IN RE: PETITION FOR ADMIN. VARIANCE

N/S Country Club Lane, 700' W of the c/l

Greentree Drive

(14 Country Club Lane)

10th Election District 3rd Council District

Paul Tiburzi, et ux Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-025-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 owners of the subject property, Paul and Maryanne Tiburzi. The Petitioners seek relief from Sections 1B02.3,B and 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) (R.C.4 - 1981) to permit a (south) side yard setback of 22 feet in lieu of the required 50 feet for a proposed addition and approval of an amendment to the Final Development Plan for Overshot, Lot 30, only. The subject property and requested relief are more particularly described on the site plan submitted which was 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, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may 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 the evidence contained therein, I am persuaded that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. Variance

PERSONAL PROPERTY AND THE PROPERTY AND T

relief is necessitated due to the unique configuration of the property and the layout and location of the existing dwelling thereon. In this regard, the Petitioners propose the construction of a garage addition on the south side of the existing home, at the end of an existing driveway, and an expansion of existing living quarters across the rear of the home. In that the front corner of the existing dwelling is located 6 feet from the south side property line, variance relief is necessary to allow a portion of the proposed garage addition to encroach into the required side setback. It was also indicated that the garage could not be located to the rear of the home because the property is not level and slopes dramatically toward the rear. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any opposition to the request. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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.

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.B and 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) (R.C.4 - 1981) to permit a (south) side yard setback of 22 feet in lieu of the required 50 feet for a proposed addition and approval of an amendment to the Final Development Plan for Overshot, Lot 30, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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:bis

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. & Mrs. Paul Tiburzi 14 Country Club Lane Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE N/S Country Club Lane, 700' W of the c/l Greentree Drive (14 Country Club Lane)

10th Election District – 3rd Council District Paul Tiburzi, et ux - Petitioners Case No. 06-025-A

Dear Mr. & Mrs. Tiburzi:

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.

WJW:bjs

People's Counsel; Case File

WIELIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

Very truly yours.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

14 Country Club Lane/Drive

for the property located at <u>Phoenix</u>, <u>MD 21131</u> which is presently zoned <u>RC-6</u>

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) \\DOD_ \DOD_ \DO

TO PERMIT AN ADDITION WITH A 22-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 50-FEET AND TO AMEND THE FOR FOR "OVERSHOT", LOT 30.

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/Les	see:		Legal Owner(s):		
Name - Type or Print		Name -	Paul Tiburzi Type of Print	,01	······································
Signature	······	 	Signature	Con Co	
Address	Telephone	No.	MaryAnne Tibur Name - Type or Print	Tourn	······································
City	State Zip (Code	Signature	10000	**************************************
Attorney For Petitioner:			14 Country Clu Address	b Lane/Drive	(410) 592-375 Telephone No.
Paul A. Tiburzi/Bria	n Quinn	City	Phoenix	MD State	21131
Name - Type or Print Signature	Frin M. D	City	Representative to		Zip Code
DLA Piper Rudnick Gr Company	ay Cary US LLP		<u>Paul A. Tiburz</u> Name	<u>i</u>	······································
6225 Smith Avenue Address	(410) 580-4273 Telephone		<u>14 Country Clu</u> Address	b Lane/Drive	(410) 580-427 Telephone No.
Baltimore Cily	MD 21209-360 State Zip C	Oode	<u>Phoenix</u> City	MD State	21131 Zip Code
A Public Hearing having been for day of Balimore County and that the prop	that the subject matter a	nd to be requ of this petition	i red, it is ordered by the Zobe set for a public hearing, adv	ning Commissioner of vertised, as required by	Baltimore County, this the zoning regulations
			Zoning Commissi	oner of Baltimore Coun	ity
SENO. 06.03	S-A Revie	ewed By	Date Date	7/11/05	
RET 9/ 5498		Estimate	d Posting Date	7/24/0	5
		.	Thomas Sinor Owings Brothers		10) 781-7022
			1912 Liberty Ro	—	g, MD 21784

Affidavit in Support of Administrative Variance

Address

That the Affiant(s) does/do presently reside at

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.

