

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Beechwood Road, NE of
Edmonson Avenue
1st Election District
1st Councilmanic District
(111 North Beechwood Avenue)

Mr. and Mrs. Tom Delisa
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-126-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, Mr. and Mrs. Tom Delisa. The variance request is for property located at 111 North Beechwood Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit and accessory structure (garage) with a height of 22 feet in lieu of the permitted 15 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 new detached garage. The pitch of the new garage will architecturally match their house.

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 September 27, 2006, a copy of which is incorporated herein and made a part hereof the file.

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

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[Signature]

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 September 27, 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 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.

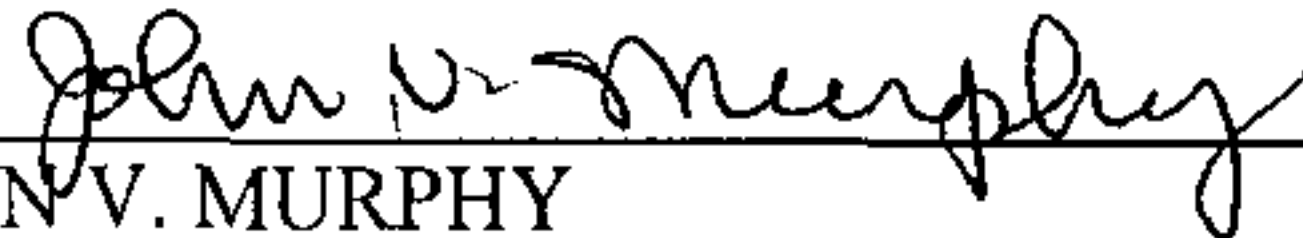
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of October, 2006, that a variance from Section 400.1 of the Baltimore

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PZ

County Zoning Regulations (B.C.Z.R.) to permit and accessory structure (garage) with a height of 22 feet in lieu of the permitted 15 feet 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.
2. 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.
3. The accessory structure shall not be used for commercial purposes

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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10-23-06
pz

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

111 North Beachwood
Address
BALT. MD. 21228
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):

WISH TO HAVE A 12'/12' PITCH ON
DETACHED GARAGE. THIS WILL REQUIRE HT.
GREATER THAN 15' RESTRICTION. IT WILL
MATCH CURRENT HOUSE WILL BE 7' MORE
OR 22'

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.

Or F. Delisa
Signature
Anne F. Delisa
Name - Type or Print

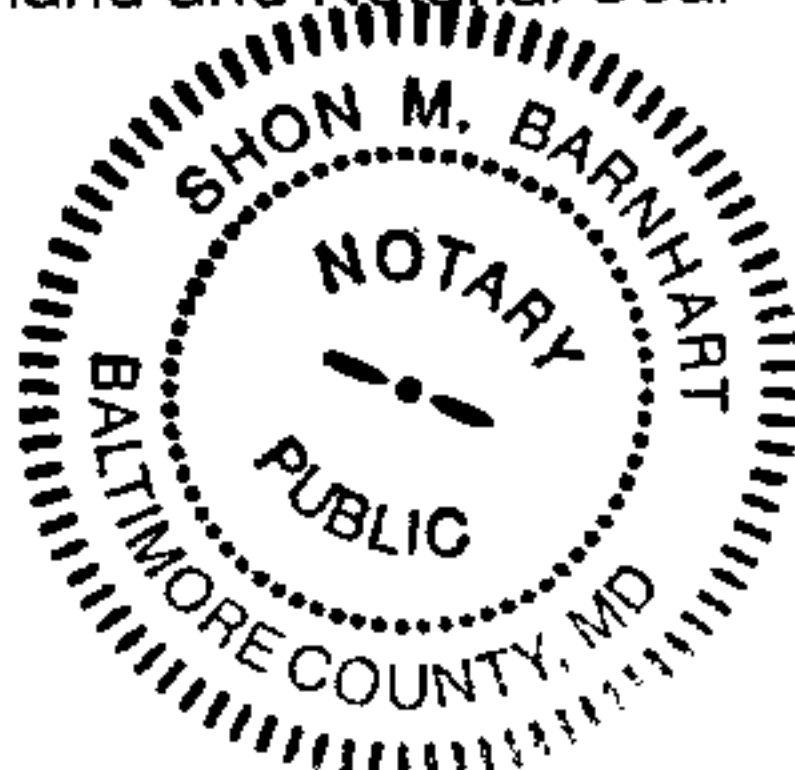
Thomas Delisa
Signature
Thomas Delisa
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas and Anne Delisa
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Shon M. Barnhart
Notary Public
My Commission Expires 9-9-2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 111 North Beachwood Ave.
CATONSVILLE, MD. 21228 which is presently zoned RESIDENTIAL DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BC22, TO PERMIT

AN ACCESSORY STRUCTURE WITH A HEIGHT OF 22 FT. IN
LIEU OF THE PERMITTED 15 FT.

