IN RE: PETITION FOR ADMIN. VARIANCE
N/S Piccadilly Road, 520 east oc
Centerline of Chestnut Avenue
9<sup>th</sup> Election District
3<sup>rd</sup> Councilmanic District
(516 Piccadilly Road)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Dante B. Balin and Cathleen Church Balin Petitioners

CASE NO. 06-688-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

\*

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Dante B. Balin and Cathleen Church Balin. The variance request is for property located at 516 Piccadilly Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition to have a side yard of 4 feet and a sum of side yards of 18 feet in lieu of the required 10 feet and 25 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No.

1. The Petitioners stated that the addition, 28 feet x 17 feet in size, will be on the right rear side of the house. This is the only location where the addition can be constructed. The only portion of the addition in the 10 foot setback is the mudroom and not the main house addition. The addition will encroach into the 10 foot side setback by 6 feet.

#### 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 letter was received from the Office of Planning dated July 18, 2006. That office does not oppose the Petitioner's request.

case a series of Plants

#### 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."

#### Findings of Fact and Conclusions of Law

Upon review of the Petition, a letter dated August 10, 2006 from the undersigned posed questions to the Petitioner why the addition proposed for the side of the Petitioner's homes could not be placed on the rear of the home. A response from the Petitioner's engineer, Bill Brocato, indicated the addition could not be built in any other place than proposed because of the lost of windows on the new family room being built on the rear at the same time.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 16, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented initially and response to questions asked. I am satisfied that the Petitioner has no other reasonable location for the addition and that the addition will not adversely affect the community even if it is located in the side of the home in these circumstances. Apparently the neighbors do not object.

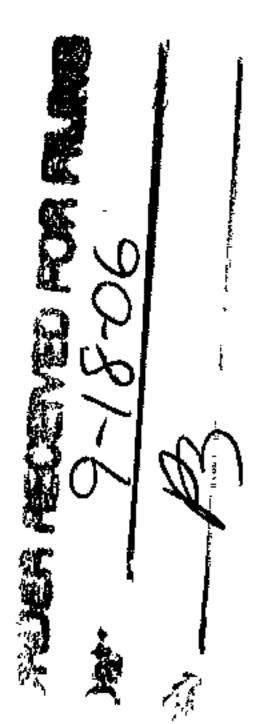
281-6

The Petitioners have filed the supporting affidavits and photographs 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 Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18<sup>th</sup> day of September, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition to have a side yard of 4 feet and a sum of side yards of 18 feet in lieu of the required 10 feet and 25 feet respectively be and is hereby GRANTED, subject to the following:

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.



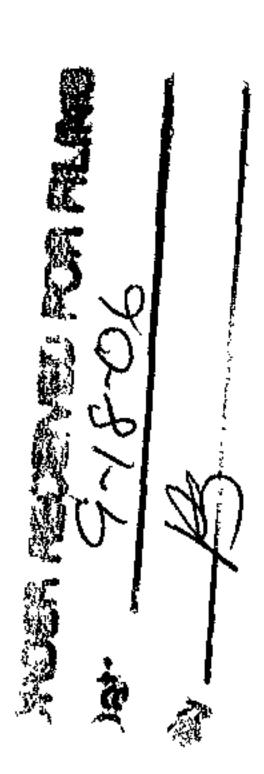
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

September 18, 2006

DANTE B. BALIN AND CATHLEEN CHURCH-BALIN 516 PICCADILLY ROAD BALTIMORE MD 21204

> Re: Petition for Administrative Variance Case No. 06-688-A Property: 516 Piccadilly Road

Dear Mr. and Mrs. Balin:

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

Hanri Forentines

JVM:pz

Enclosure

c: William Brocato, Merritt Development Consultants, Inc., 2416 East Joppa Road, Baltimore MD 21234



## Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	516 PICCADILLY ROAD	
which	h is presently zoned DR 3 5	

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

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDEYARD OF A! AND A SUM OF SIDEYARDS OF 18' IN LIEU OF THE REQUIRED 10' AND 25' RESPECTIVELY

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.

If 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: Legal Owner(s): Dante B. Balin Name - Type or Print Name - Type or Print Signature Signature Cathleén Church-Balin Name - Type or Print Address Telephone No. wich-Ba City Zip Code State Signature 410-659-6317 516 Piccadilly Road <u> Attorney For Petitioner:</u> Telephone No. Address Baltimore 21204 MD Name - Type or Print City State Zip Code Representative to be Contacted: Signature Merritt Development Consultants, Inc. William A. Brocato Company Name 2416 E. Joppa Road 410-663-5525 Address Telephone No. Address Telephone Na. Baltimore MD <u>21234 </u> City State Zip Code Zip Cade State 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 0,-688-A Reviewed By REV 9/16/98 Estimated Posting Date HUER RECEIVED FUR FILME

## Affidavet 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 Afflant(s) does/do presently reside at	516 Piccadilly R	oad	
	Baltimore	MD	21204
	City -	State	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hards	owing are the facts upor hip or practical difficulty	n which I/we base the reques	t for an Administrative
We wish to construct an addition to out the right rear side (28x17). The addition the construct and the request being approved we cannot a sin character with neighboring property.	on will encroach into build our addition to	o the 10'side setback by cenlarge our house. The	6'. Without
	-	•	
	_		-
		•	
	-		
That the Affiant(s) acknowledge(s) that if a fadvertising fee and may be required to provide Signature	additional information.	amuch - B	
Dante B. Balin		hleen Church-Balin	<del> </del>
Name - Type or Print	Name - Type or F	rint	
STATE OF MARYLAND, COUNTY OF BALTI	IMORE, to wit:		
I HEREBY CERTIFY, this 576 day of State of Maryland, in and for the County afores	aid, personally appeare	2006, before me, a	Notary Public of the
the Affiant(s) herein, personally known or satisfiant the matters and facts hereinabove set	stactorily identified to me forth are true and corre	e as such Affiant(s), and mad ct to the best of his/her/their k	امر le oath in due form of nowledge and belief.
AS WITNESS my hand and Notarial Seal		-u.B.	a
Date	Notary Public	1-1-2007 ROI	SERT VILTROCASTA
	My Commissi		