14 Country Club Lane/Drive

		Phoenix City	MD State	21131 Zip Code
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2.	abutting setback line) and slopes dramatically tow would result in practical such, the petitioner required.	ed by the location of exist and the unique configuration ards rear), strict compliant difficulty and an unreasonests relief from Section encroaches into the setback	on of the property (i.e., rence with certain setbaces and hardship for the part (B.C.Z.R.)	not level lot that ck requirements etitioner and, as
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Signature	1 4 8 2	Signa	nayand.	Troi
Pau 1 Name - Type	A. Tiburzi or Print	Name - Type or	<u>Maryanne B. Tiburzi</u> Print	
STATE O	F MARYLAND, COUNTY OF	BALTIMORE, to wit:		
I HEREBY State of M	CERTIFY, this <u>8th</u> day aryland, in and for the County	of <u>July</u> aforesaid, personally appear		e, a Notary Public of the
the Affiant law that th	Paul A. Tiburzi and (s) herein, personally known of matters and facts hereinabo	or satisfactorily identified to m	ne as such Affiant(s), and react to the best of his/her/the	nade oath in due form of eir knowledge and belief.
AS WITNE	ESS my hand and Notarial Sea		<i>A</i> •	
Date /	mly 8, 2005	Notary Bublic	thia Dupy	gred
REV 09/1 5 /98	HOTARY	My Commiss	sion Expires <u>August</u>	1, 2006

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	y reside at <u>14 Country (</u> Address	Club Lane/Drive	·
	<u>Phoenix</u>	MD State	21131 Zlp Code
That based upon personal knowled Variance at the above address (indi	ge, the following are the facts u	pon which I/we base the	•
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abutting setback lin slopes dramatically would result in prac such, the petitioner	aused by the location of exite) and the unique configurate towards rear), strict completical difficulty and an unreast requests relief from Section at encroaches into the setba	ion of the property (i. liance with certain se sonable hardship for the 1 1A03.4.B.2 (B.C.Z.I	e., not level lot that atback requirements he petitioner and, as
That the Affiant(s) acknowledge(s) advertising fee and may be required	that if a formal demand is file to provide additional information	d, Affiant(s) will be requ	uired to pay a reposting and
Mu 622		Maryan K	B. Tobi
Signature	Sig	natúre	
Paul A. Tiburzi Name - Type or Print	Name - Type	Maryanne B. Tibu or Print	rzi
STATE OF MARYLAND, COUNTY	OF BALTIMORE, to wit:		
I HEREBY CERTIFY, this 8th State of Maryland, in and for the Co	day of <u>July</u>		e me, a Notary Public of the
Paul A. Tiburzi a the Affiant(s) herein, personally kno law that the matters and facts herei	nd Maryanne B. Tiburzi wn or satisfactorily identified to nabove set forth are true and co	me as such Affiant(s), a rrect to the best of his/he	and made oath in due form of er/their knowledge and belief.
AS WITNESS my hand and Notaria	l Seal		
Date July 8,2005	Notary Pul	Whia &	4) tord
JANE CONTRACTOR OF THE PARTY OF	My Commi	ssion Expires Augu	st 1, 2006

REV 09/15/98



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

14 Country Club Lane/Drive

for the property located at	Phoenix,	MD	21131
	h is presently z		

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) 1202.38., 1803.4.8.4 (R.C.4-1981 REGS)

TO PERMIT AN ADDITION WITH A 22-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 50-FEET AND TO AMEND THE FOR "OVERSHOT", LOT 30.

