

IN RE: **PETITION FOR SPECIAL HEARING**

S/S Bush Street, 150' W of the c/l  
Winkler Street  
**(5217 Bush Street)**  
11<sup>th</sup> Election District  
5<sup>th</sup> Council District

Catherine S. Tien and Frank Mazzella  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 06-182-SPH

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Catherine S. Tien and Frank Mazzella. The Petitioners request a special hearing to approve an accessory structure (detached garage) with an area greater than the principal structure (dwelling) (896 sq.ft. and 729 sq.ft., respectively). 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 in support of the request were Frank Mazzella, property owner, and Bob Infussi and David Billingsley, the zoning consultants who assisted the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the south side of Bush Street, just west of its intersection with Winkler Street in the Forge Acres community near White Marsh. The property contains a gross area of 0.344 acres, more or less, zoned D.R.2-H, and is improved with a small single-family dwelling, which was built in 1958. The Petitioners have owned and resided on the property since May 2001. Mr. Mazzella is a collector of antique cars and has apparently enjoyed the pursuit of this hobby for several years. He currently stores a valuable Porsche roadster off premises; however, desires to provide a more secure storage area at his residence. Thus, the Petitioners propose constructing a 32' x 28' detached garage in the rear yard of their property. As shown on the site plan, the garage

ORDER RECEIVED FOR FILING  
Date 12/21/06  
By [Signature]

will be located in the rear yard of the property and will meet all setback and height requirements. However, given the small size of the existing home, the requested special hearing is necessary. In this regard, testimony indicated that upon completion of the garage, the Petitioners intend to raise the existing dwelling and replace it with a larger home.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested special hearing relief. There were no adverse comments submitted by any County reviewing agency and the neighbors have no objections to the proposal. However, the Office of Planning has requested that building elevation drawings of the proposed structure be submitted for their review and approval prior to the issuance of any permits to insure compatibility with the Honeygo District development standards. Said plans shall reflect the exact floor area of the proposed structure and include detailed landscaping treatments sufficient to screen the garage from the adjacent neighbors who reside at 9600 Winkler Street and 5219 Bush Street. Finally, the garage shall be limited to uses accessory to the residential use of the property and no portion thereof shall be converted for use as a second dwelling unit and/or apartments. There shall be no kitchen, bathroom or living quarters provided within the structure.

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.

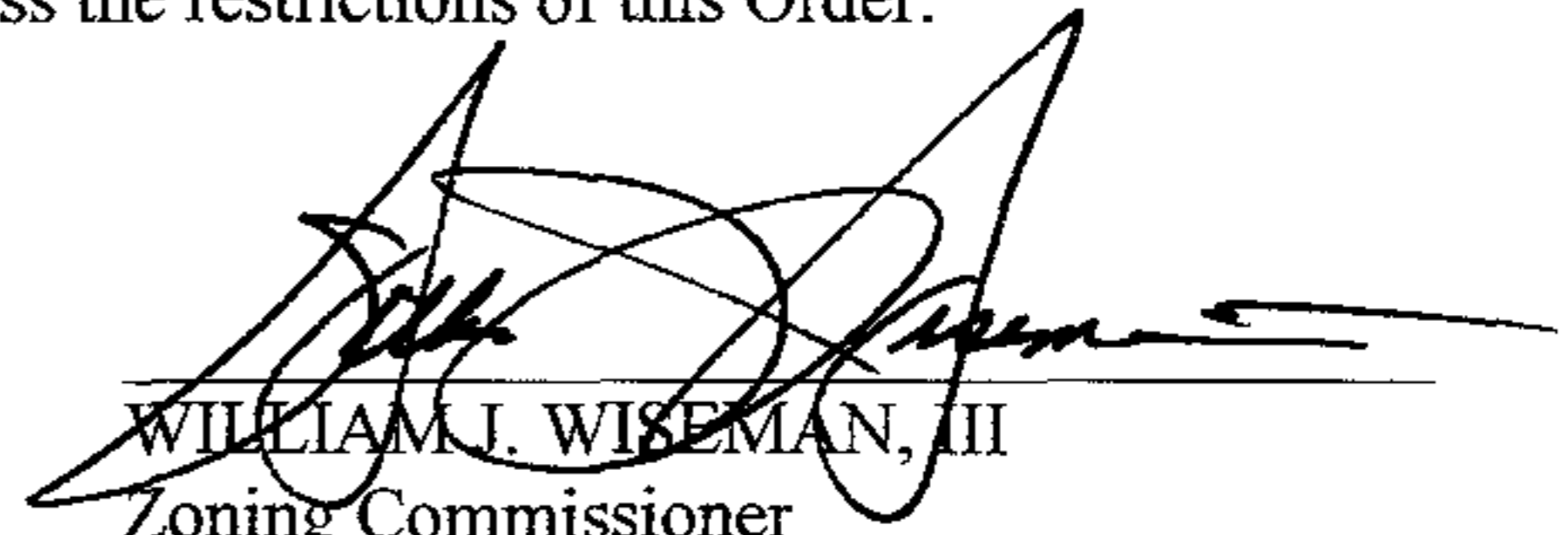
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of December 2005 that the Petition for Special Hearing to approve the area of a proposed accessory structure (detached garage) to exceed the size of the principal structure, in accordance with Petitioner's 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, 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.