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:

Mr. & Mrs. Tom & Delisa
Name - Type or Print
Thomas DeLisa
Signature
111 North Beachwood 410-455-5209
Address Telephone No.
CATONSVILLE, MD 21228
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mr. & Mrs. Tom & Delisa
Name - Type or Print
Thomas DeLisa
Signature
111 North Beachwood 410-455-5209
Address Telephone No.
CATONSVILLE, MD 21228
City State Zip Code

Representative to be Contacted:

Bill Carter
Name
1715 Edmondson Ave 410-744-7365
Address Telephone No.
Baltimore, Md 21228
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.

Zoning Commissioner of Baltimore County

CASE NO. 07-126-A

Reviewed By JCM Date 9-19-06

REV 10/25/01

Estimated Posting Date 10-1-06

Date 10-23-06

Pro

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

Address 111 NORTH BEACHWOOD
City BALTIMORE State MD Zip Code 21228

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):

WISH TO HAVE A 12' 1/2' PITCH ON A
DETACHED GARAGE, THIS WILL REQUIRE HT
GREATER THAN 15' RESTRICTION. IT WILL
MATCH CURRENT HOUSE. WILL BE 7' MORE ON
22'

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 [Signature]

Name - Type or Print Anne F. DeLisa

Signature [Signature]

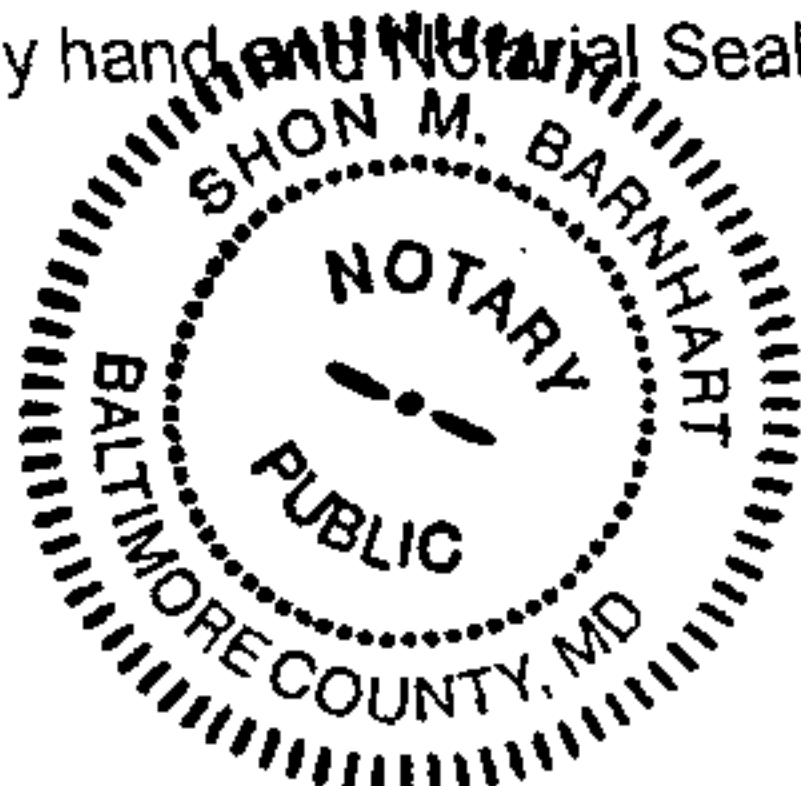
Name - Type or Print Thomas DeLisa

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas and Anne DeLisa
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Signature [Signature]
Notary Public

My Commission Expires 9-9-2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 111 North Beachwood Balt. Mo. 21228
which is presently zoned Suburban DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BCZR, TO PERMIT

AN ACCESSORY STRUCTURE WITH A HEIGHT OF 22 FT.
IN LIEU OF THE PERMITTED 15 FT.

