

IN RE: **PETITION FOR VARIANCE**
N/S Bletzer Road, 825' E of the c/l
Glenhurst Road
(8334 Bletzer Road)
15th Election District
7th Council District

Mario J. Teresi, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-644-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Mario J. Teresi, Sr. The Petitioner seeks relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (ZCPM) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were David Billingsley and Bob Infussi, the consultants who prepared the site plan for this property and assisted the Petitioner in the application process. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped waterfront parcel located adjacent to Back River and the north side of Bletzer Road, just west of its intersection with Glenhurst Road in North Point. The property contains a gross area of 0.443 acres, more or less, zoned D.R.5.5, and is improved with a small dwelling that has apparently existed on the site since 1950. The Petitioner has owned the property since March 2002 and is desirous of conveying the parcel to his son, who intends to raze the existing structure and construct a new single family dwelling and detached garage thereon. As shown on the site plan, the proposed dwelling will be constructed in essentially the same location as the existing structure and setback a distance from the

ORDER RECEIVED FOR FILING

Date

By

8/11/05
[Signature]

water consistent with other houses on the adjacent lots. The new dwelling will meet all side and rear setback requirements. At issue is the proposed garage, which will be located in the rear corner of the property adjacent to an existing driveway and approximately 12 feet from Bletzer Road. In addition, the Petitioner proposes a height of 25 feet for the proposed building to provide sufficient boat/trailer/vehicle storage space and additional storage space in a loft area above. Testimony and evidence demonstrated that there are other garages in the immediate vicinity that have been constructed with similar distances from the road and with similar heights. In fact, testimony revealed that the Petitioner resides at 8330 Bletzer Road and obtained similar variance relief for his property under prior Case No. 05-430-A.

Variance relief is requested as set forth above given the unique configuration of the lot and the site constraints associated therewith. In this regard, the subject property is considered a "double frontage lot" in that its width along the road is approximately 107 feet and the average width along the road frontage for other lots in this community is 50 feet. Section 400.1.d.2 of the Zoning Commissioner's Policy Manual requires that accessory structures on Double Frontage Lots not be any closer to the street as the principal building. Thus, relief is requested to allow the garage to be constructed where proposed. It was indicated that the garage could not be attached to the house due to the existence of overhead power lines that run through the center of the property. Moreover, to require its location further into the rear yard space would be inconsistent with the pattern of development in the neighborhood and reduce the usable space in the rear yard.

After due consideration of all of the testimony and evidence presented, I find that the Petitioner has met the requirements of Section 307 for relief to be granted. There were no adverse comments from any County reviewing agency and the neighbors apparently support the proposal. In this regard, it was indicated that the Petitioner has discussed the proposal with the immediately adjacent neighbors who have no objections. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, given the property's waterfront location, the proposed development must comply with Chesapeake Bay Critical Areas