REV 09/15/98

## ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 516 Piccadilly Road

Beginning at a point on the North side of Piccadilly Road which is 50 feet wide at the distance of 520 feet east of the centerline of the nearest improved intersecting street Chestnut Avenue which is 50 feet wide. Being part of Lots # 16 & 17, Block n/a, Section # n/a in the subdivision of Chestnut Hill as recorded in Baltimore County Plat Book, #14, Folio # 118, containing 11,250 sf or 0.258 ac. Also known as Piccadilly Road and located in the 9th Election District, 3rd Councilmanic District.

 $\mathcal{A}^{1} = \mathcal{A}^{1} = \mathcal{I}$ 

					ı	
			en an		anie Tierra	
						8
						Political Value of the Control of th
						•
			21			8
	S					
		<b>``\</b>		Tour fire		
		<b>//</b>				ELICIE CUSTOMER
	ACCOUNT					<b>.</b>
	ğ				ger same	<b>3</b>
				-01-		( <del>gy</del> nnakinan)
				À		<b>g</b>
	<b>.</b> \$					
SES			2 = 21 U. GOM 2800V.5 & 2			
848						
	2					
						<b>5</b>   <b>5</b>
			ENCO.			
THE CHARGE COUNTY MANAGED TO A STREET THE PROPERTY OF THE PROP			<b>LA</b>			THE COSTER
[14] [17] [18] [18] [18] [18] [18] [18] [18] [18	erald Carlin	nibulynnså	KEROTE BETTER		<b>特制的国际国际制制</b>	<b>《图》</b>

ī \_

r

## CERTIFICATE OF POSTING

Date: 7/18/06
RE: Case Number: OG-688-A  Petitioner/Developer: KATHY CLUVECLI BALIN  Date of Hearing/Closing: 731 0G
This is to certify under the penalties of perjury that the necessary sing(s) required by law were posted conspicuously on the property located at
The sign(s) were posted on 7/16/06  (Month, Day, Year)

Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234 410-665-5562

JUliul 19 2006

DENT OF TRISTS AND NT

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 638 -A Address 516 PICCA DILLY RD
Contact Person: LIOYID T. MOXLEY Phone Number: 410-887-3391 Planner, Please Print Your Name
Filing Date: 7/6/06 Posting Date: 7/16/06 Closing Date: 7/31/06
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.
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.
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 06- 688 -A Address 516 PICCADILLY RD
Petitioner's Name DANTE B. BALIH ET UX Telephone 410 6635525
Posting Date: 7/6/06 Closing Date: 7/31/06
Nording for Sign: To Permit AN EXISTING SINGLE FAMILY
DWELLI-IG WITH ADDITION TO HAVE A SIDEYARD OF
P AND ASUM OF SIDEYARDS OF 18'IN LIEU OF THE
REQUIRED 10' AND 25' RESPECTIVELY
WCR - Revised 6/25/04



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and July 31, 2006 Development Management

Dante B. Balin Cathleen Church-Balin 516 Piccadilly Road Baltimore, MD 21204

Dear Mr. and Mrs. Balin:

RE: Case Number: 06-688-A, 516 Piccadilly Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 2006.

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

U. Callahal)

WCR:amf

Enclosures

People's Counsel C:

Merritt Development Consultants, Inc. 2416 E. Joppa Road Baltimore 21234

#### 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 July 13,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: July 10,2006

Item No.: 638, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686,

687 and (688).

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F





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

#### Maryland Department of Transportation

Date:

7.11.006

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

RE:

**Baltimore County** 

Item No. 688

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

1. J. Dudl

Engineering Access Permits Division

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** July 18, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-688- Administrative Variance

The Office of Planning normally requests 10-foot minimum side yard setbacks. If the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance, the Office of Planning has no objection.

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

RECEIVED

JUL 2 6 2006

Division Chief:

CM/LL

ZONING COMMISSIONER

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Ti nothy M. Kotroco, Director

**DATE:** July 13, 2006

Department of Permits & Development

Mi nagement

FROM:

De mis A. Kennedy, Supervisor

Bu 'eau of Development Plans Review

SUBJECT:

i'o iing Advisory Committee Meeting

o July 17, 2006

tein Nos. 623, 638, 674, 675, 676, 677, 571, 679, 680, 683, 684, 685, 686, 687, and 688

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have 10 comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMEN' 'S-I 7132006.doc

## MERRITT DEVELOPMENTS INC

CONSTULTANTS, INC.