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:

Mr. & Mrs. Tom Delisa
Name - Type or Print
Tom Delisa
Signature
111 North Beachwood 410-768-0711
Address Telephone No.
CATONSVILLE MD 21228
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Mr. & Mrs. Tom Delisa
Name - Type or Print
Tom Delisa
Signature
111 North Beachwood 410-455-5209
Address Telephone No.
BALTIMORE MD 21228
City State Zip Code

Representative to be Contacted:

Bruce Carter (Bryson & Cole)
Name
1715 Edmondson Ave 410-744-7365
Address Telephone No.
BALTIMORE MD 21228
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 10-23-06 day of October 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

CASE NO. 07-126 A

Reviewed By JCM Date 9-19-06

REV 10/25/01 10-23-06

Estimated Posting Date 10-1-06

EXHIBIT A

Beginning for the same at a point on the west side of Beechwood Avenue at a point distant four hundred sixty-seven feet northerly from the corner formed by the intersection of the west side of Beechwood Avenue and the north side of Summit Avenue which place of beginning is intended to be at the northeast corner of the lot of ground which by deed dated the 14th day of October 1905 and recorded among the Land Records of Baltimore County in Liber WPC No. 291, folio 442, etc. was granted and conveyed by John Hubner and wife to Mina C. Mitchell; and running thence northerly binding on the west side of Beechwood Avenue one hundred twenty-five feet; thence westerly parallel with the northernmost line of the lot conveyed to said Mitchell as aforesaid, four hundred feet more or less to intersect the first line of the whole lot of ground which by deed dated the 10th day of September 1877 and recorded among the Land Records of Baltimore County in Liber J.B. No. 100, folio 366, etc. was granted and conveyed by David W. Patterson and wife to said John Hubner; thence southerly bounding on said first line reversely one hundred twenty-five feet to the northwest corner of said lot heretofore conveyed to Mitchell as aforesaid; and thence easterly bounding on said Mitchell's lot four hundred feet more or less to the place of beginning. The improvements thereon being known as 111 North Beechwood Avenue.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

126

No. 21031

DATE 9.19.06 ACCOUNT Rec'd - C-6 - 6150

AMOUNT \$ 65.00

RECEIVED FROM: T. DELISH JAN 11 2006

FOR: AD- UAN Pat

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 9/20/2006 TIME 10:10 AM
RECEIVED BY MARK W. HARRIS
DEPT. 520 ZIMMERMAN
FOR NO. 601031
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-126-A

Petitioner/Developer: _____

Tom Delisa

Date of Hearing/Closing: 10/16/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

