

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Park Heights Avenue, 1340 feet
+/- S of c/l Velvet Valley Way
3rd Election District
2nd Councilmanic District
(10630 Park Heights Avenue)

Julia Giancristoforo-Smith, President
Vera Giancristoforo, Treasurer
Capri International Properties, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-029-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, Julia Giancristoforo-Smith and Vera Giancristoforo. The variance request is for property located at 10630 Park Heights Avenue. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a breezeway to have a side yard setback as close as 18 feet in lieu of the required 35 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that they wish to construct a one car garage with a covered breezeway that will attach to the house in the area where a portion of the deck is currently located. The resident of the house is 79 years old and lives alone. For safety purposes they wish to attach the garage via a covered breezeway rather than have it freestanding. They hope to minimize slips and falls during the winter months as well as create a safe environment to gain entry into the house from the garage. The house sits toward the rear of the property. The front of the house does not face Park Heights Avenue, but faces south toward the driveway. The area from Park Heights to the house, which is considered the front yard, contains the septic tank. The tank is located halfway between the

8-25-06
P3

house and Park Heights so there is not enough room to add the garage on the side of the house.

The nearest owner next door, Dr. Harlan Zinn, submitted a letter of support.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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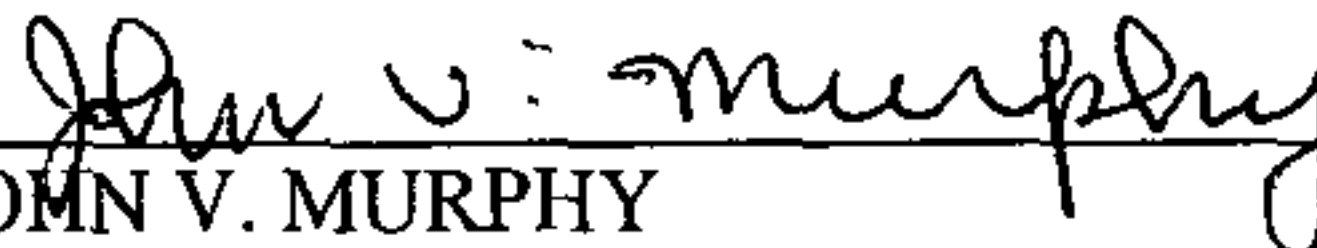
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 25th day of August, 2006, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a breezeway to have a side yard setback as close as 18 feet in lieu of the required 35 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

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8-25-06
JVM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 25, 2006

JULIA GIANCRISTOFORO-SMITH, PRESIDENT
VERA GIANCRISTOFORO, TREASURER
CAPRI INTERNATIONAL PROPERTIES, INC.
10630 PARK HEIGHTS AVENUE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 07-029-A
Property: 10630 Park Heights Avenue

Dear Mrs. Smith and Mrs. Giancristoforo:

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,

Handwritten signature of John V. Murphy in cursive.

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

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8-25-06
pz



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10630 PARK HEIGHT AVENUE

which is presently zoned ~~R02~~ RC2

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) 1A01.3.B.3 - to permit an

addition (garage) with a breezeway to have a side yard setback as close as 18 feet in lieu of the required 35 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

FRANK V. BOOZER, JR., ESQUIRE

Name - Type or Print

Signature

COVAHEY, BOOZER, DEVAN & DORE, P.A.

Company

614 BOSLEY AVENUE

410-828-9441

Address

Telephone No.

TOWSON, MD 21204

City

State

Zip Code

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

Legal Owner(s):

CAPRI INTERNATIONAL PROPERTIES, INC.

BY: JULIA GIANCRISTOFORO-SMITH, PRESIDENT

Name - Type or Print

Signature

VERA GIANCRISTOFORO, TREASURER

Name - Type or Print

Signature

10630 PARK HEIGHT AVENUE

410-484-9912

Address

Telephone No.

OWINGS MILLS, MD 21117

City

State

Zip Code

Representative to be Contacted:

JULIA GIANCRISTOFORO-SMITH

Name

2030 GREENSPRING VALLEY ROAD

410-484-1963

Address

Telephone No.

STEVENSON, MD 21153

City

State

Zip Code

CASE NO. 07-029-A

REV 10/25/01

Reviewed By

Date

7/27/06

Estimated Posting Date

8/6/06

Affidavit in Support of Administrative Variance

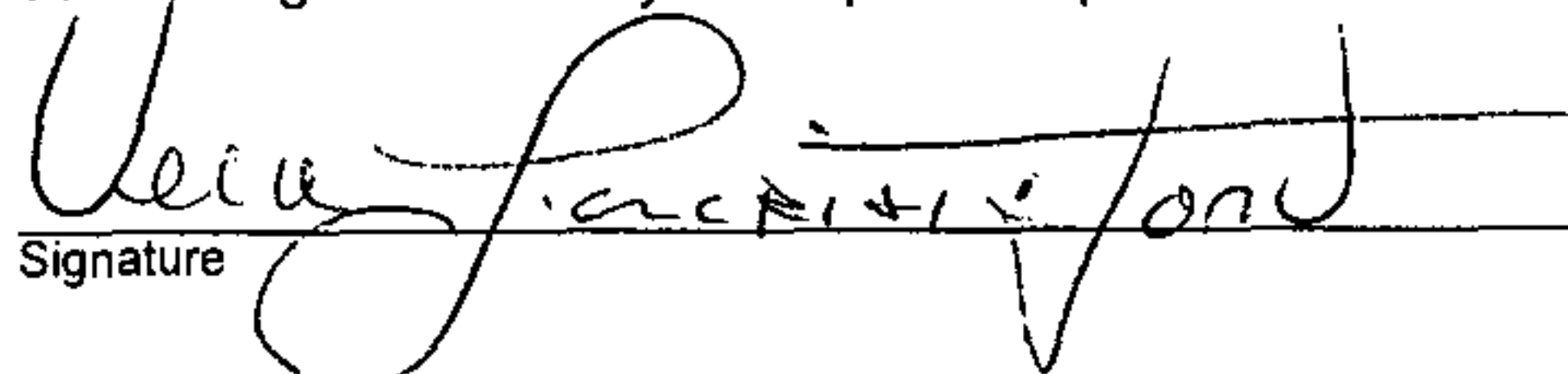
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10630 PARK HEIGHT AVENUE
Address
OWINGS MILLS, MD 21117
City State Zip Code