2416 East Joppa Road Baltimore, Maryland 21234
Phone (410) 663-5525 Fax (410) 663-4315

## TRANSMITTAL FORM

TO;: <u>B</u>	ACTIMORE COUNTY	DATE::	9-5-06
· 	20NNG	PROJECT N	LAME: 516 PICCADILLY ROAD
· <del></del>		PROJECT	1O:
ATTN:	R. JOHN V. MURPHY		-
We are s	submitting the following:		
For approv	ral For your use	a∕flie	For review
Quantity	_	Description	•
	LETTER OF EXPLAN	SATION FOR VI	MINUCE REPUEST,
1	ZONING & PLANNING C	COMMENTS	- •
ſ	CONTRACTOR'S PLAN ?	on ADDITION	
l	SITE PLAN	•	•
		'	,
,		R	
		S	SEP - 8 2006
<del></del>		70NINI0	COMMISSIONER
Commen	its:	~ COLAU ACX	COMMOSIONER.
•	+		
- <del></del>			
<del></del>	<u> </u>	······································	······································
<del></del>	<u>, , , , , , , , , , , , , , , , , , , </u>		<u></u>
		Sin	cerely,
	-		Aporato
		-	

**Bill Brocato** 

Project Engineer

## MERRITT DEVELOPMENT CONSULTANTS, INC.

2416 E. Joppa Road Baltimore, Maryland 21234

Phone: 410-663-5525 Fax: 410-663-4315

September 5, 2006

Baltimore County Courts Building 401 Bosley Avenue Suite 405 Towson, Maryland 21204 Attn: Mr. John V. Murphy Deputy Zoning Commissioner

RE: 516 Piccadilly Road Case No: 06-688-A

Dear Mr. Murphy,

I have spoken with our client, Mrs. Cathleen Church-Balin, concerning the comments from planning and zoning referring to the requested 10' setback stated in the letters. She would still like the addition to remain as proposed.

The reasons are as follows:

- 1. You cannot simply rotate the addition as stated due to the dimensions as shown on the enclosed contractor's plan.
- 2. Our client has already received a cost from the contractor. This will definitely change due to any reconfigured plan to a higher cost.
- 3. We have not seen where any neighbors have objected to this setback request. Additionally, Mrs. Dorothy Barry, who lives at 520 Piccadilly Road, adjacent to the requested setback has no objections. I have personally spoken to Mrs. Barry.
- 4. We cannot move the mudroom from side to rear entrance due to loss of windows and sliding glass door.

Additionally, as we have stated the only portion of the addition in the 10' setback is the mudroom and not the main house addition.

516 Piccadilly Road September 5, 2006 Page 2 of 2

Our client respectfully request that you reconsider and approve the requested 4' setback for the mudroom, so she may proceed with the addition for extra room for her family.

If any further information is necessary or you would like to schedule a meeting with me to discuss this matter, please feel free to contact the office.

Very Truly Yours,
W. A. Soc at 5

William Brocato



To: William Brocato Fr: Cathy Church-Balin 2 pgs.

JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 10, 2006

DANTE B. BALIN AND CATHLEEN CHURCH-BALIN 516 PICCADILLY ROAD BALTIMORE MD 21204

> Re: Petition for Administrative Variance Case No. 06-688-A Property: 516 Piccadilly Road

Dear Mr. and Mrs. Balin:

Your administrative variance has been given to me for review. As you can see by the attached comments from the Planning Office, the County likes to keep structures as least 10 feet from the property line. It is not apparent from your photographs why the addition cannot be rotated 90 degrees so that the addition would stick out into the rear yard rather than into the side yard. If so, it appears that no variance would be needed.

Would you kindly respond in writing to the above at your earliest convenience.

Very truly yours,

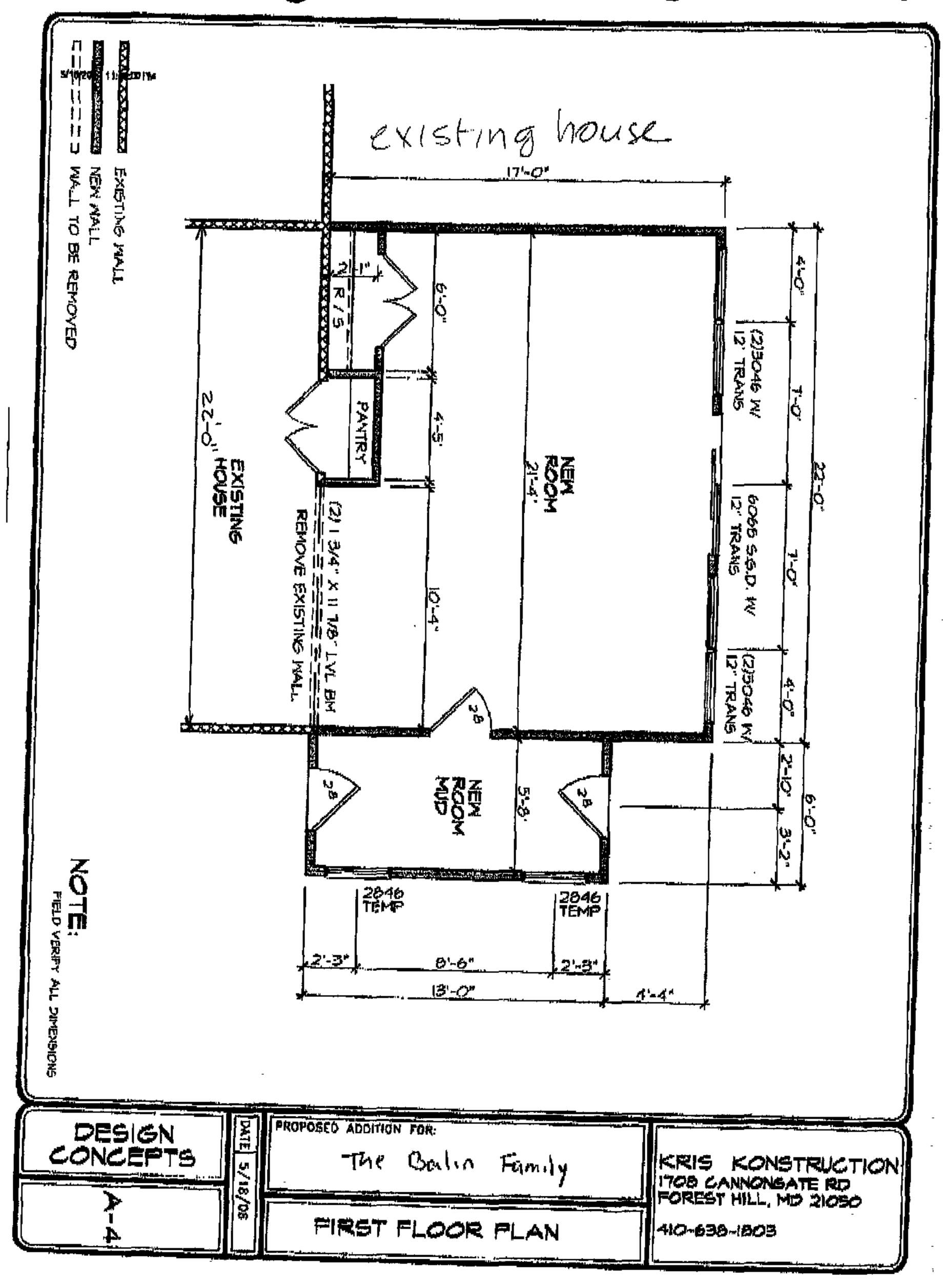
John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Attachment