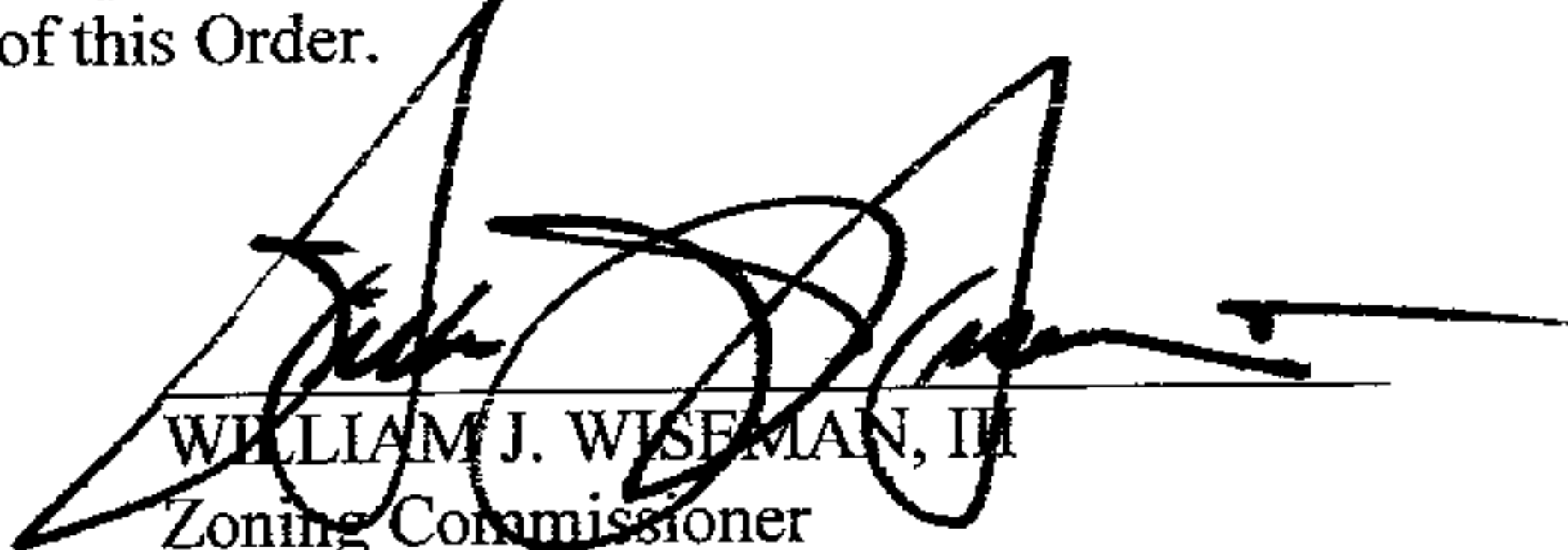
ORDER RECEIVED FOR FILING
Date 5/11/15
By [Signature]

regulations and Federal Flood Insurance requirements as set forth in the comments attached hereto and made a part hereof.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

11th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (Z.C.P.M.) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental requirements as set forth in the Zoning Advisory Committee (ZAC) comments submitted by DEPRM and the Development Plans Review division of DPDM, dated June 28, 2005, copies of which have been attached hereto and made a part hereof.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 8/11/05
By [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

August 11, 2005

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

RE: PETITION FOR VARIANCE
N/S Bletzer Road, 825' E of the c/l Glenhurst Road
(8334 Bletzer Road)
15th Election District – 7th Council District
Mario J. Teresi, Sr. - Petitioners
Case No. 05-644-A

Dear Mr. Teresi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 read "William J. Wiseman III", is written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Robert Infussi
P.O. Box 1043-7043, Bel Air, Md. 21014
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning;
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8334 BLETZER ROAD

which is presently zoned DR 5.5

BCZR, 400.1, d(2), Policy Manual AND 1302.3, C.1, BCZR QUB

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 (DETACHED GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET AND A STREET SETBACK OF 12' IN LIEU OF 25 FT,

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate hardship or practical difficulty)

OWNER WISHES TO UTILIZE A LOFT AREA FOR STORAGE

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MARIO J. TERESI, SR.

Signature

Name - Type or Print

Signature

8330 BLETZER ROAD

Address

Telephone No.

BALTO

MD.

21222

State

Zip Code

Representative to be Contacted:

ROBERT INFUSSI

Name

P.O. BOX 1043-7043 (410) 812-7236

Address

Telephone No.

BELAIR

MD.

21014

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING JL

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

6/03/05

ORDER RECEIVED FOR FILING
Date 6/1/05
By [Signature]

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCE**

8334 BLETZER ROAD

Beginning for the same at a point on the north side of Bletzer Road (40 feet wide) said point being distant southeasterly 825 feet from it's intersection with the centerline of Glenhurst Road (40 feet wide) thence (1) N $34^{\circ}53'50''$ E 267 feet, more or less, thence (2) S $50^{\circ}00'$ E 43 feet, more or less, thence (3) S $21^{\circ}10'58''$ W 245 feet, more or less, thence (4) S $80^{\circ}41'47''$ W 33.6 feet, more or less, thence (5) N $63^{\circ}51'$ W 73.7 feet, more or less to the place of beginning. Containing 19,300 square feet or 0.443 acre of land, more or less.