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

SEE ATTACHED STATEMENT

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
VERA GIANCRISTOFORO
Name - Type or Print

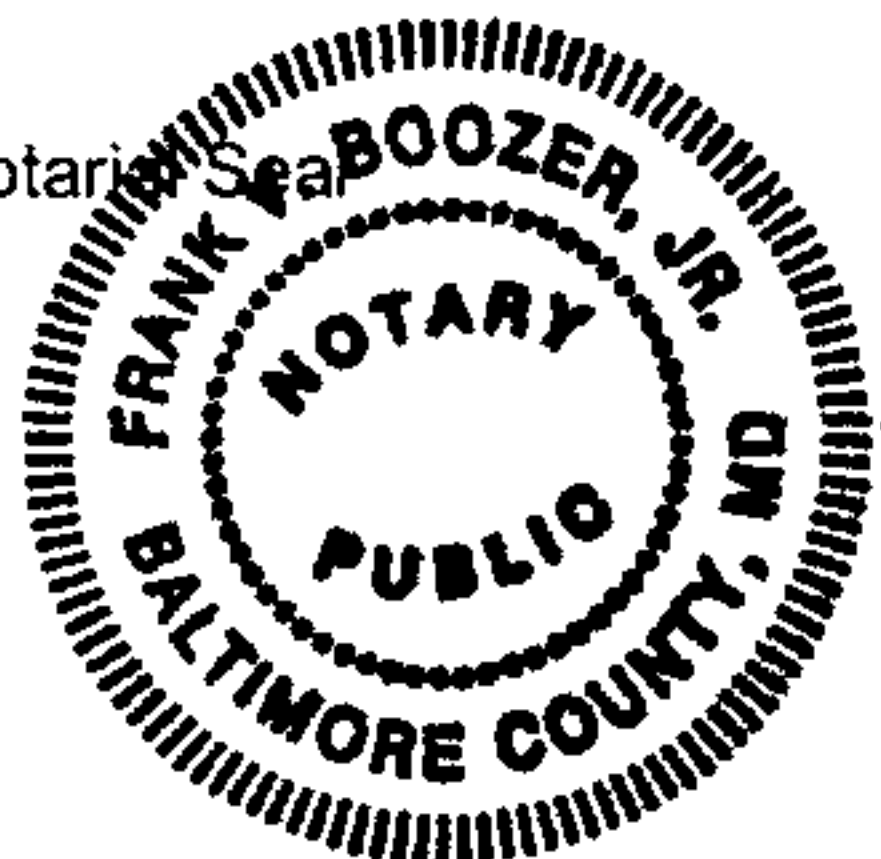

Signature
JULIA GIANCRISTOFORO-SMITH
Name - Type or Print

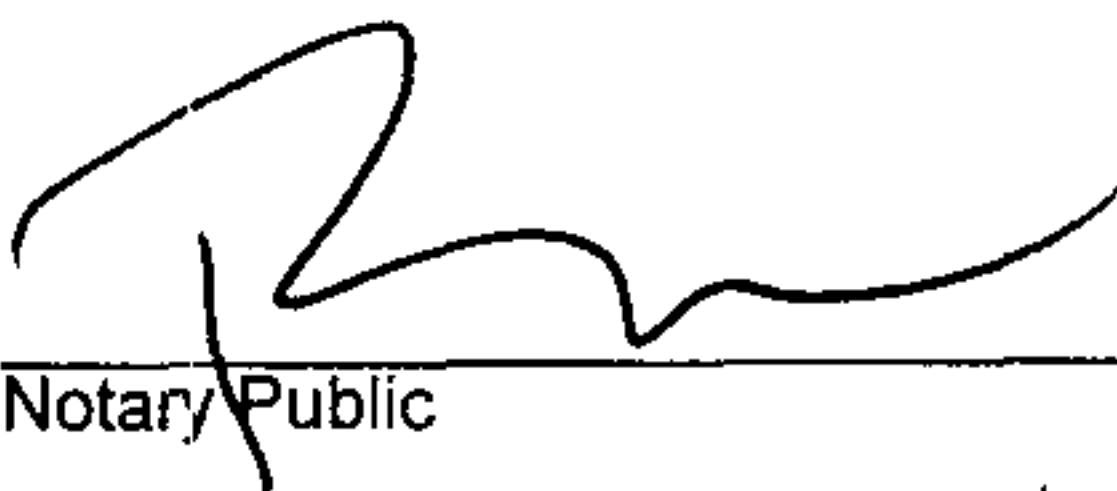
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VERA GIANCRISTOFORO & JULIA GIANCRISTOFORO-SMITH
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal




Notary Public
My Commission Expires 11/29/09

Affidavit in Support of Administrative Variance

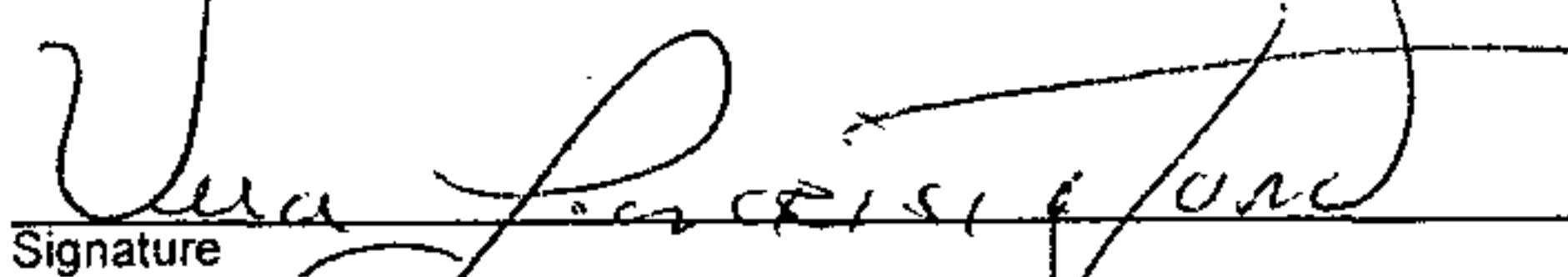
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10630 PARK HEIGHT AVENUE
Address
OWINGS MILLS, MD 21117
City State Zip Code