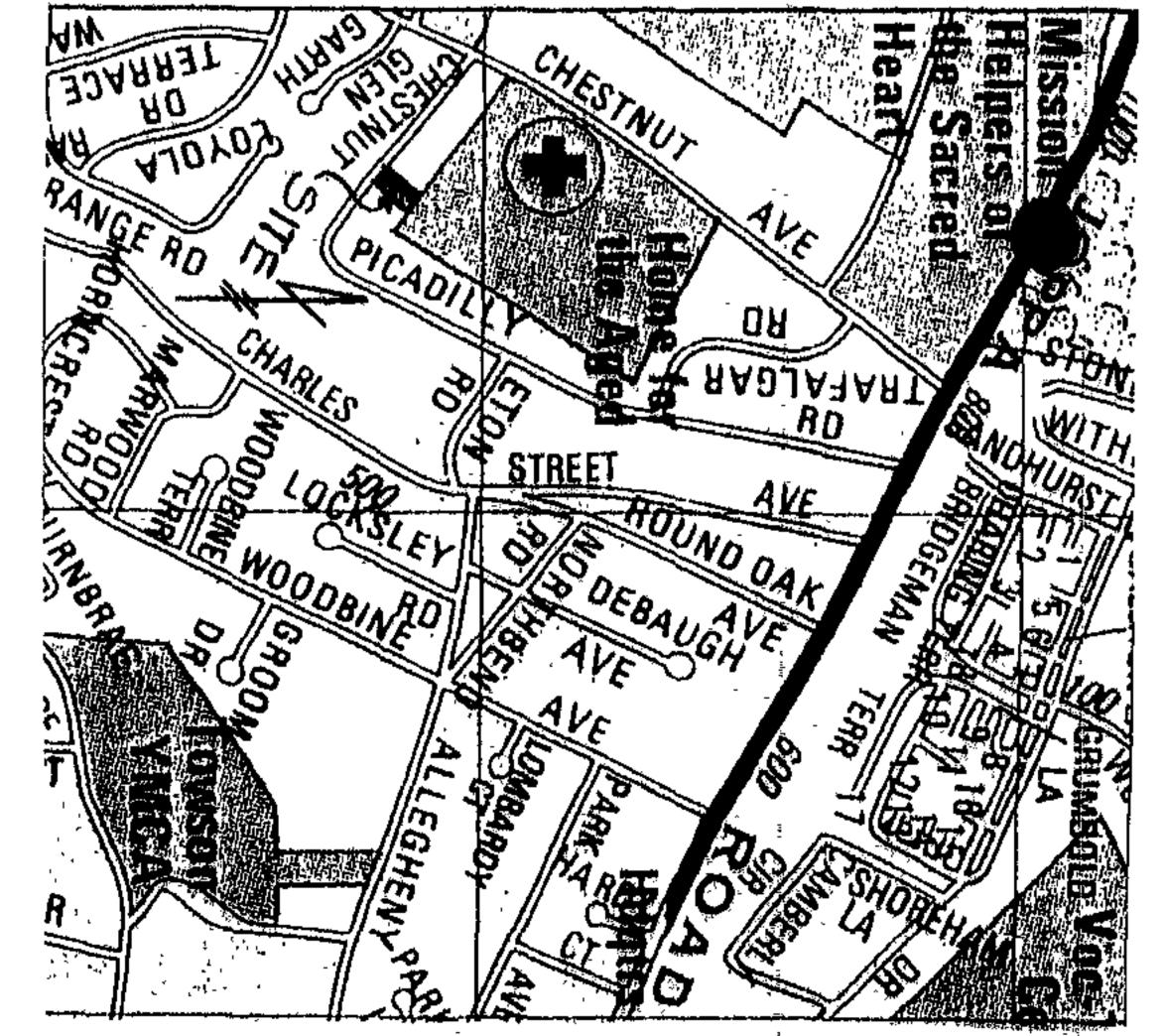
From: Frank J Loll To: Kris Randistic



EX N 36° 18' 10"E 150,00 EX. CONC. 0/41 610'MBSL N 36° 18' 150,00' TOTE

OFFICENTE CATHLEEN OF CATHLEEN

DANTE B. BALIN
THLEEN CHURCH-BALIN
DEED REE-19408/1
TAX ACCT-0904002520



20001-1-10000 20001-1-1-10000

THERE ARE NO PRIOR ZONING CASES
FOR THIS PROPERTY.