ORDER RECEIVED FOR FILING  
Date 12/21/05  
By [Signature]

- 2) The Petitioners shall submit building elevation drawings of the proposed garage, including exact floor area, to the Office of Planning for review and approval prior to the issuance of any permits. Said plans shall include detailed landscaping treatments sufficient to screen the garage from the adjacent neighbors at 9600 Winkler Street and 5219 Bush Street.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner 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 a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs



WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 12/21/15  
By [Signature]



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

December 20, 2005

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Mr. Frank Mazzella  
Ms. Catherine S. Tien  
5217 Bush Street  
White Marsh, Maryland 21162

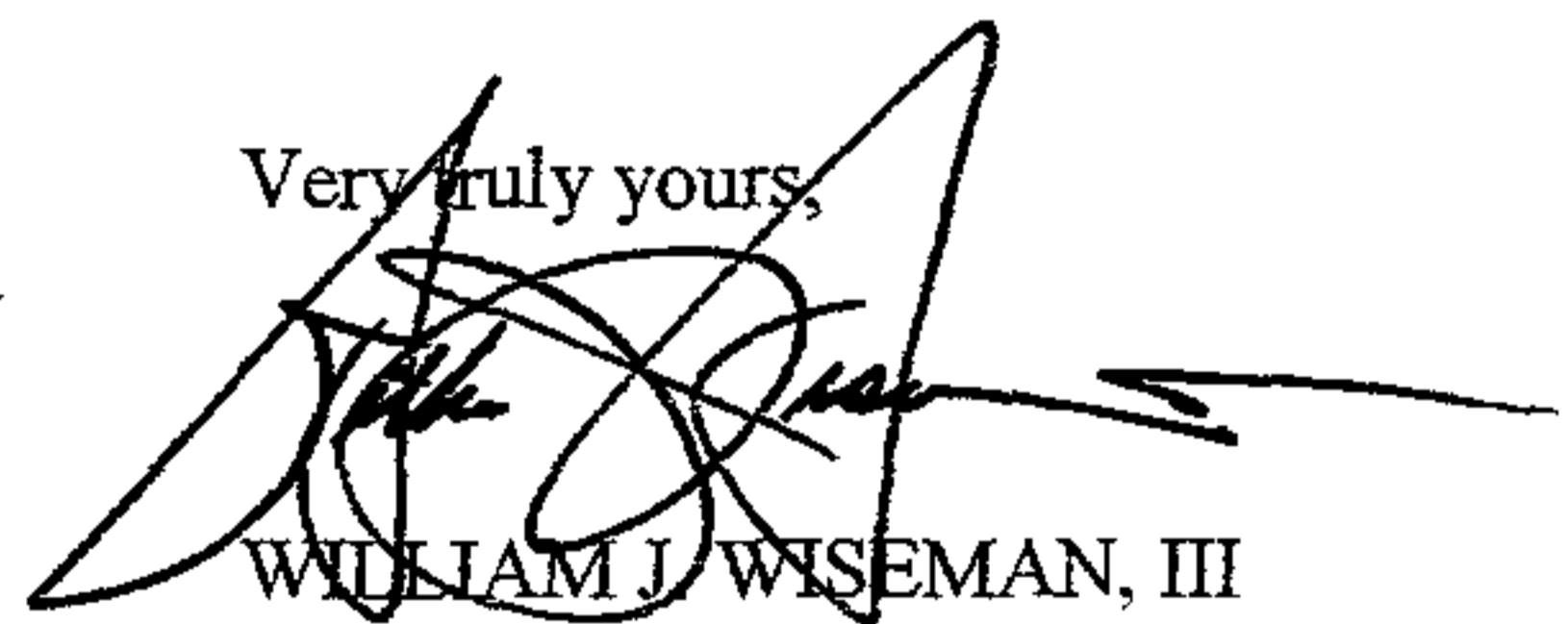
RE: **PETITION FOR SPECIAL HEARING**  
S/S Bush Street, 150' W of the c/l Winkler Street  
**(5217 Bush Street)**  
11<sup>th</sup> Election District – 5<sup>th</sup> Council District  
Catherine S. Tien and Frank Mazzella - Petitioners  
Case No. 06-182-SPH

Dear Mr. Mazzella & Ms. Tien:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5217 BUSH STREET

which is presently zoned DR. 2H

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

**AN ACCESSORY STRUCTURE (GARAGE) WITH AN AREA LARGER THAN THAT OF THE PRINCIPAL STRUCTURE (DWELLING) 896 SQUARE FEET AND 729 SQUARE FEET RESPECTIVELY. (SECTION 101 BCZR)**

400.1

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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.