Being known as 8334 Bletzer Road. Located in the 15th Election District, 7th Councilmanic District.

CAA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 6/23/15

ACCOUNT

001 006 6150

AMOUNT

\$ 65.00

RECEIVED FROM:

Central T. Palmer & D. Palmer

FOR:

RV 8334 Bldg on Rd

644 No. 448301

PAID RECEIPT

BUSINESS ACTIVITY TIME

6/23/2015 6/23/2015 09:32:31

RECEIPT # 363705 6/23/2015

DEPT 5 220 ZONING VERIFICATION

AMOUNT 448301

PAID TO \$65.00

PAID BY \$65.00

PAID BY DATE 6/23/2015

PAID BY NAME Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #05-644-A

8334 Bletzer Road
N/Side of Bletzer Road, 825
feet s/east of Glenhurst Road
15th Election District
7th Councilmanic District
Legal Owner(s): Mario J.
Terest, Sr.

Variance: to allow an accessory structure (detached garage) with a height of 25 feet in lieu of the maximum permitted 15 feet and a street setback of 12 feet in lieu of 25 feet.

Hearing: Tuesday, August 2, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/7/681 July 19 59323

CERTIFICATE OF PUBLICATION

7/20/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/19/, 2005.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 05-644-A

Petitioner/Developer: MARIO
J. TELES SR.

Date Of Hearing/Closing: 8/2/05

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 8334 BLETZER ROAD

This sign(s) were posted on July 18, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 7/18/05
(Signature of sign Poster and Date)

Martin Ogle

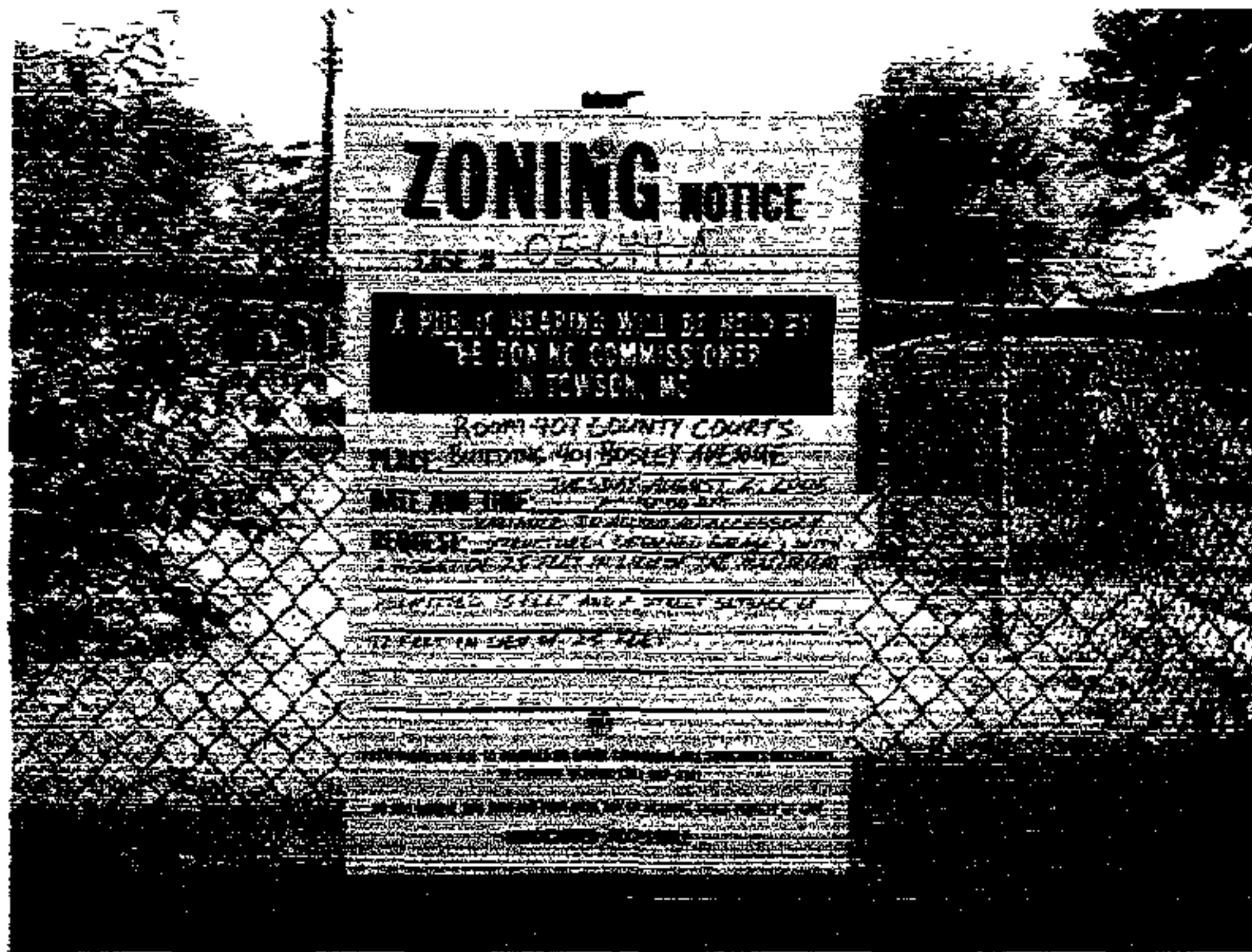
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