2. ZONING MAD 1\*200' #06902

3. FINTIRE SITE IS ZONED DR.3.5

4. LOT GIZE IS 0.258 AC. + OR 11,250 SQ. F.

5. PETITIONERS RESIDE ON PROPERTY

6. NOT LOCATED WITHIN A 100 YEAR

FLOODPLAIN.

OMINISTRATIVE VARIANCE
DMINISTRATIVE VARIANCE
DETITION

SIG PICCADILLY ROAD
LAT BOOK 14, FOULD 118, PART OF
LOTS 116 AND 117

STRICT-9CB BALTO.CO., MO
GALE-1"-30" JUNE 30, COOG



/bamaps1.co.ba.md.us - My Neighborhood: Zoning - Microsoft Internet Explorer , 116 - ScaleFactor: 5.034800006048826 Copyright (C) 2005 Before and County, Manytand Baltimore **4** Map: 1418214.88, 633411.66 — Image: 216 Select Idental Thems crosoft internet Explorer Zoning\* Zoning - Mic Thirtie Zoom I 海田 そうつつ THE STREET (E) [1] (E) \$11.5  $\mathop{\mathcal{O}}_{\mathcal{O}}$ 

start

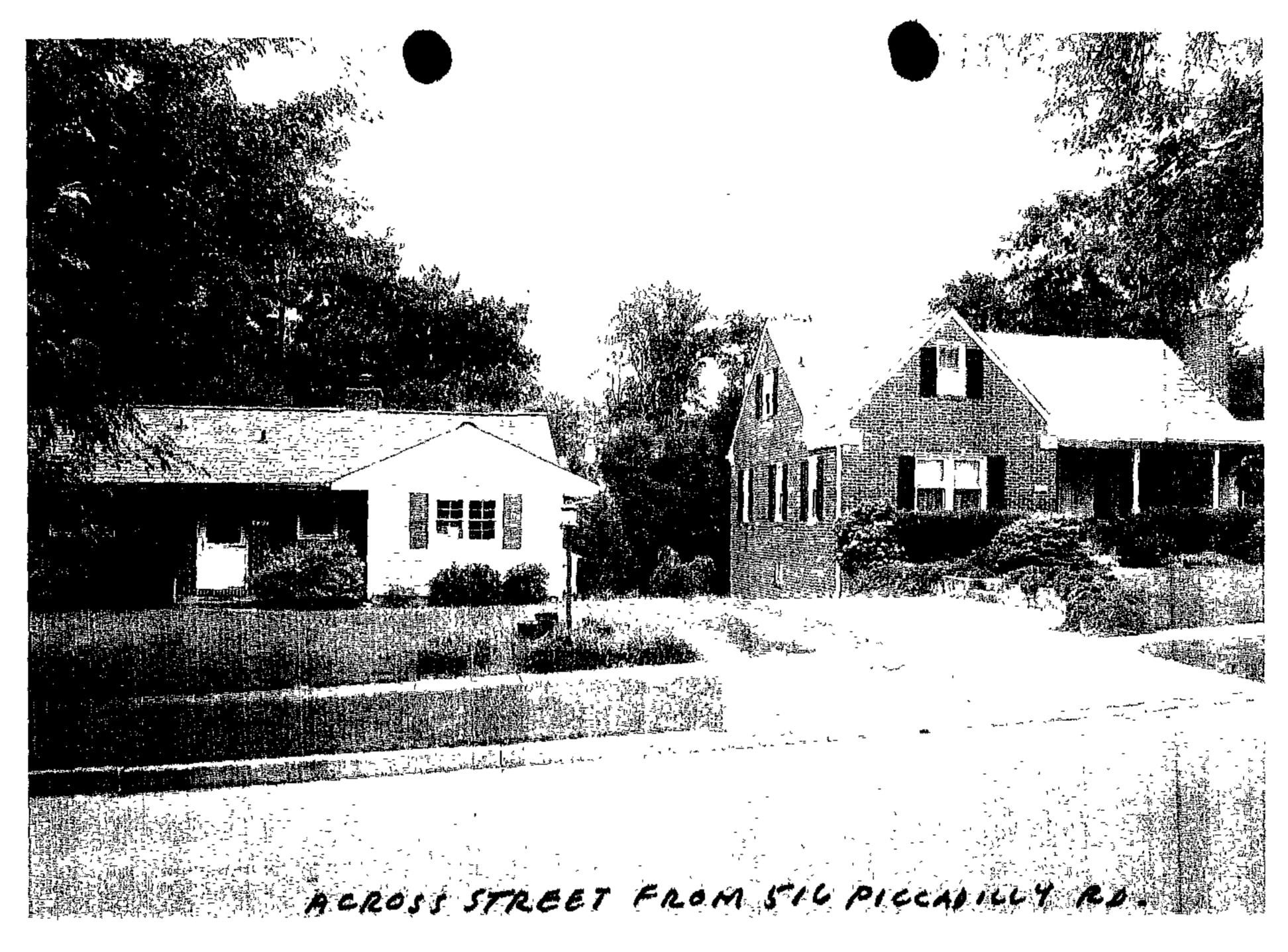
Zoning





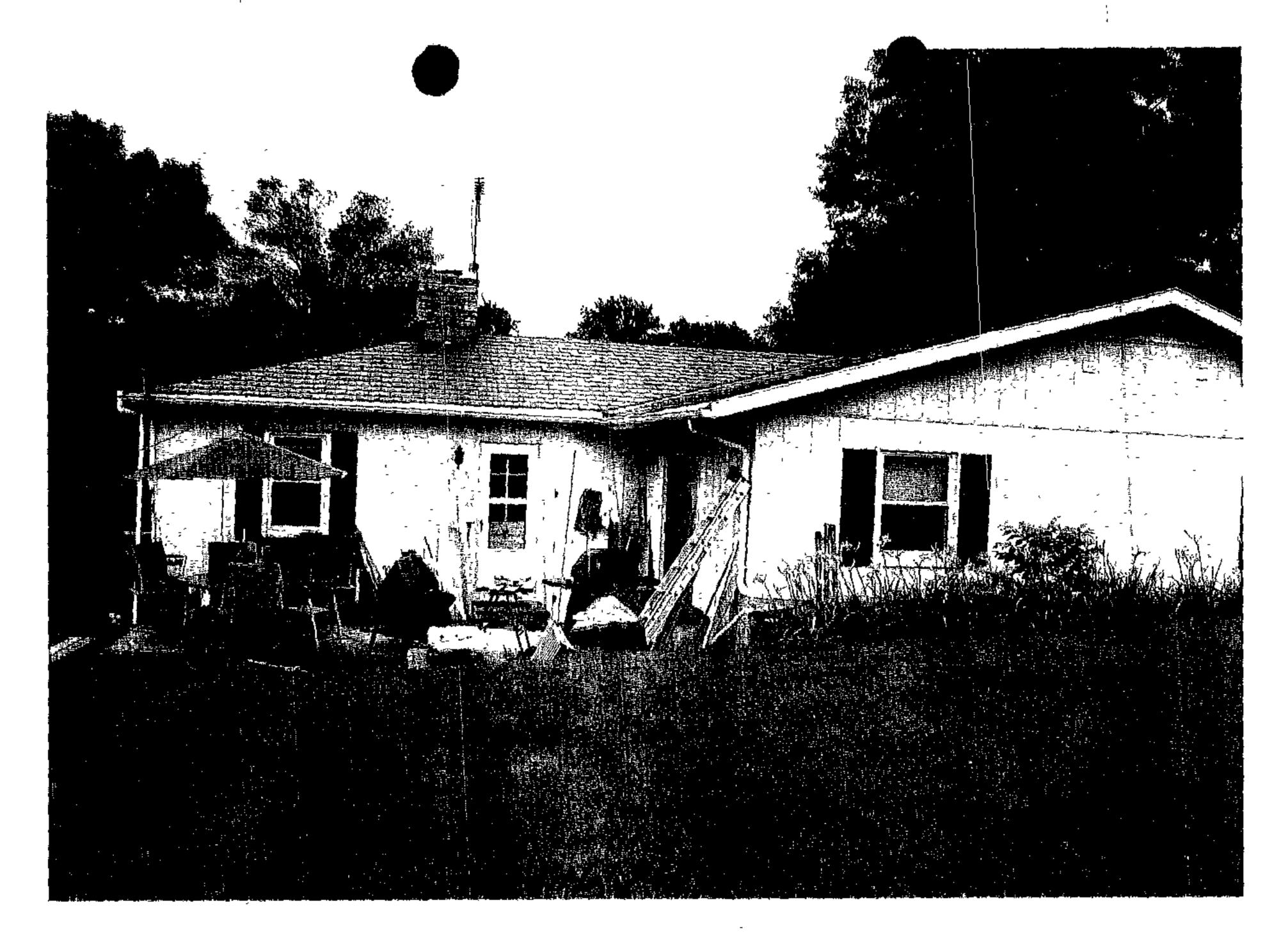
516 PICCADILLY RD. (FRONT)