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

1912 Liberty Road, Eldersburg, MD 21784

	1		is the subject of this	remon.	
Contract Purchase	r/Lessee:		Legal Owner(s)	<u>);</u>	
Name - Type or Print		Nam	Paul Tiburz: ne - Type of Print		· · · · · · · · · · · · · · · · · · ·
Signature	· · · · · · · · · · · · · · · · · · ·	<u> </u>	signature		·
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.	MaryAnne Till Name - Type or Print August	, T. /	
City	State	Zip Code	Signature //	u / vrus	
Attorney For Petitic	oner:		14 Country (Club Lane/Drive	(410) 592-3750 Telephone No.
APaul A. Tiburzi/	Brian Quinn		Phoenix	MD-	21131 Zip Code
Name - Type or Print Signalure	- Brin M	City	Representative	State to be Contacted:*	
DLA Piper Rudnic Company	k Gray Cary US	LLP	Paul A. Tibu Name	ırżi	
6225 Smith Avenu Address	e (410) 58	80-4273 Telephone No.	<u> 14 Country C</u> Address	Club Lane/Drive	(410) 580-4273 Telephone No.
Baltimore Carre	MD 212	209-3600	<u>Phoenix</u>	MD_	21131
Clty	State	Zip Code	City	State	Zip Code
A Public Hearing having be day of of Baltimore County and that the	. that the sub	and/or found to be re- lect matter of this petit	equired, It is ordered by the ion be set for a public hearing	e Zoning Commissioner of , advertised, as required by	Baltimore County, this the zoning regulations
			Zoning Comm	nissioner of Baltimore Coun	ly
CASE NO.	06-025-A	Reviewed By	<u>D1</u>	Date 11105	_
REV 9/15/98		Estin	nated Posting Date	7/24/05	······································
			* Thomas Sinor	Phone: (4	10) 781-7022
			Owings Brothe	rs Contracting	

DESCRIPTION TO ACCOMPANY ZONING PETITION PAUL AND MARYANNE TIBURZI PROPERTY 14 COUNTRY CLUB DRIVE LOT 30, "PLAT ONE OVERSHOT" 10 ELECTION DISTRICT

June 10, 2005

Beginning at a point on the north side of Country Club Drive cul-de-sac (having radius 50') said point being westerly 700 feet, more or less, from the centerline of Greentree Drive (50' wide) and northerly 97.46 feet from the coordinate point #27 shown on the "Plat One Overshot" which plat is recorded in the book E.H.K, Jr. 55 Folio 72 thence running the following courses and distances:

- 1. North 71° 37' 08" East 41.17 feet thence,
- 2. North 29° 58' 00" East 310.14 feet thence,
- 3. Along a curve to the left with a radius of 95.00 feet for a distance of 198.97 feet thence,
- 4. South 89° 58' 00" West 102.57 feet thence,
- 5. North 88° 16' 19" West 179.85 feet thence,
- 6. South 65° 07' 30" West 180.00 feet thence,
- 7. North 24° 52' 30" West 321.1 thence,
- 8. North 69° 42' 37" East 425.00 feet thence,
- 9. South 83° 49' 47" East 120.00 feet thence,
- 10. South 00° 02' 00" East 345.48 feet thence,
- 11. North 89° 58' 00" East 62.57 feet thence,
- 12. Along a curve to the right with a radius of 105.00 feet for a distance of 219.91 feet, thence,
- 13. South 29° 58' 00" West 324.13 feet to the north side of Country Club Drive culde-sac thence,
- 14. Along Country Club Drive cul-de-sac to the left with a radius of 50 feet for a distance of 42.19 feet to the place of beginning.

Containing 3.706 acres of land, more or less, and known as 14 Country Club Drive or Lot 30 shown on "Plat One Overshot" which plat is recorded in the book E.H.K, Jr. 55 Folio 72.

This description is intended for zoning purposes only and shall not be used for conveyance of land.

CERTIFICATE OF POSTING

			Date: July 22, 2005
RE:	Case Number: <u>06</u> -)25 A	
	Petitioner/Develop	er: <u>Paul Tiburzi</u>	
	Date of Hearing/C	osing: <u>August 8, 2005</u>	······································
by lav		der the penalties of pe icuously on the prope	erjury that the necessary sign(s) required rty located at
<u>14 C</u>	ountry Club Road		··· <u>··································</u>
	The sign(s) were p	osted on <u>July</u>	22 , 2005 (Month, Day, Year)
			(Signature of Sign Poster)
<u> </u>			J. Lawrence Pilson (Printed Name of Sign Poster)
11	ATTACH PHOTOGRAPH OF ISN POSTED ON PROPERTY HERE		McKee and Associates, Inc. <u>5 Shawan Road, Suite 1</u> (Street Address of Sign Poster)
			Cockeysville, MD 21030 (City, State, Zip Code of Sign Poster)
			(410) 527-1555 (Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

ZONING NOTICE

PUBLIC HEARING?