Matter of 7/18/05



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

June 16, 2005

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-644-A

8334 Bletzer Road

N/side of Bletzer Road, 825 feet s/east of Glenhurst Road

15th Election District – 7th Councilmanic District

Legal Owner: Mario J. Teresi, Sr.

Variance to allow an accessory structure (detached garage) with a height of 25 feet in lieu of the maximum permitted 15 feet and a street setback of 12 feet in lieu of 25 feet.

Hearing: Tuesday, August 2, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mario Teresi, Sr., 8330 Bletzer Road, Baltimore 21222
Robert Infussi, P.O. Box 1043-7043, Belair 21014

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 18, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 19, 2005 Issue - Jeffersonian

Please forward billing to:
Mario J. Teresi, Sr.
8330 Bletzer Road
Baltimore, MD 21222

410-812-2236

NOTICE OF ZONING HEARING

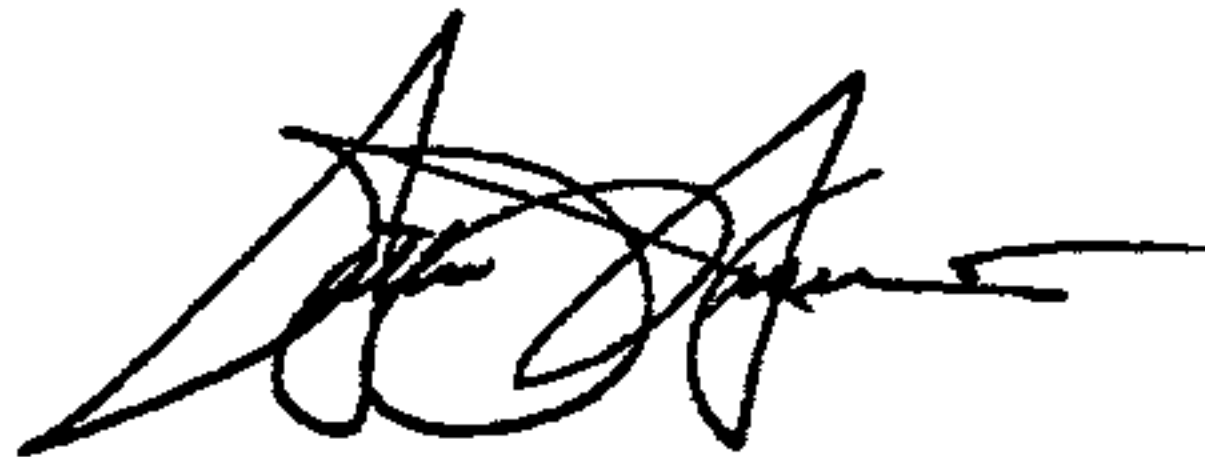
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401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 05 644 A
Petitioner MARIO J. TERESI, SR.
Address or Location: 8334 BLETZER ROAD

PLEASE FORWARD ADVERTISING BILL TO

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

Telephone Number: (410) 812-2236

MAP

104B1

644



Copyright (C) 2003 Baltimore County, Maryland

**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*

July 25, 2005

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

Dear Mr. Teresi:

RE: Case Number: 05-644-A, 8334 Bletzer Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 3, 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, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043-7043 Belair 21014

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



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

June 20, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.