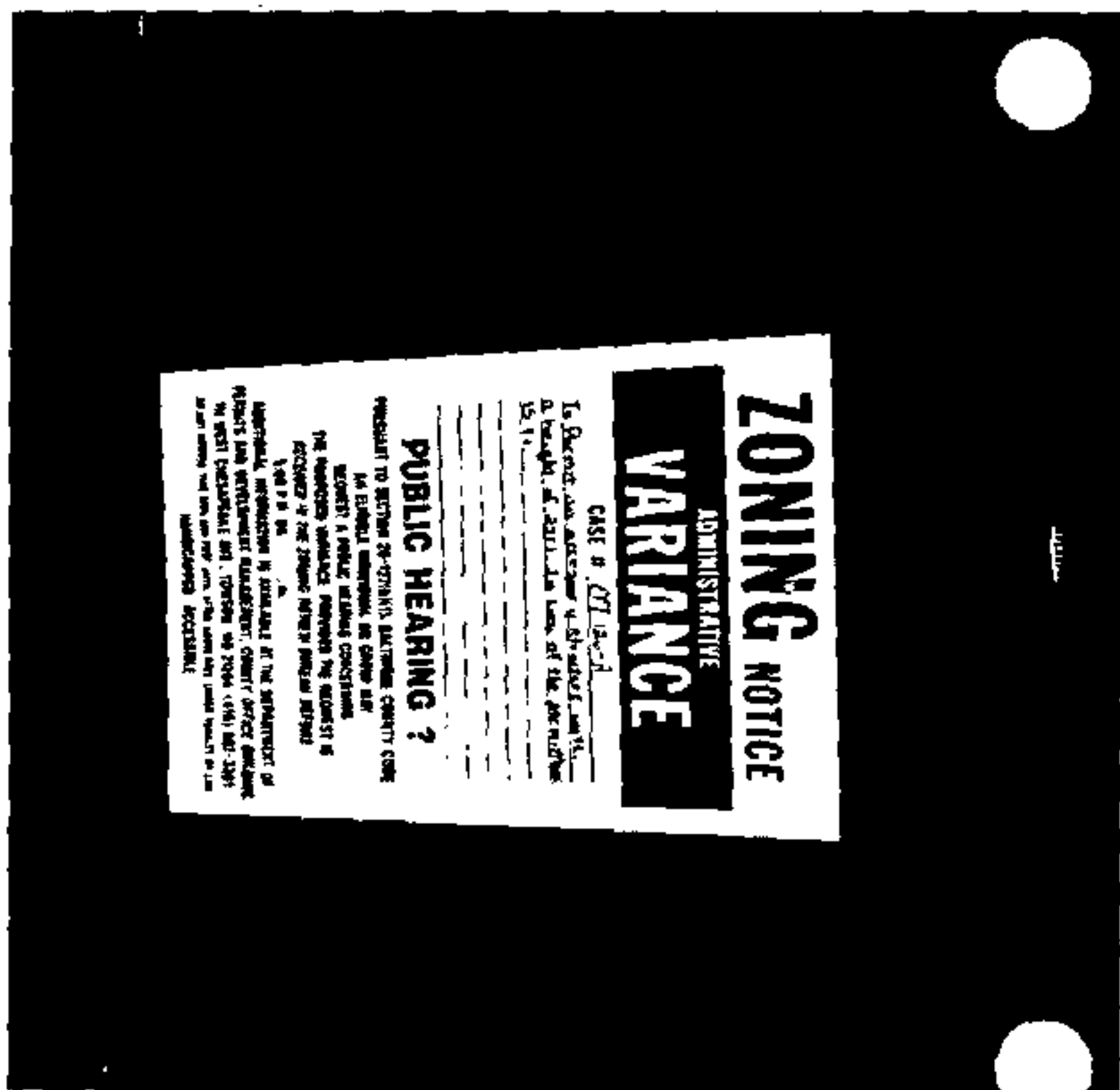
Attention: Kristen Matthews

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

111 North Beachwood Avenue

The sign(s) were posted on 09/27/06
(Month/Day/Year)



Sincerely,

Sandra L. Egolf
(Signature of Sign Poster/Date)

SANDRA L. EGOLF
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 126 -A Address 111 NORTH BEACHWOOD AVE.

Contact Person: J. MERLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9.19.06 Posting Date: 10.1.06 Closing Date: 10.16.06

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- 126 -A Address 111 N. BEACHWOOD AVE.
Petitioner's Name TOM DELISA Telephone 410-455-5209
Posting Date: 10.1.06 Closing Date: 10.16.06
Wording for Sign: A VARIANCE
TO PERMIT AN ACCESSORY STRUCTURE WITH
A HEIGHT OF 22 FT. IN LIEU OF THE PERMITTED
15 FT.

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/neighbor 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:

126

Petitioner:

TOM DELISA

Address or Location:

111 NORTH BEACHWOOD CATONSVILLE MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name:

~~1715 EDMONSON~~ Bryson-Cole Construction

Address:

1715 EDMONSON AVE.
BALTIMORE, MD. 21228

Telephone Number:

410-744-2362



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 17, 2006

Mr. and Mrs. Tom Delisa
111 North Beachwood Avenue
Catonsville, MD 21228

Dear Mr. and Mrs. Tom Delisa:

RE: Case Number: 07-126-A, 111 North Beachwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 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
Bill Carter 1715 Edmonson Avenue Baltimore 21228

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2006
RECEIVED

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

OCT - 3 2006

SUBJECT: 7-126- Administrative Variance

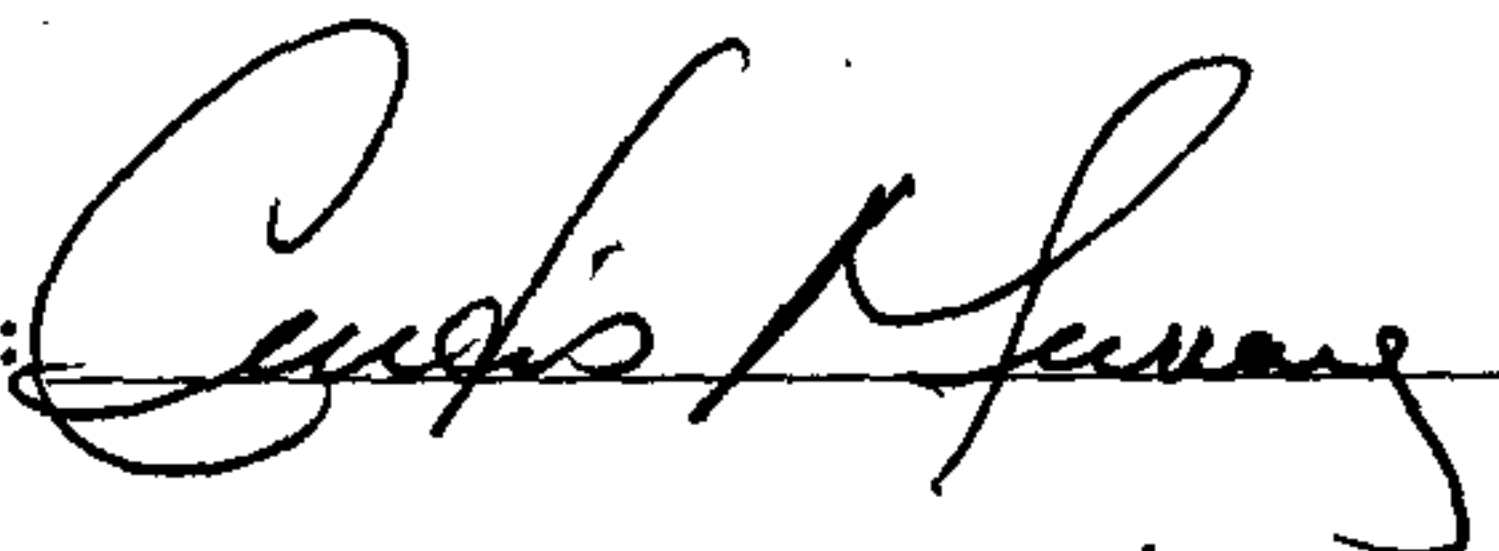
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