*Open Amendment  
Height - 20'*

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):**

**FRANK MAZZELLA**

Name - Type or Print

Signature

**CATHERINE S. TIEN**

Name - Type or Print

Signature

**5217 BUSH STREET**

Address

Telephone No.

**WHITE MARSH MD.**

**21162**

City

State

Zip Code

**Representative to be Contacted:**

**ROBERT INFLISSI**

Name

**P.O. BOX 1043-7043 (410) 812-2236**

Address

Telephone No.

**BELAIR MD**

**21014**

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By LTm Date 9/27/05

ORDER RECEIVED FOR FILING  
Date 9/27/05  
By [Signature]  
REQ 9/15/98

No. 06-182-~~A~~ SP4

# ZONING DESCRIPTION

## 5217 BUSH STREET

Beginning for the same at a point on the south side of Bush Street (50 feet wide), said point being distant 150 feet westerly from it's intersection with the center of Winkler Street thence (1) S 16 59 E 200 feet, thence (2) S 73 01 W 41.20 feet, thence (3) S 60 16 W 33.80 feet, thence (4) N 16 59 W 200 feet, thence (5) N 60 16 E 33.80 feet, thence (6) N 73 01 E 41.20 feet to the place of beginning. Containing 15,000 square feet or 0.344 acre, more or less.

Being known as 5217 Bush Street. Being part of Lot 1, Block K as shown on the plat of Forge Acres recorded among the plat records of Baltimore County in Plat Book 14 Folio 88. Located in the 11<sup>TH</sup> Election District, 5<sup>TH</sup> Councilmanic District.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 0307

DATE 9/27/05

ACCOUNT 1051006000

AMOUNT 65.00

RECEIVED

FOR

VALIDATION

CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 9/27/05 TIME 1:00 PM

RECEIVED BY WALTER MANN

FOR SECRETARY'S SERVICE DATE 9/27/05

FOR SECRETARY'S SERVICE

AMOUNT 65.00

FOR SECRETARY'S SERVICE

FOR SECRETARY'S SERVICE

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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: #06-182-SPH

5217 Bush Street

S/side of Bush Street, 150 feet west of centerline of Winkler Street

11th Election District - 5th Councilmanic District

Legal Owner(s): Frank Mazzeila & Catherine S. Tien

**Special Hearing:** to allow an accessory structure (garage) with an area larger than that of the principal structure (dwelling) 896 sq. ft. and 729 sq. ft. respectively.

Hearing: Wednesday, November 16, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21284.

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) 887-4336.

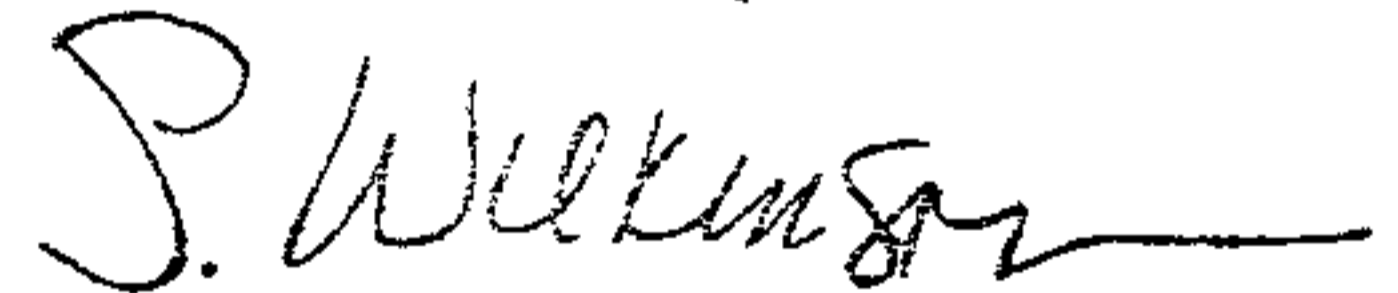
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

# CERTIFICATE OF PUBLICATION

11/3/2005

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 11/1/2005.

- 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: 06-182-SPH

Petitioner/Developer: FRANK  
MAZZELLA & CATHERINE TIEN

Date Of Hearing/Closing: 11/16/05

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 5217 BUSH STREET

This sign(s) were posted on November 1, 2005.