680





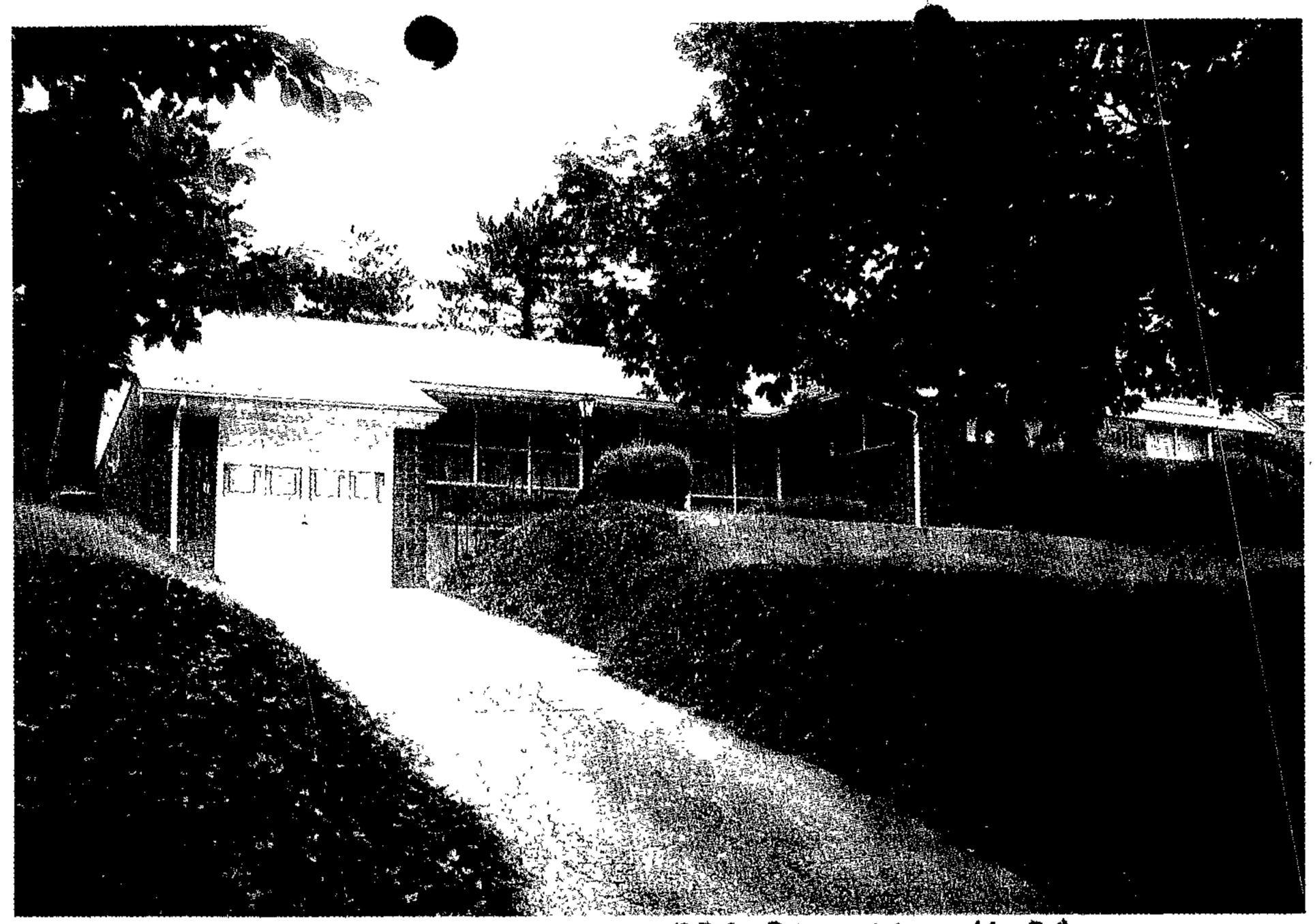
SIGPICCADILLY RO.






RIGHT SIDE SIL PICCADILLY RD.

