous owners in that area also.

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.

Eduardo Schiavodicola
Signature

EDUARDO SCHIAVODICOLA
Name - Type or Print

M. Diane Schiavodicola
Signature

M. DIANE SCHIAVODICOLA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Eduardo Schiavodicola M. Diane Schiavodicola the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

JOE ANNA FUNK
NOTARY PUBLIC
MY COMMISSION EXPIRES
10 - 19 - 2008
BALTIMORE COUNTY, MD

Joe Anna Funk
Notary Public

My Commission Expires _____

JOE ANNA FUNK
Notary Public State of Maryland
Baltimore County
My Commission Expires: Oct. 19, 2008

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3900 DANCE MILL RD

which is presently zoned RC-4

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)

1B02.3.B (1955 Regulations, Section 205.3) to permit a side yard setback of 33 ft. in lieu of the required 40 ft. for a garage addition, and to permit a setback of 63 ft. in lieu of the required 65 ft. to the centerline of the road.

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):

EDUARDO SCHIANODICOLA
Name - Type or Print

Eduardo Schianodicola
Signature

M. DIANE SCHIANODICOLA
Name - Type or Print

M. Diane Schianodicola
Signature

3900 DANCE MILL RD 410 592 3004
Address Telephone No.

PHOENIX MD 21131
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-376-A

Reviewed By BM **Date** 1/31/05

REV 10/25/01

Estimated Posting Date 2/6/05

ZONING DESCRIPTION

Zoning Description For 3900 Dance Mill Road

Beginning at a point on the Southeast corner of Dance Mill Road, which is 60 feet wide and Longmoor Circle, which is 50 feet wide. Being Lot #5, Section B in the subdivision known as Dance Mill as recorded in Baltimore County Plat Book #22, Folio# 4, containing 34,412 square feet. Also known as 3900 Dance Mill Road and located in the 10th Election District, 3rd Councilmanic District.

#376

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441348

DATE 1/31/05 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Edward Eckhardt Cole

FOR: Conditional Use Advance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 376

PAID RECEIPT

METER#	ACTUAL	TIME	
1/31/2005	1/31/2005	09:16:28	1

RECEIPT # 221967 1/31/2005 OFLW
REG: 3 SUS ZONING VERIFICATION
CC NO. 491348
Sub Tot 65.00
65.00 CK 65.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date February 9, 2005