(Month, Day, Year)

Sincerely,

Martin Ogle 11/1/05  
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

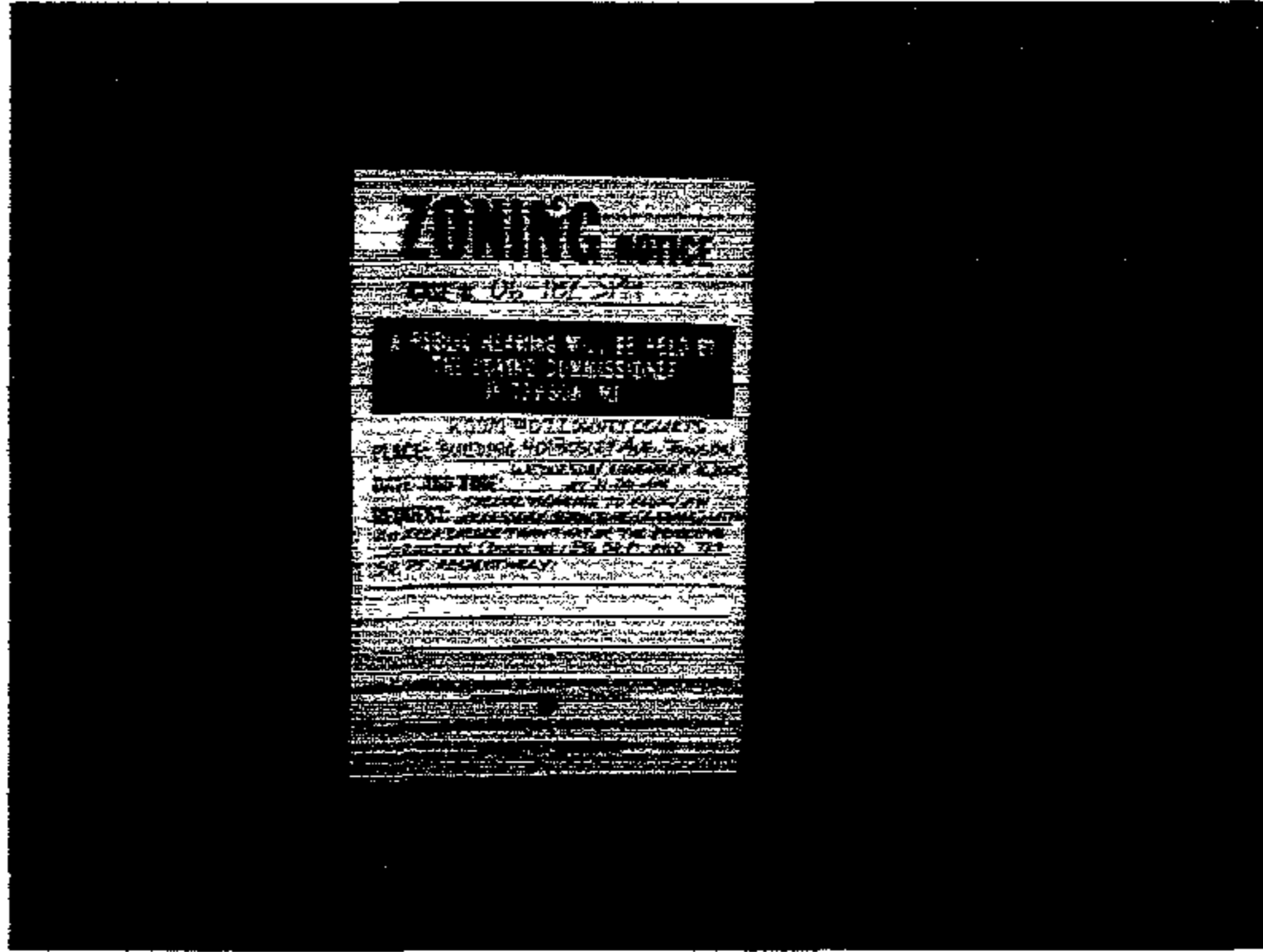
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000433 (576x432x24b jpeg)



*myattm* 11/1/05

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, November 1, 2005 Issue - Jeffersonian

Please forward billing to:  
Frank Mazzella  
5217 Bush Street  
Baltimore, MD 21162

410-812-2236

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## 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: 06-182-SPH**