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

SEE ATTACHED STATEMENT

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature

VERA GIANCRISTOFORO
Name - Type or Print


Signature

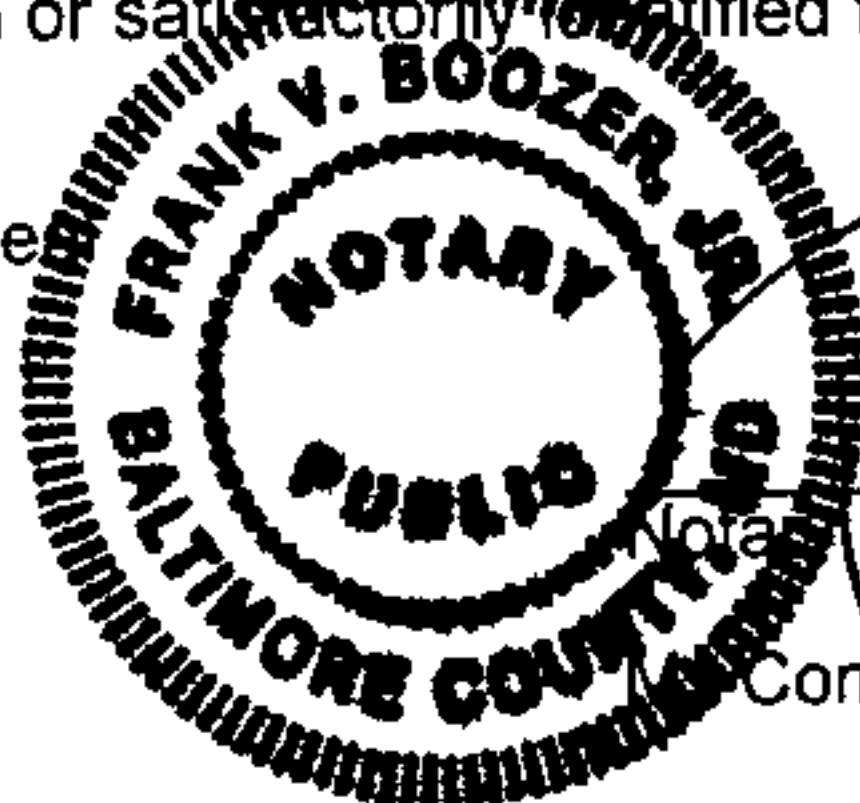
JULIA GIANCRISTOFORO-SMITH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VERA GIANCRISTOFORO & JULIA GIANCRISTOFORO-SMITH
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

Commission Expires 11/29/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10630 PARK HEIGHT AVENUE

which is presently zoned R02 RC2

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) 1A01.3.B.3 - to permit an

addition (garage) with a breezeway to have a side yard setback as close as 18 feet in lieu of the required 35 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

FRANK V. BOOZER, JR., ESQUIRE

Name - Type or Print

Signature

COVAHEY, BOOZER, DEVAN & DORE, P.A.

Company

614 BOSLEY AVENUE

410-828-9441

Address

Telephone No.

TOWSON, MD 21204

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 8 day of August, 2006, 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.

Legal Owner(s):

CAPRI INTERNATIONAL PROPERTIES, INC.

BY: JULIA GIANCRISTOFORO-SMITH, PRESIDENT

Name - Type or Print

Signature

VERA GIANCRISTOFORO, TREASURER

Name - Type or Print

Signature

10630 PARK HEIGHT AVENUE

410-484-9912

Address

Telephone No.

OWINGS MILLS, MD 21117

City

State

Zip Code

Representative to be Contacted:

JULIA GIANCRISTOFORO-SMITH

Name

2030 GREENSPRING VALLEY ROAD

410-484-1963

Address

Telephone No.

STOWSON, MD 21153

City

State

Zip Code

CASE NO. 07-029-A

REV 10/25/01. 8-25-06

Reviewed By RDD Date 7/27/06

Estimated Posting Date 8/6/06

TO: Petition for Administrative Variance to the Zoning Commissioner of
Baltimore County
FROM: Vera Giancristoforo and Julia Giancristoforo-Smith
DATE: May 5, 2006
SUBJECT: Variance to Build an attached Garage at 10630 Park Heights Avenue

To Whom It May Concern:

We appreciate the opportunity to present our case regarding a variance that is needed in order to build a garage at 10630 Park Heights Avenue.

As shown on the Boundary & Location Worksheet prepared by McKee & Associates, the house sits towards the rear of the property. The front of the house does not face Park Heights Avenue It faces South toward the driveway. The area from Park Heights to the house, which is considered the front yard, contains the septic tank. The septic is located halfway between the house and Park Heights Ave. so there is not enough room to add the garage on the side of the house.

The other end of the house, which faces West, currently contains a deck, which is attached to house. We would like to build a one-car garage with a covered breezeway that will attach to the house in the area where a portion of the deck is currently located. Based on the Boundary and Location Worksheet provided by McKee & Associates there is not enough space to satisfy the current zoning restrictions of 35 feet from the property lines. This is the reason that we are applying for the variance. We would like permission to build the garage closer to the property line.

My Mother, Vera Giancristoforo who currently lives at the house is 79 years old and lives alone. For safety purposes we wish to attach the garage via a covered breezeway rather than having it freestanding. Our hope is to minimize slips and falls during the winter months as well as create a safe environment to gain entry into the house once she enters her garage.

Our nearest neighbor, Dr. Harlan K. Zinn, has written a letter stating that he has no objections to our obtaining the variance and building the garage.