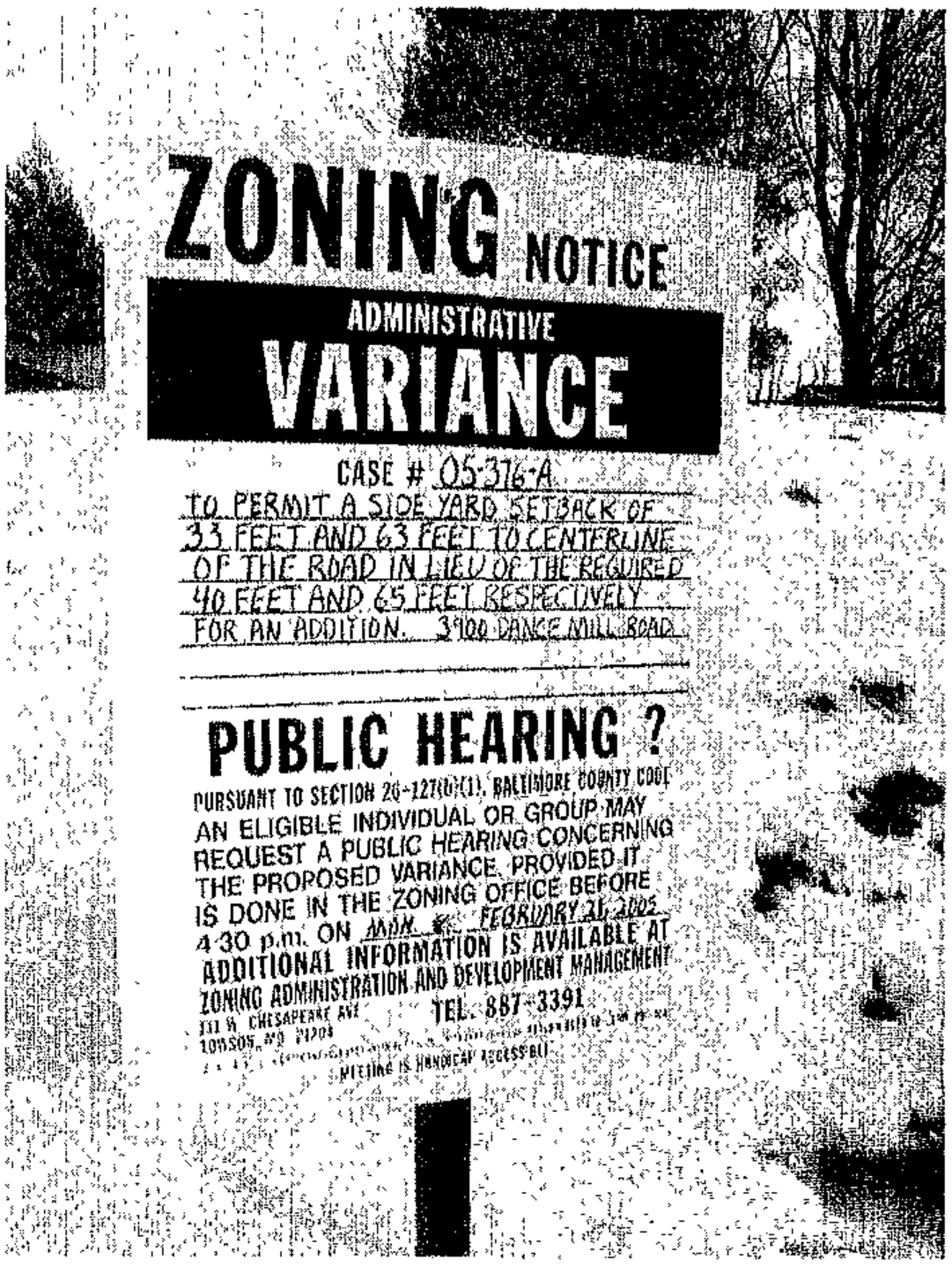
RE: Case Number 05-376-A

Petitioner/Developer EDWARDO + DIANE SCHIANODICOLA

Date of Hearing/Closing FEBRUARY 21, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3900 DANCE MILL ROAD

The sign(s) were posted on February 6, 2005



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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: 05-376-A

Petitioner: x EDUARD & DIANE SCHIANODICOLA

Address or Location: x 3900 DANCE MILL RD PHOENIX

PLEASE FORWARD ADVERTISING BILL TO:

Name: x EDUARDO SCHIANODICOLA

Address: x 3900 DANCE MILL RD
PHOENIX MD 21131

Telephone Number: x 410 592 3004

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-376 -A Address 3900 Dance Mill Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/28/05 **Posting Date:** 2/6/05 **Closing Date:** 2/21/05

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 05-376 -A Address 3900 Dance Mill Rd.

Petitioner's Name Edward & Diane Schiandicola Telephone 410-592-3004

Posting Date: 2/6/05 **Closing Date:** 2/21/05

Wording for Sign: To Permit a side yard setback of 33 ft. and 63 ft. to the centerline of the road in lieu of the required 40 ft. and 65 ft. respectively for an addition.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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 21, 2005

Eduardo Schianodicola
M. Diane Schianodicola
3900 Dance Mill Road
Phoenix, Maryland 21131

Dear Mr. and Mrs. Schianodicola:

RE: Case Number: 05-376-A, 3900 Dance Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

February 8, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 7, 2005

Item No.: 368-378 (376)

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

cc: File

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 7.3.05

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

RE: Baltimore County
Item No. 376 BPR

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,

L. A. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: February 11, 2005

SUBJECT: Zoning Item # 05-376
Address 3900 Dance Mill Road

Zoning Advisory Committee Meeting of February 7, 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).

_____ 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:

An inspection of the septic system may be required prior to approval of any permits.