5217 Bush Street

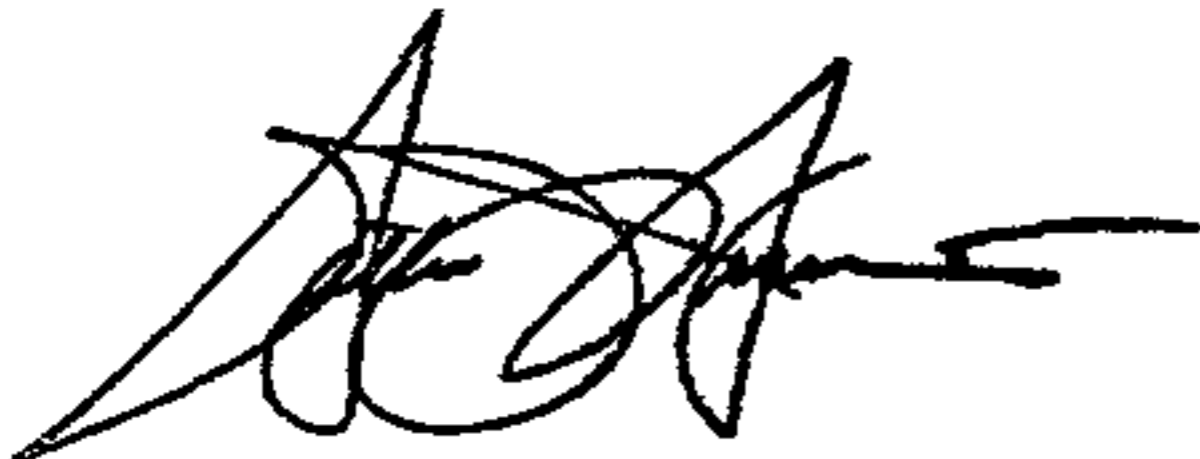
S/side of Bush Street, 150 feet west of centerline of Winkler Street

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Frank Mazzella & Catherine S. Tien

Special Hearing to allow an accessory structure (garage) with an area larger than that of the principal structure (dwelling) 896 sq. ft. and 729 sq. ft. respectively.

Hearing: Wednesday, November 16, 2005 at 11:00 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 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.



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

*James T Smith, Jr., County Executive  
Timothy M Kotroco, Director*

October 14, 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: 06-182-SPH**

5217 Bush Street

S/side of Bush Street, 150 feet west of centerline of Winkler Street

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Frank Mazzella & Catherine S. Tien

Special Hearing to allow an accessory structure (garage) with an area larger than that of the principal structure (dwelling) 896 sq. ft. and 729 sq. ft. respectively.

Hearing: Wednesday, November 16, 2005 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

  
Timothy Kotroco  
Director

TK:klm

C: Frank Mazzella & Catherine Tien, 5217 Bush Street, White Marsh 21162  
Robert Infussi, P.O. Box 1043-7403, Bel Air 21014

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 1, 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.



**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/neighborhood 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: OG-182-A  
Petitioner: FRANK MEZZELLA & CATHERINE S. TIEN  
Address or Location: 5217 BUSH STREET

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK MAZZELLA  
Address: 5217 BUSH STREET  
BALTO. MD. 21162  
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*

November 14, 2005

Frank Mazzella  
Catherine S. Tien  
5217 Bush Street  
White Marsh, Maryland 21162

Dear Mr. Mazzella and Ms. Tien:

RE: Case Number: 06-182-SPH, 5217 Bush Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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." The signature is written in a cursive, flowing style.

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](http://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

Oct. 6, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18, 2005

Item No.: 167 thru 174      176 thru 184      Also case # 05-502-A

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.

Acting Lieutenant David S. Heath  
Fire Marshal's Office  
(O) 410-887-4881  
MS-1102F

cc: File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** October 19, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 17, 2005  
Item Nos. 169, 170, 171, 172, 173, 176,  
178, 180, 181, 182, 183 and 184

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-10192005.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 24, 2005

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

**SUBJECT:** 5217 Bush Street

**INFORMATION:**

**Item Number:** 6-182

**Petitioner:** Frank Mazzella

**Zoning:** DR 2H

**Requested Action:** Special Hearing

**SUMMARY OF RECOMMENDATIONS:**

According to section E (*Residential Development Standards*) of the Baltimore County Comprehensive Manual of Development Policies (CMDP), accessory structures within the Honeygo Overlay District are to use similar building materials and details of the main residential structure. The petitioner's representative has stated that the existing principal structure will eventually be replaced with a larger single-family dwelling. However, the proposed accessory garage construction would occur prior to the construction of any replacement dwelling.

Without undermining the aforementioned, The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Architectural elevation drawings for the proposed accessory garage shall be submitted and reviewed by the Office of Planning prior to the issuance of any building permits. Drawings shall show all materials being considered during construction for all building facades.
2. Proposed accessory garage shall be screened from direct view by surrounding property owners, specifically those residing at 9600 Winkler Street and 5219 Bush Street. This shall be accomplished by sufficient landscape treatments along the southeast and east facing facades of the proposed garage. Detailed landscaping treatments to be applied along the perimeter of the accessory garage shall accompany the required elevation drawings.