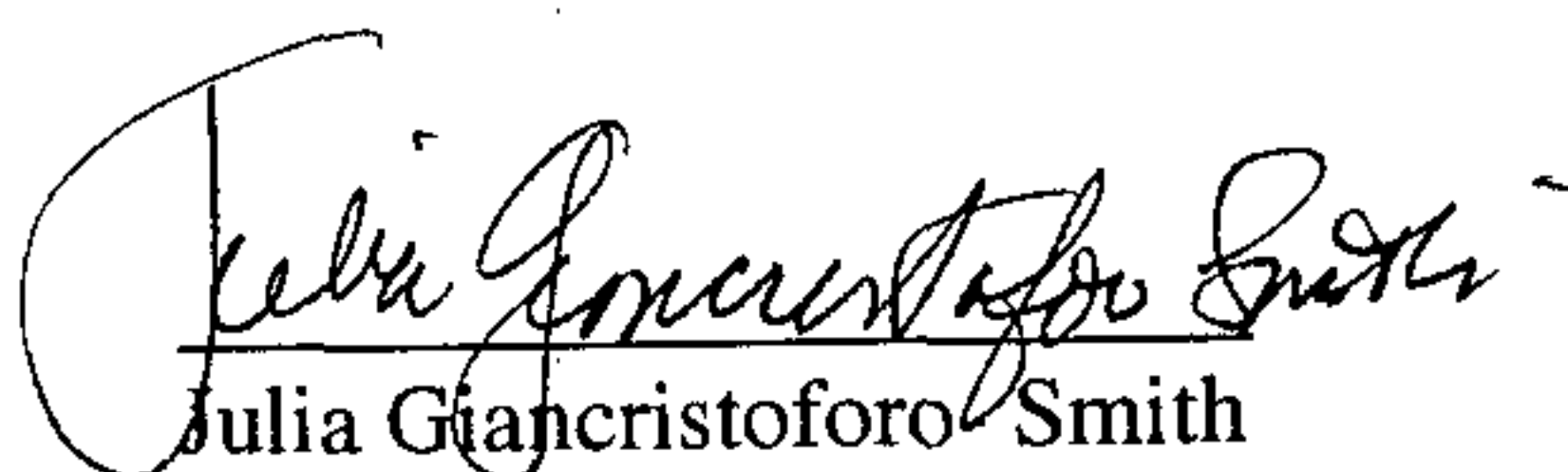
10630 Park Heights Avenue
Owings Mills MD 21117 • 410-484-9912 *Item # 029*

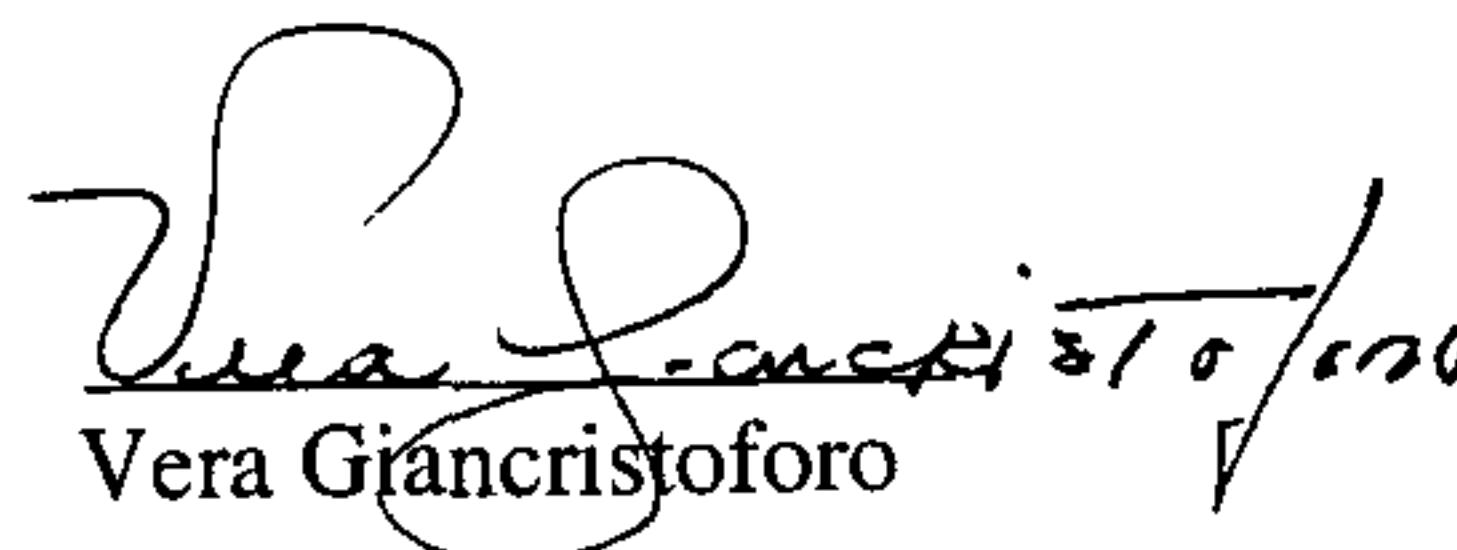
While his letter states that we want to build a two-car garage we have downsized to a one-car garage. Dr. Zinn is also the President of the Velvet Valley/Velvet Ridge Neighborhood association and has been proactive in discussing the variance with many of the neighbors. No one has voiced any objections to our building the garage.

Dr. Zinn also informed us that there had been a garage on the property when he built his house twenty years ago.

We submit this variance after much due diligence and we greatly appreciate your consideration in this matter.

Respectfully,


Julia Giancristoforo Smith


Vera Giancristoforo

10630 Park Heights Avenue
Owings Mills MD 21117 • 410-484-9912

Item #029

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

May 1, 2006

ZONING DESCRIPTION**#10630 PARK HEIGHTS AVENUE****3RD ELECTION DISTRICT****BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the west side of Park Heights Avenue, which is 80 feet wide, at the distance of 1,339 feet south of the centerline of Velvet Valley Way, which is 50 feet wide.

BEING Lot 1, of a plat entitled, "Final Subdivision Plat, of the property of Michele C. White", as recorded in Baltimore County Plat Book E.H.K., Jr., 55, Folio 70, containing 0.958 acres, more or less.

ALSO KNOWN as #10630 Park Heights Avenue, and located in the 3rd Election District, 2nd Councilmanic District.

Robert P. Grim 1 May '06

Robert P. Grim
Property Line Surveyor
Maryland Reg. No. 354

Date:



Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030

Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

Received Time May. 3. 10:40AM

Item #029

TOTAL P.01

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

DATE 7/27/05

ACCOUNT

K 301 206 6150

No.