Reviewer: Sue Farrinetti Date: February 15, 2005

L:\SHARED\DESHARED\Devcoord\ZACSHEL-1-11-05.doc

ORDER RECEIVED FOR FILING
3/3/05
By

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 25, 2005

RECEIVED

FEB 25 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-376 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 14, 2005
Item Nos. 368, 369, 371, 372, 373,
374, 375, 376, 377 and 378

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

RWB:CEN:jrb

cc: File

ZAC-02-14-2005-NO COMMENT ITEMS-NOS 368-378-02182005

(SHEET N.E.18

E-21,000

LONGMOOR

CIR

R. C. 4

VALLEY

VIEW

△ STA. NIX

DANCE

RD.

PRIVATE

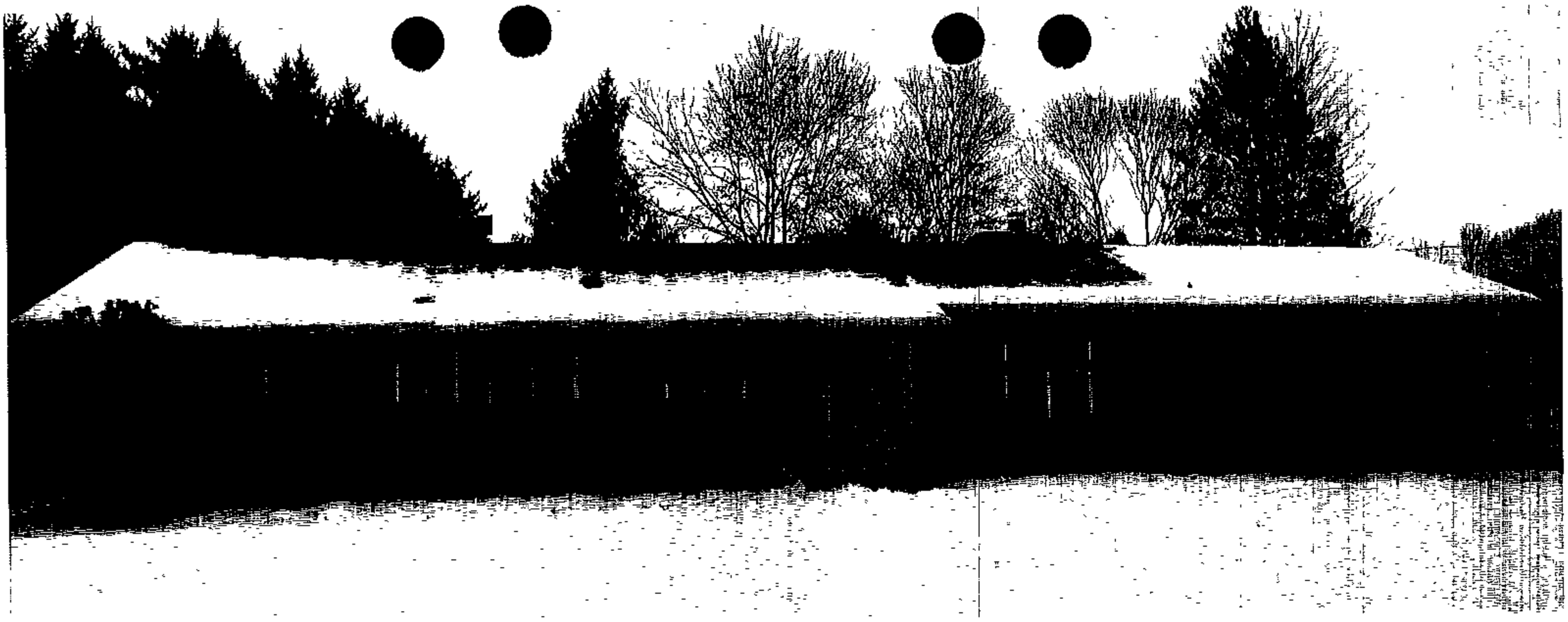
M

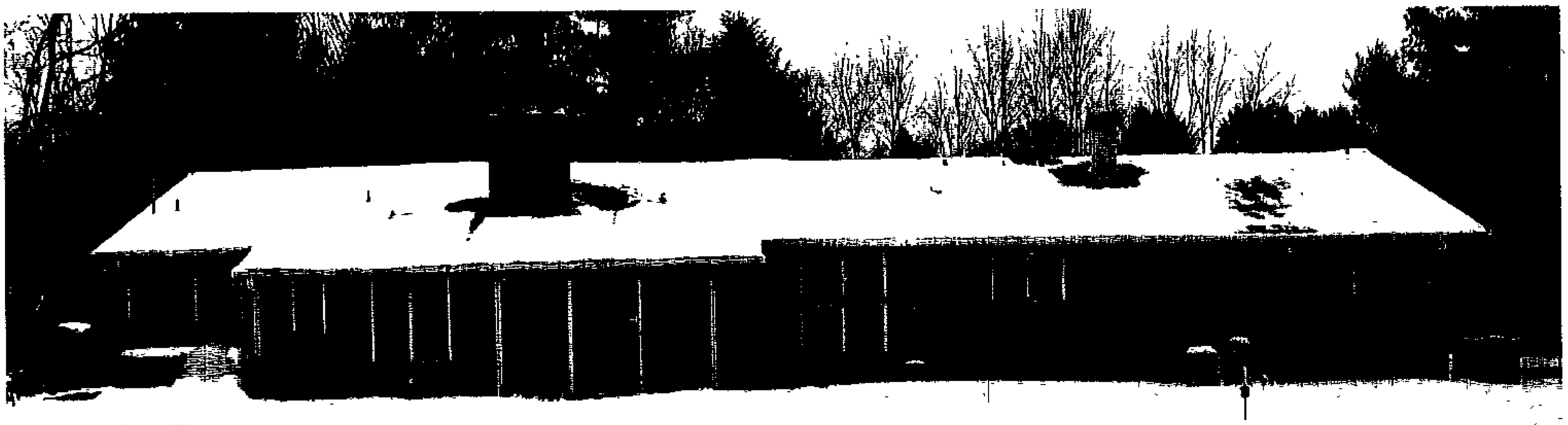
B. G. & E. CO.

PIPE

NE 17-D

#376





#376

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

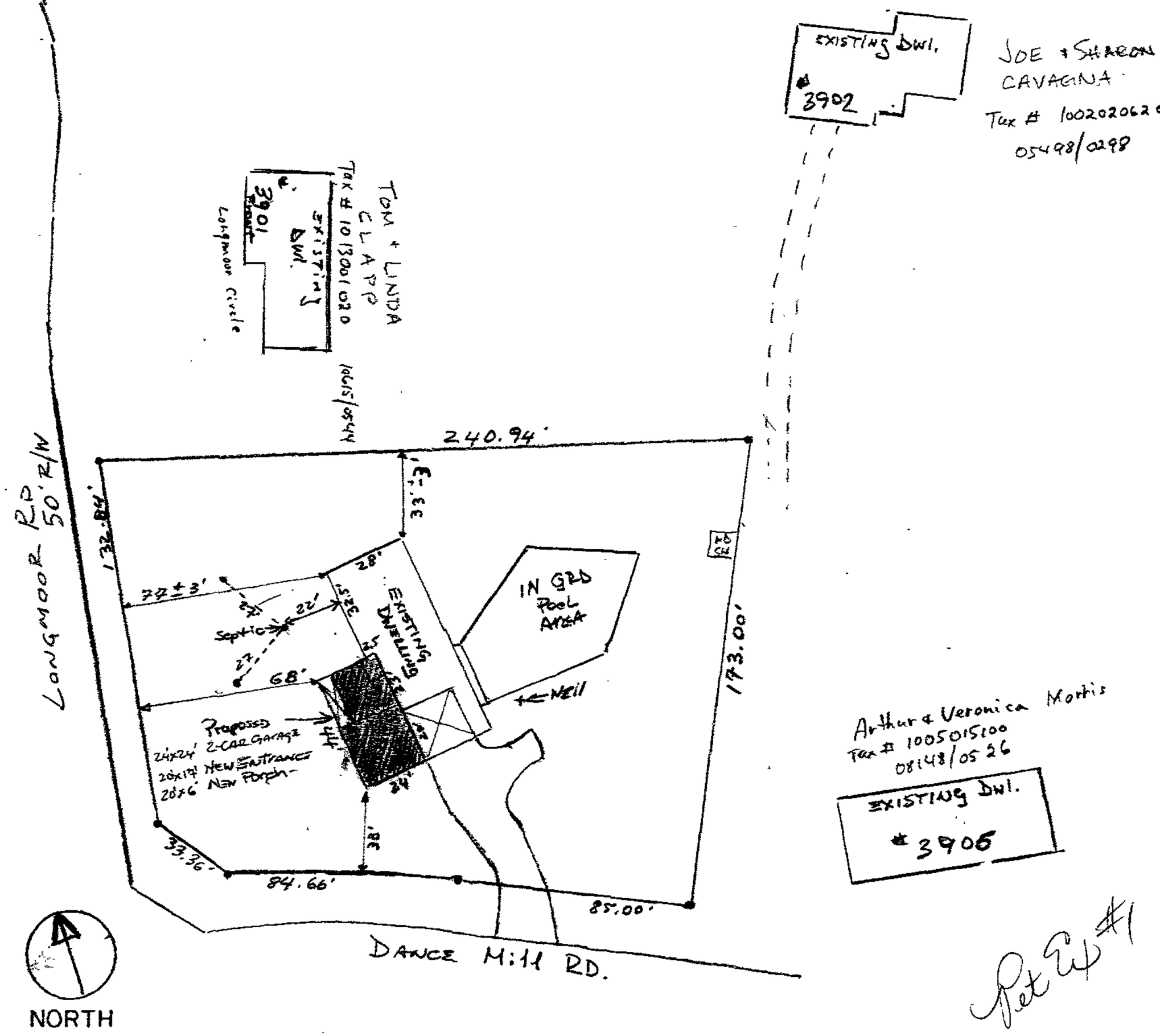
PROPERTY ADDRESS 3900 Dance Mill Rd.