3. Revised site plan must be submitted showing precise floor area.
4. 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.
5. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

Division Chief:

A handwritten signature in cursive script, appearing to read "Lynn Johnson", written over a horizontal line.

AFK/LL: CM

3. Revised site plan must be submitted showing precise floor area.
4. 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.
5. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 10.4.05

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

RE: Baltimore County  
Item No. 182 LTM

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

RE: PETITION FOR SPECIAL HEARING  
5217 Bush Street; S/side Bush Street, 150' W  
c/line Winkler Street  
11<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts  
Legal Owner(s) Frank Mazzella &  
Catherine Tien

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 06-182-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 5th day of October, 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**


OCT 05 2005

Per.....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Click here for a plain text ADA compliant screen.

	<b>Maryland Department of Assessments and Taxation</b> <b>BALTIMORE COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">Ground Rent</a>
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**Account Identifier:** District - 11 **Account Number -** 1114011110

**Owner Information**

<b>Owner Name:</b>	TIEN CATHERINE S MAZZELLA FRANK	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	YES
<b>Mailing Address:</b>	5217 BUSH ST WHITE MARSH MD 21162-1006	<b>Deed Reference:</b>	1) /15183/ 304 2) /15183/ 293

**Location & Structure Information**

<b>Premises Address</b> 5217 BUSH ST	<b>Legal Description</b> PT LT 1 5217 BUSH ST FORGE ACS
---	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
73	1	341				K	1	3		14/ 88

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>
--------------------------	----------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	706 SF	15,000.00 SF	04

<b>Stories</b> 1	<b>Basement</b> NO	<b>Type</b> STANDARD UNIT	<b>Exterior Siding</b> SIDING
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**Value Information**

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
		01/01/2003	07/01/2005	07/01/2006
<b>Land:</b>	44,000	44,000		
<b>Improvements:</b>	35,700	35,700		
<b>Total:</b>	79,700	79,700	79,700	NOT AVAIL
<b>Preferential Land:</b>	0	0	0	NOT AVAIL

**Transfer Information**

<b>Seller:</b> HOLECHECK F G	<b>Date:</b> 05/08/2001	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /15183/ 304	<b>Deed2:</b> /15183/ 293
<b>Seller:</b> HOLECHECK FRANCIS G	<b>Date:</b> 04/28/1992	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> / 9151/ 815	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
<b>County</b>	000	0	0
<b>State</b>	000	0	0
<b>Municipal</b>	000	0	0

**Tax Exempt:** NO **Special Tax Recapture:**  
**Exempt Class:** \* NONE \*



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06-182 SPH

Case No.:

Exhibit Sheet

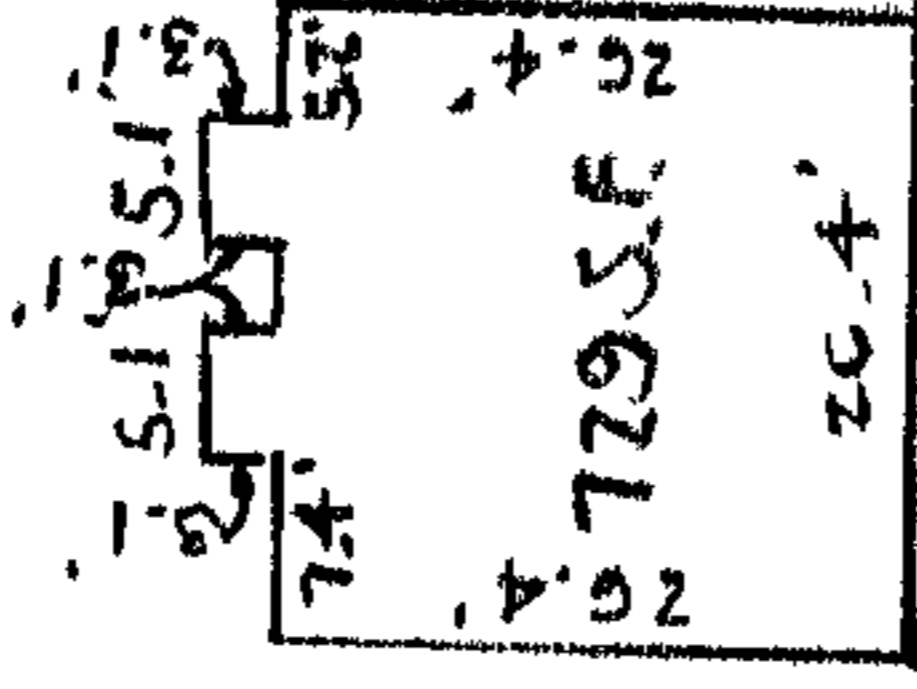
Petitioner/Developer

Protestant

No. 1	Petitioner/Developer	Protestant
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Site Plan