633, 639, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657,
658, 659, 660 and 661

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

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 644

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The flood protection elevation for this site is 10.4.

In conformance with *Federal Flood insurance* Requirements, the first floor or basement floor must be at least 1-foot above the flood plain elevation in all construction.

The property to be developed is located to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including *basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the county.

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 644-06282005doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

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

DATE: June 28, 2005

SUBJECT: Zoning Item # 05-644
Address 8334 Bletzer Road

RECEIVED

JUN 28 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of June 20, 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:

Reviewer: Glenn Shaffer

Date: June 28, 2005

RW
8/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2005

RECEIVED

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

JUN 24 2005

SUBJECT: 5-644 -Variance

ZONING COMMISSIONER

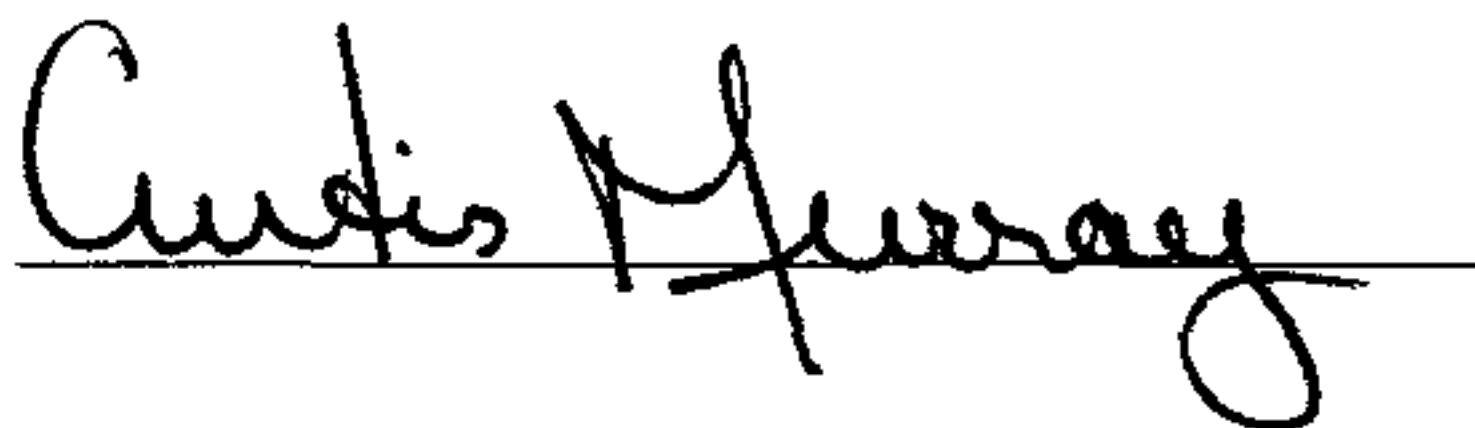
The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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.

The Office of Planning also does not oppose the petitioner's request to permit an accessory structure setback of 12 feet in lieu of the minimum required 25 feet from Bletzer Road.

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

Prepared by:



Section Chief:



AFK/LL: CM



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 6.20.05

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

RE: Baltimore County
Item No. 644

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

My telephone number/toll-free number is _____

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

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

RE: PETITION FOR VARIANCE
8334 Bletzer Road; N/side Bletzer Road,
825' SE Glenhurst Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Mario J Teresi, Sr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-644-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 and all 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 16th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to, Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

RECEIVED

JUN 16 2005

Per.....

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

Click here for a plain text ADA compliant screen.