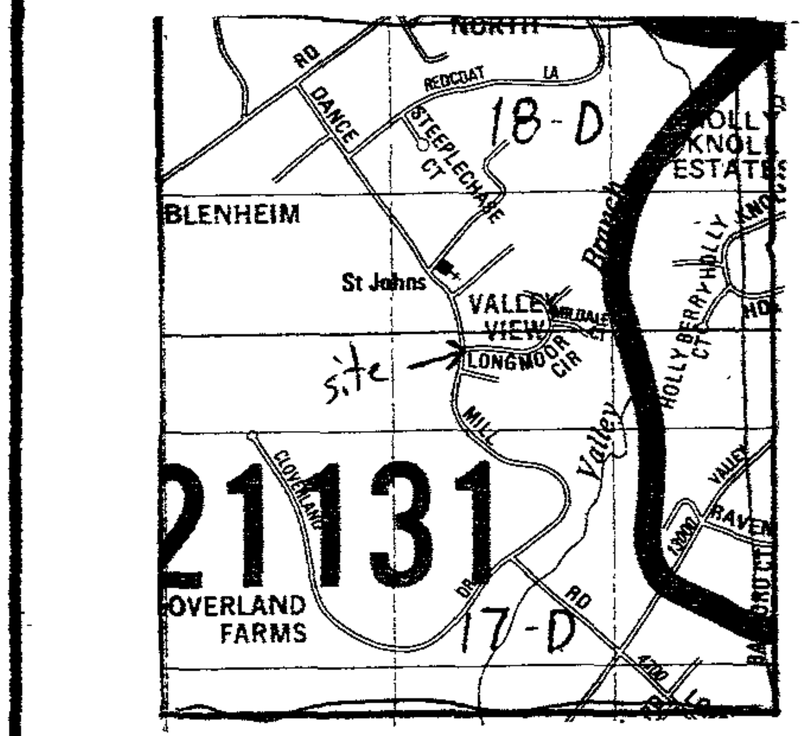
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Danee Mill

PLAT BOOK # 22 FOLIO # 4 LOT # 5 SECTION # 3

OWNER EDUARDO + DIANE SCHIANODICOLA





VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 10th

COUNCILMANIC DISTRICT 3rd

1"=200' SCALE MAP # NE 17-D

ZONING RC-4

LOT SIZE ACREAGE 34,412 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	[ ]	[X]
WATER	[ ]	[X]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]

PRIOR ZONING HEARING None

NORTH

PREPARED BY EDUARDO SCHIANO

SCALE OF DRAWING: 1" = 50'

Set Up #1

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
BR	376	05-376-A

-15-