2706

AMOUNT

\$ 64.00

RECEIVED
FROM:

FOR:

romney hearing case #02-0317

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED: ACTION: TIME: DAY:

7/28/2004 7/27/2005 15:11:34 1

REQ 9531 WALKER JRIC HER

RECEIPT # 295109 7/27/2006 DELH

Dept 5 574-ZONING VERIFICATION

CR NO. 000784

Receipt For \$65.00

\$65.00 OK \$65.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 8/04/06

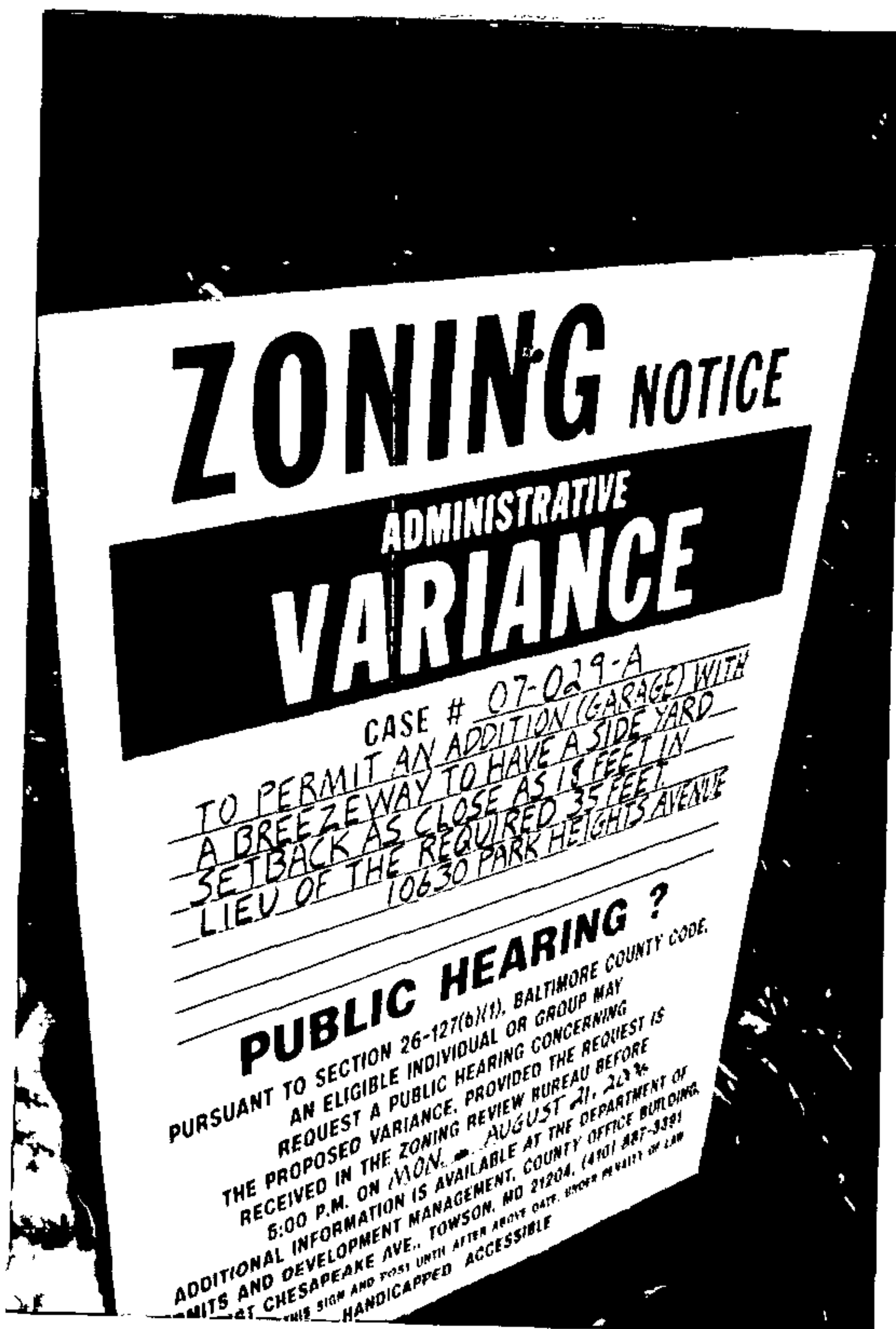
Case Number: 07-029-A

Petitioner/Developer: J. GIANCRISTOFORO-COVAHEY, BOOZER, DEVAN & DORE, P.A.

Date of Hearing (Closing): 08/21/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 10630 PARK HEIGHTS AVENUE

The sign(s) were posted on: 8/03/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 029 -A Address 10630 Park Heights Ave
Contact Person: David Davall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/27/06 Posting Date: 8/6/06 Closing Date: 8/21/06

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.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 029 -A Address 10630 Park Heights Ave
Petitioner's Name J. Giancristoforo Telephone 410 484 9912
Posting Date: 8/6/06 Closing Date: 8/21/06
Wording for Sign: To Permit an addition (garage) with a breezeway to have
a side yard setback as close as 18 feet in lieu of the
required 35 feet

WCR - Revised 6/25/04

**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: 07-029-A

Petitioner: CAPRI INTERNATIONAL PROPERTIES, INC

Address or Location: JULIA GIANCRISTOFORO - PRESIDENT

10630 PARK HEIGHTS AVE (410)
ANNES MILLS, MD 21117 410-9912

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK V. BOVIER, JR

Address: 614 BOSLEY AVE
TOWSON, MD 21204

Telephone Number: 410 828-9441



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

AUGUST 21, 2006
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Frank V. Boozer, Jr., Esquire
Covahey, Boozer, Devan & Dore, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Boozer:

RE: Case Number: 07-029-A, 10630 Park Height Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 27, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Capri International Properties, Inc. Julia Giancristoforo-Smith, President Vera
Giancristoforo 10630 Park Height Avenue Owings Mills 21117
Julia Giancristoforo-Smith 2030 Greenspring Valley Road Stevenson 21153