**OWNER**  
 CATHERINE S. TIEN  
 FRANK MAZZELLA  
 5217 BUSH STREET  
 WHITE MARSH, MD 21162  
 DEED REF. L.15183 F.293  
 ACCT. NO. 1114011110

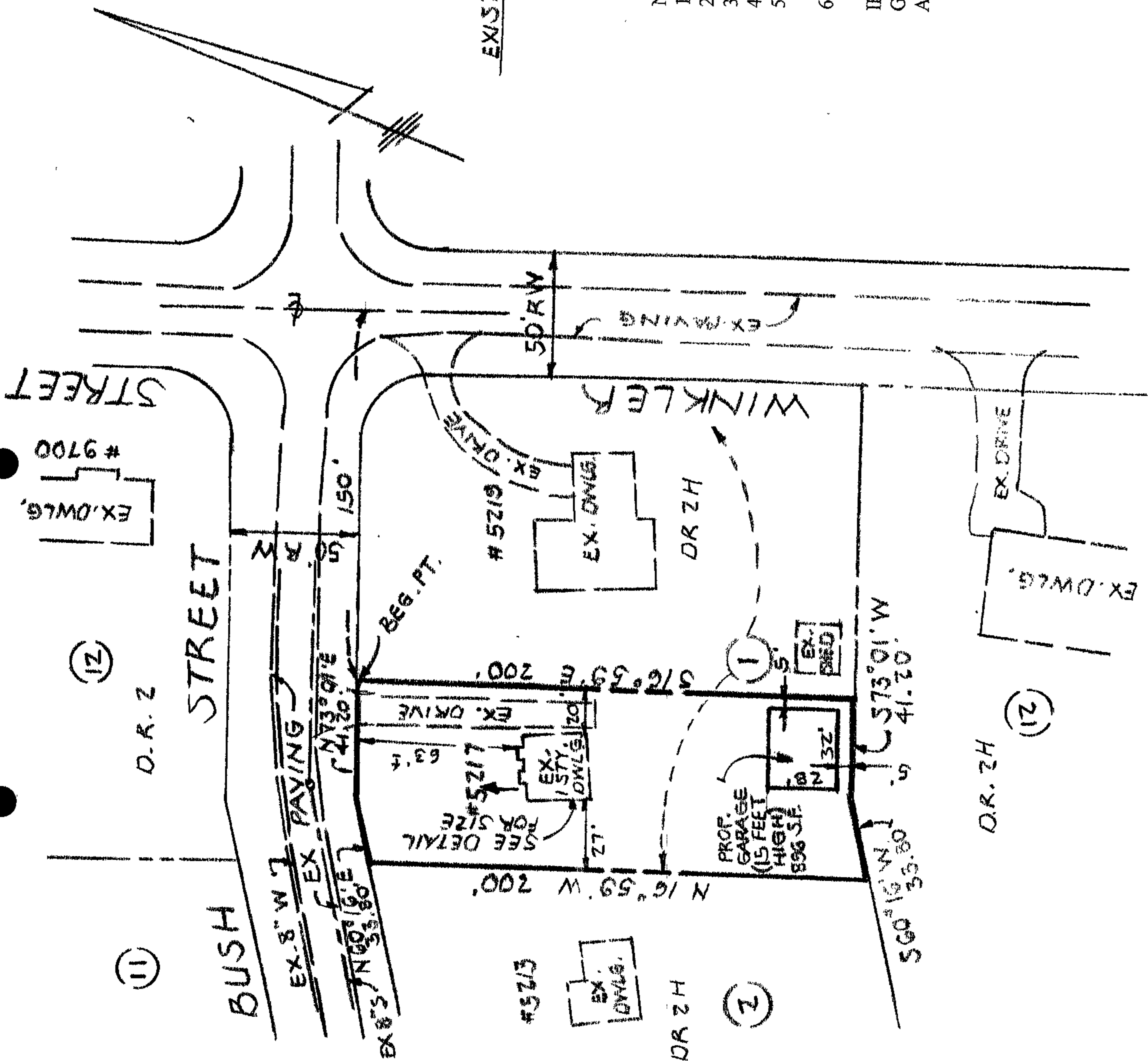


EXISTING DWELLING SIZE  
 NOT TO SCALE

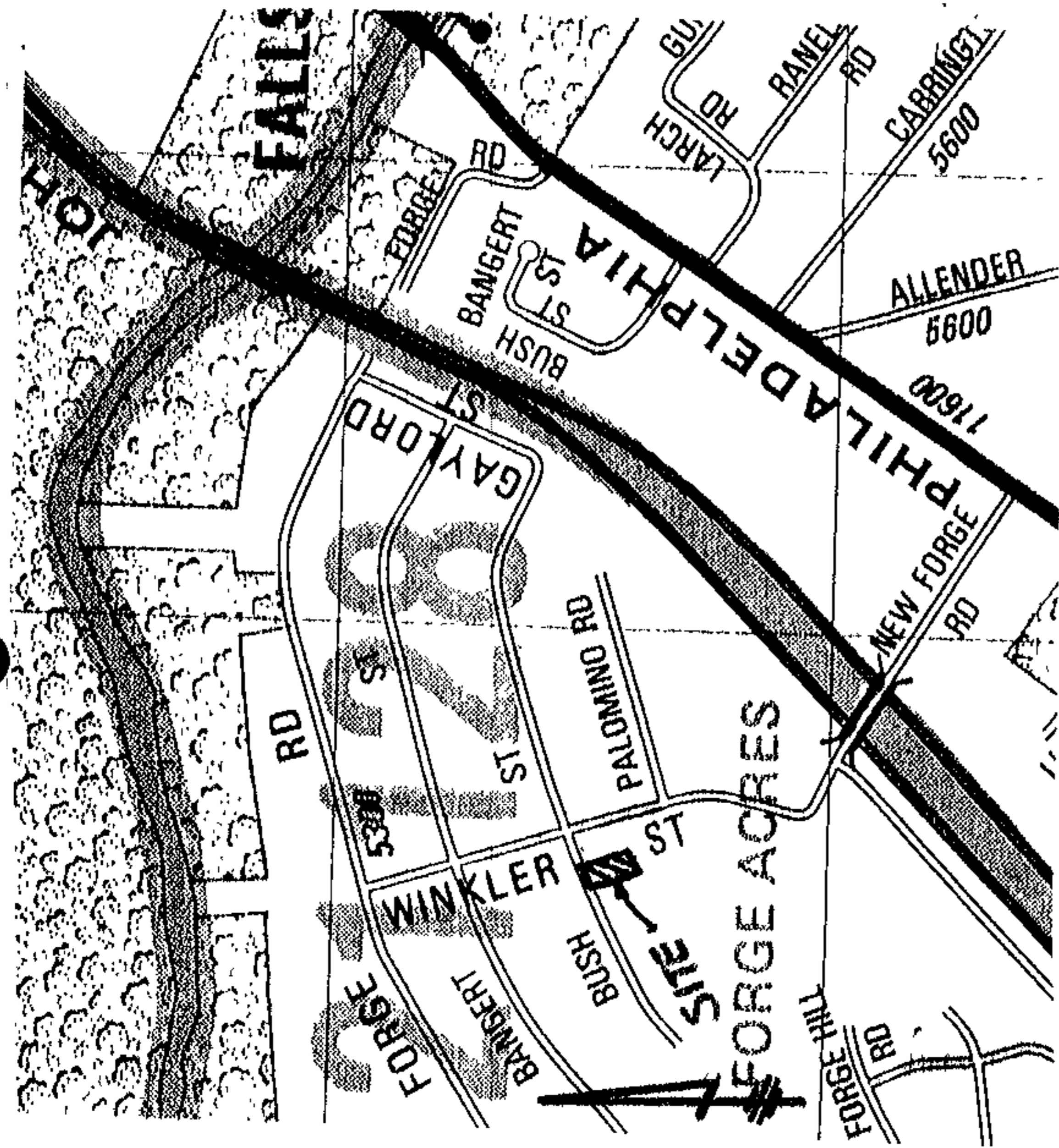
**NOTES**

1. ZONING.....DR.2H (MAP NO. 073A1 )
2. LOT AREA = 15,000 S.F = 0.344 ACRE
3. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD PLAIN
4. NO PREVIOUS ZONING HISTORY
5. NO HISTORIC STRUCTURES, UNDERGROUND STORAGE TANKS OR ARCHEOLOGIC SITES ARE KNOWN TO EXIST
6. PUBLIC WATER AND SEWER IS EXISTING

IF REQUIRED, PHOTOS AND BUILDING ELEVATIONS OF THE PROPOSED GARAGE WILL BE FORWARDED TO THE OFFICE OF PLANNING FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT



**VICINITY MAP**  
 SCALE = 1" = 1000'



**PLAT TO ACCOMPANY PETITION FOR  
 SPECIAL HEARING  
 5217 BUSH STREET  
 PART OF LOT 1, BLOCK K, FORGE ACRES  
 P.B. 14 F. 88**

**PETITIONER'S**  
 EXHIBIT NO. 1

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

**ELECTION DISTRICT 11C5  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1 INCH = 50 FEET  
 SEPTEMBER 15, 2005**