PUBLIC HEARING?

PRINTING TO THE MANAGEMENT AND THE SECOND STATE OF THE POST OF THE P

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 06.025-A
Petitioner: TIBURIL
Address or Location: 14 COUNTRY CLUB LAKE DRIVE
PLEASE FORWARD ADVERTISING BILL TO: Name:MR. PAUL A. TIBUR # I
Address: 14 COUNTRY CLUB LANE DRIVE
PHOENIX, MD 21131
Telephone Number: 410・580・4273

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

-A

Case Number 06-

Address H COUNTRY CLUB

Conta	ct Perso	on:		THOMPS Inner, Please P	SON rint Your Name			Pho	ne Num	ber: 4	110	-887-3391
Filing	Date:	111	05		Posting [Date: <u></u> €	1/24/05		Closing	j Date	: <u>{</u>	3/8/05
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2.	a form	al requ	uest for	a public h	the deadling nearing. P process is	lease ι	understand	that	even if	there		
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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

August 8, 2005

Paul A. Tiburzi/ Brian Quinn Piper Rudnick, Gray, Cary LLP. 6225 Smith Avenue Baltimore, Maryland 21209-3600

Dear Mr. Tiburzi and Mr. Quinn:

RE: Case Number: 06-025-A, 14 Country Club Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 11, 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,

U. Call Rill D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel



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



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date:

7.15.05

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

RE:

Baltimore County

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

1. 1. Soull

Engineering Access Permits Division

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 123 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

July 18, 2005

ATTENTION:

Zoning Plan Reviewers

Dist. Meeting of: July 25,2005

Item No.: 020-031

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.

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

Insp. Pack Fire Marshal's Office 410-887-5178 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENÇE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

DATE: July 25, 2005

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 1, 2005 Item Nos. 020, 022, 023 (025) 026, 027, 028, 029, 030, and 031

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-07262005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 27, 2005

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-025

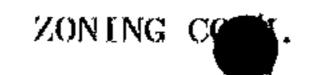
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL



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

TRANSMISSION OK

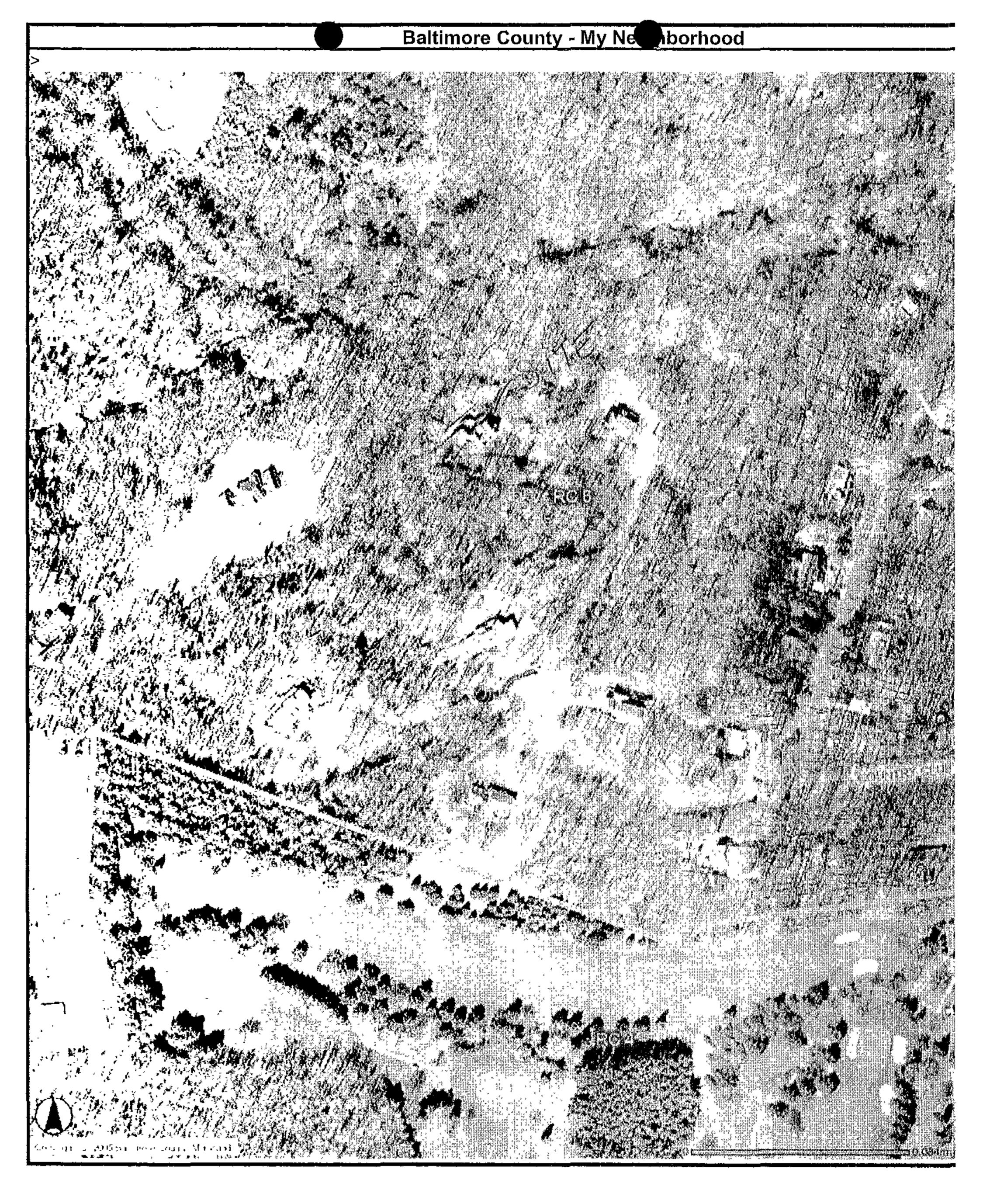
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CONNECTION TEL 94105803238

CONNECTION ID

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X VARIANCE SPECIAL HEARING PLAT TO ACCOMPANY PETITION FOR ZONING PROPERTY ADDRESS 14 COUNTRY CLUB LANE, PHOENIX MARYLAND 21131 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION SUBDIVISION NAME "OVERSHOT" PLAT BOOK # EHK FOLIO # 72 LOT # 30 SECTION # TRACT B DRAINAGE & UTILITY EASEMENT OWNER PAUL ; MARYANNE TIBURZI 425.00 N 69° 42'37" E BUILDING SETBACK LINE 50 PAUL & MARTANNE TIBURZI STEPHEN & MICHELE CHAMPION (NO STRUCTURES WITHIN 200') EXISTING WELL EXISTING SEPTIC PROPOSED ROBERT WINDSOR EXISTING NORTH TRACT B 589°53'00"W LOCATION INFORMATION **ELECTION DISTRICT** COUNCIL MANIC DISTRICT 04301 1" = 200' SCALE MAP # DANIEL PLUNKETT'S WIFE R.C.6. (NO STRUCTURES WITHIN 200) 161,433 ± 3,706= LOT SIZE **ACREAGE SQUARE FEET PUBLIC PRIVATE** WATER YES CHESAPEAKE BAY 30 ACCESS EASEMENT FOR CRITICAL AREA POINT OF BEGINNING INGRESS S EGRESS 100 YEAR FLOOD PLAIN HISTORIC PROPERTY / PRIOR ZONING HEARING NONE R=50'00 COORDINATE POINT #27 GHOWN ON "PLAT ONE OVERSHOT" EHK, JR. 55/72 L=42.191 **ZONING OFFICE USE ONLY** REVIEWED BY ITEM # CASE # COUNTRY CLUB DRIVE 50 R/W SCALE OF DRAWING: 1" = 50'-0" PREPARED BY R.W.P. JP. JULY 11,2005