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 11, 2006

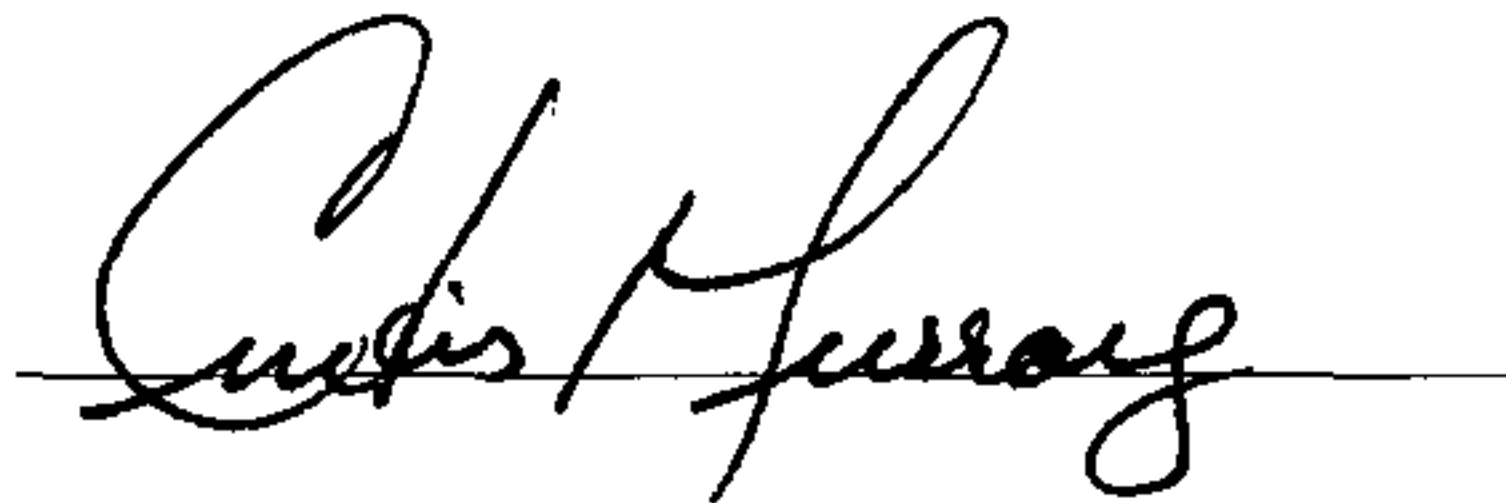
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-029- Administrative Variance**

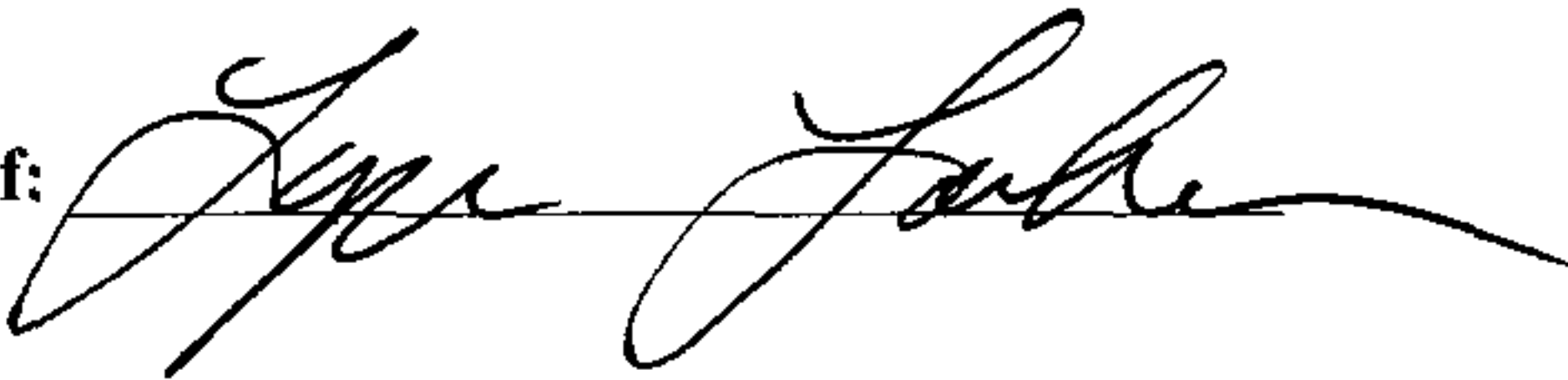
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

AUG 18 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2006
Item Nos. 06-492, 07-015, 024, 025, 027,
029, 030, 032, and 033

DATE: August 4, 2006

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-08012006.doc

Fire Department:

700 East Joppa Road
Towson, Maryland 21286-5600
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

August 1, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: July 31, 2006

Item No.: 492, 015, 024, 025, 027, 028, 029, 030, 032, 033, 034 and 035.

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

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



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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: 8.1.06

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

RE: Baltimore County
Item No. 029 DD

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

April 25, 2006

The Honorable William J. Wiseman III
Zoning Commissioner
Baltimore County, Maryland

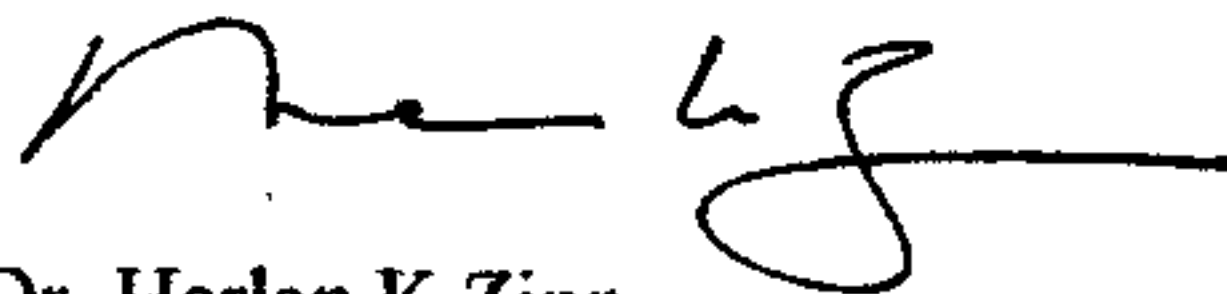
Re: 10630 Park Heights Avenue
Owings Mills, Maryland 21117

Dear Mr. Wiseman:

It is my understanding that Vera Giancristoforo (Capri International), the owner of 10630 Park Heights Avenue, Owings Mills, MD, 21117 would like to construct a 2 car garage adjacent to her house/deck within an existing setback area. As the owner of adjacent property and most likely affected by the proposed structure, I have "no objections" to any variance to the property line set-back relative to this property.