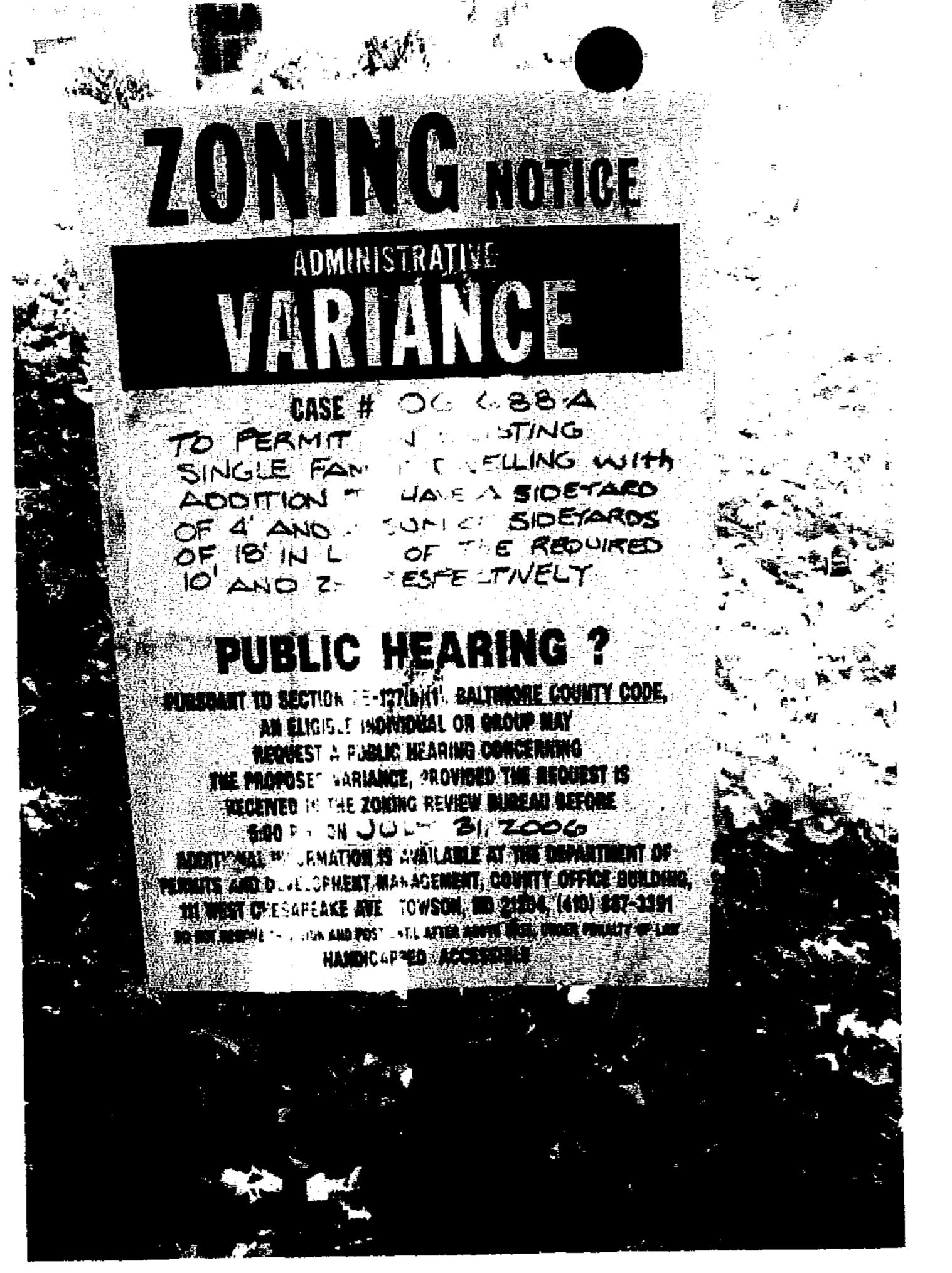
688

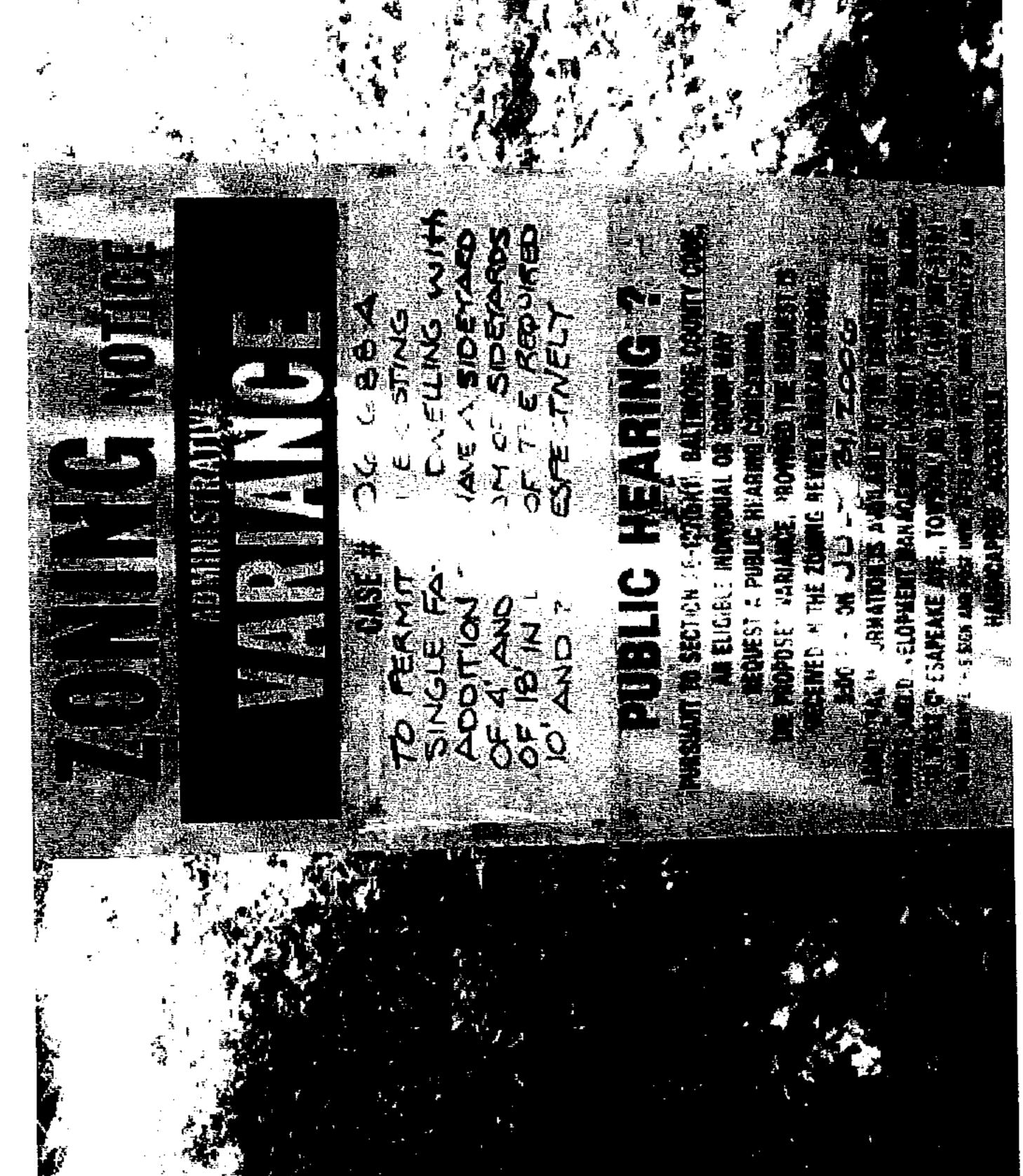




514 PICCADILLY RD-







# 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.

	ber or Case Number:
Petitioner	DANTE B. BALIN & CATHLEEN CHURCH - BALIN
	or Location: 516 PICCADILLY ROAD, BALTO, MO, 21204
	FORWARD ADVERTISING BILL TO:  DANTE B. BALIN & CATHLEEN CHURCH - BALIN
Name:	
Name: Address:	DANTE B. BALIN & CATHLEEN CHURCH-BALIN
Name: Address:	DANTE B. BALIN & CATHLEEN CHURCH-BALIN 516 PICCADILLY ROAD

Revised 2/20/98 - SCJ