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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1519002070

Owner Information

Owner Name: TERESI MARIO J, SR
TERESI MERLE Y
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8334 BLETZER RD
BALTIMORE MD 21222-2829
Deed Reference: 1) /16251/ 628
2)

Location & Structure Information

Premises Address
8334 BLETZER RD

Legal Description
LT NES BLETZER RD
8334 BLETZER RD
BACK RIVER

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
104	3	128						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	884 SF	19,304.00 SF	34

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	74,570	88,570		
Improvements:	10	10		
Total:	74,580	88,580	83,912	88,580
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
SAKOWSKI STELLA L	03/27/2002	\$159,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16251/ 628	Deed2:
Seller: SAKOWSKI JULIUS M	Date: 11/16/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15764/ 1	Deed2:
Seller: SAKOWSKI JULIUS M	Date: 02/17/1970	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5073/ 20	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 *

CASE NAME 8334-BLETZER ROAD
CASE NUMBER 05-644-A
DATE 8/2/05

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 05-644-A 8334 Bletzer Rd.

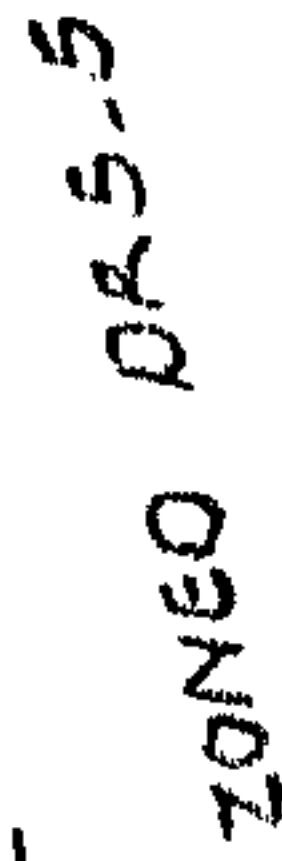
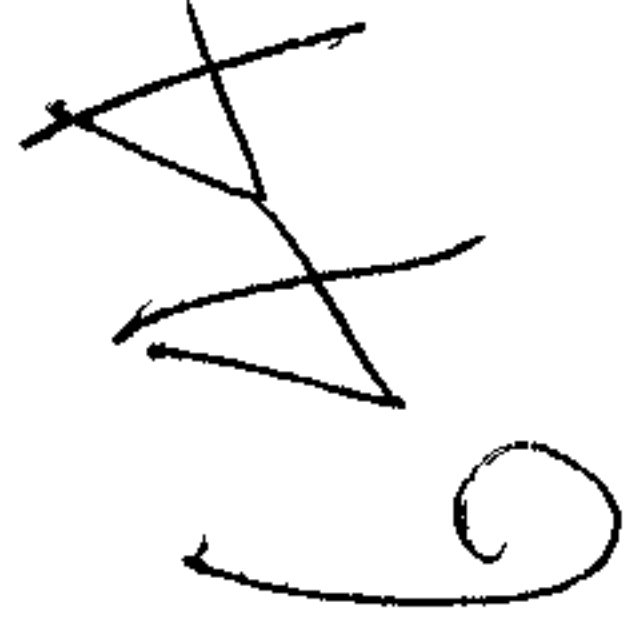
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**MARIO J. TERESI, SR.
8330 BLETZER ROAD
BALTIMORE, MD 21222
ACCT. NO. 1519002070**



1. ZONING....DR 5.5 (104B1)
2. LOT AREA.....19,300 S.F = 0.443 ACRE=+/-
3. NO PREVIOUS ZONING HISTORY
4. NO HISTORIC BUILDINGS, UNDERGROUND STORAGE TANKS
OR ARCHEOLOGICAL SITES EXIST
5. SITE IS LOCATED IN CBCA
6. SITE IS NOT LOCATED IN 100 YEAR FLOODPLAIN

EXHIBIT NO.

PLAT TO ACCOMPANY VARIANCE PETITION
8334 BLETZER ROAD
ELECTION DISTRICT 15C7
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40' JUNE 1, 2005

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719