If further information is required, please feel free to contact me at 410.486.2899.

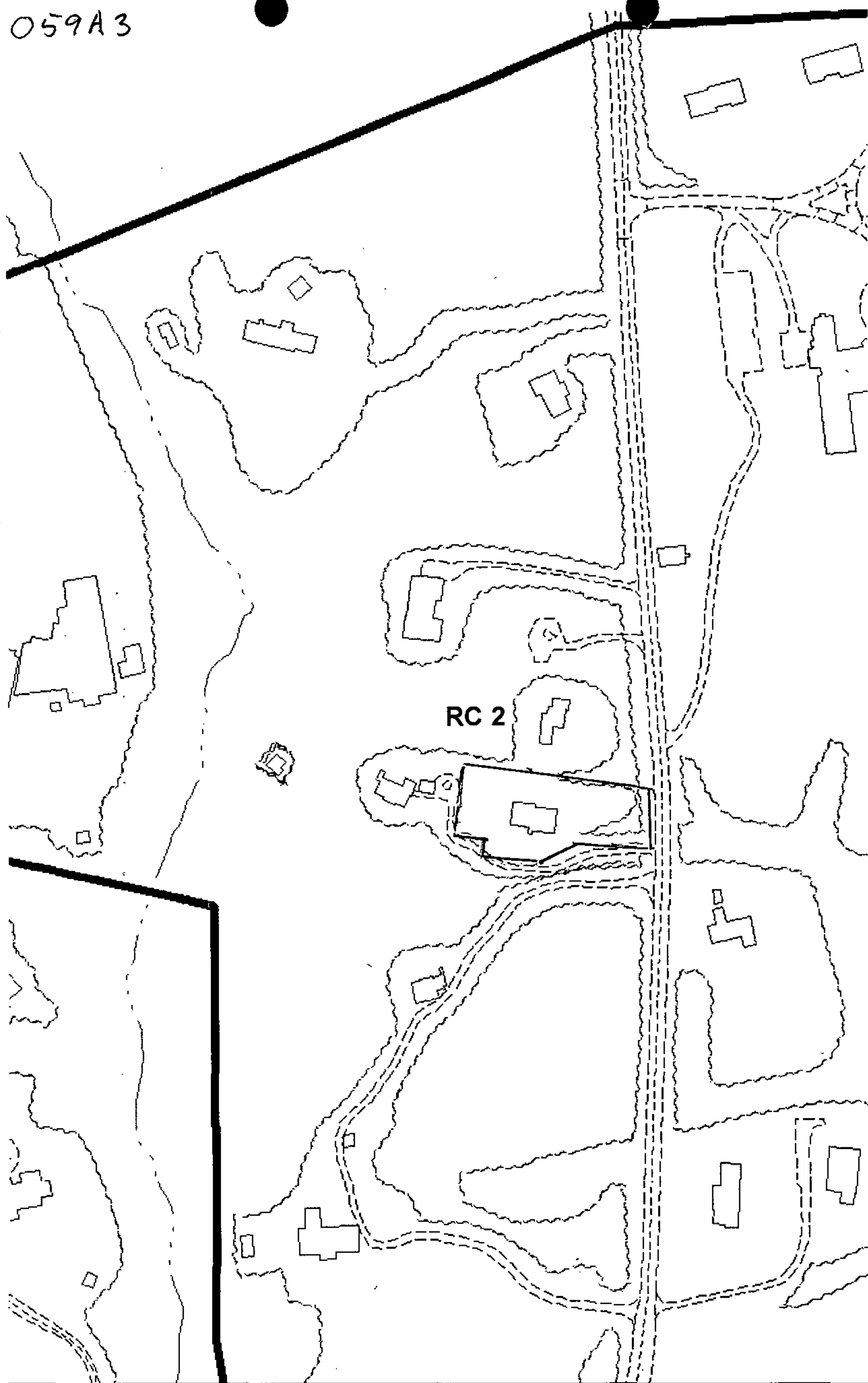
Sincerely,



Dr. Harlan K Zinn
10628 Park Heights Avenue
Owings Mills, MD 21117

Item #029

059A3



RC 2

Item #029







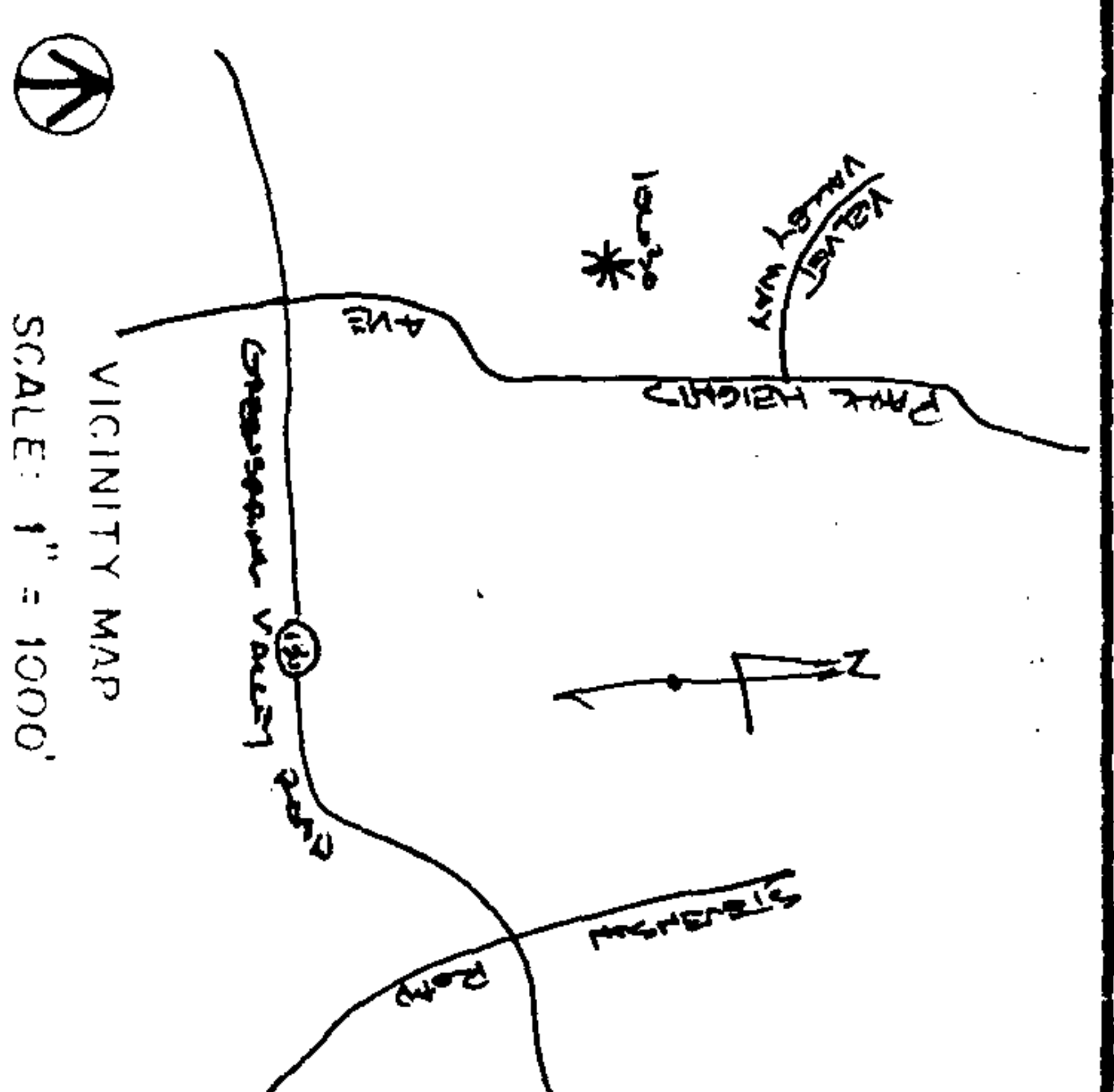
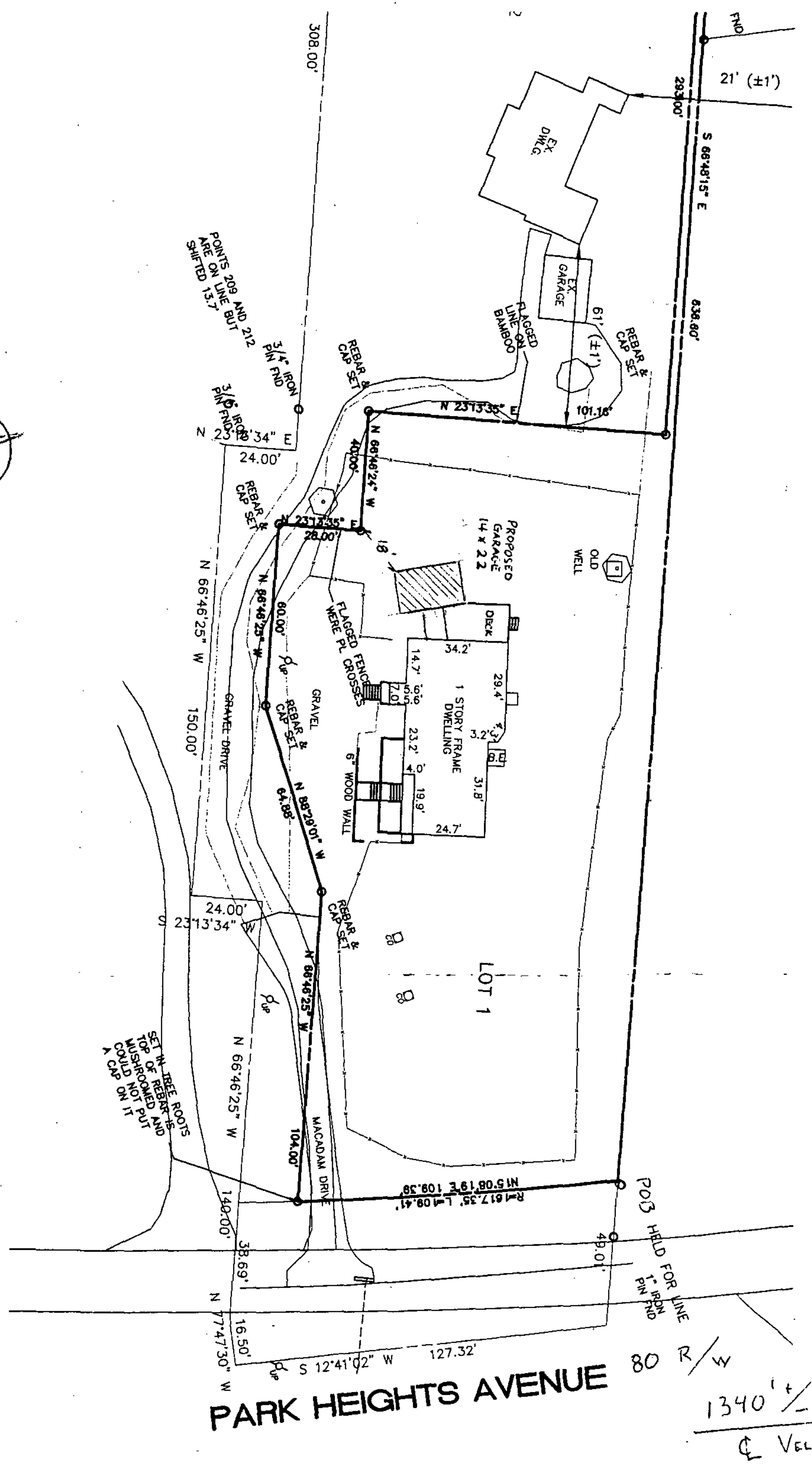
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 10630 PARK HEIGHTS AVE. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MICHAEL C. WHITE

PLAT BOOK # 55 FOLIO # 70 LOT # 1 SECTION #

OWNER CARRA INTERLIMAN PROPERTIES, LLC



LOCATION INFORMATION

ELECTION DISTRICT 3-D
COUNCILMANIC DISTRICT 2-D
1"=200' SCALE MAP # 059A3

ZONING RC2
LOT SIZE .7 ACRES 141730 SQUARE FEET

SEWER	☐ PUBLIC	☒ PRIVATE
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE # 07-029-A

PREPARED BY SCALE OF DRAWING: 1" = 40'