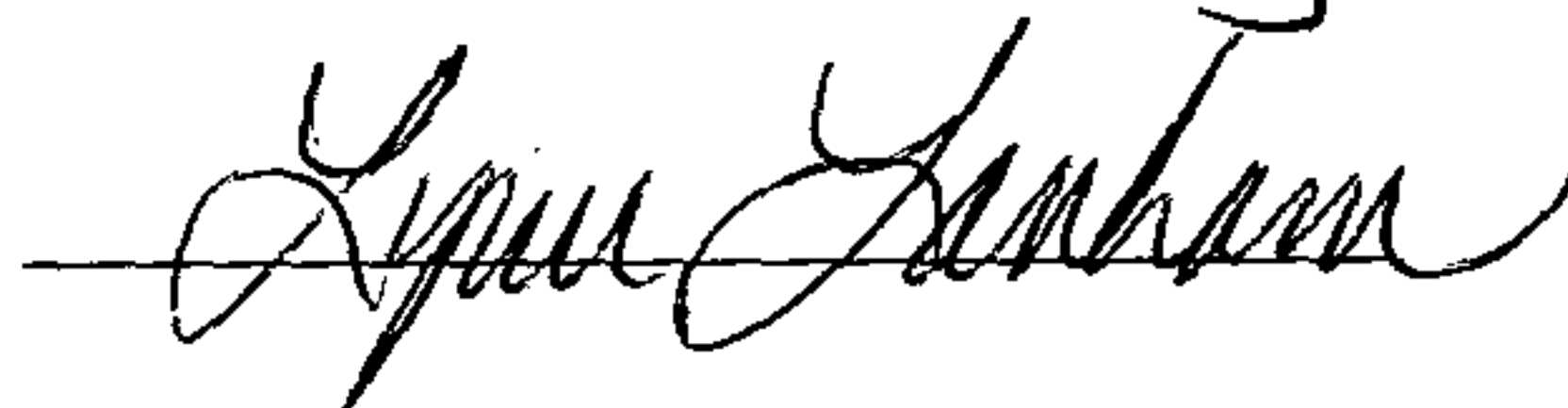
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section 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: SEPT. 27, 2006

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

RE: Baltimore County
Item No. 126
#7-126-A
DENISA PROPERTY
111 NORTH BEECHWOOD AVE.
VARIANCE - ACCESSORY STRUCTURE
IN LIEU OF THE PERMITTED IS'

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 126.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130

126

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 2, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2006
Item Nos. 07-113, 118, 120, 121, 122,
123, 124, 125, 126, 127, 128, 129, 130,
and 133

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- 10022006.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 23, 2006

MR. AND MRS. TOM DELISA
111 NORTH BEECHWOOD AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 07-126-A
Property: 111 North Beechwood Avenue

Dear Mr. and Mrs. Delisa:

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

10-23-06
JVM

Property known as:

L. 5275 F. 932

3800 1/2 N. 100' 2nd St. N. 100' 2nd St. N. 100' 2nd St.

THIS PLAT CAN NOT BE USED TO ESTABLISH PROPERTY LINES OR CORNERS.

ULTIMORE COUNTY, MARYLAND

HISTORIC NO

100' 2nd St. N. 100' 2nd St. N. 100' 2nd St.

5275 125'

Barbara
Deliso 8 pages
100' 2nd St. N. 100' 2nd St. N. 100' 2nd St.
100' 2nd St. N. 100' 2nd St. N. 100' 2nd St.
100' 2nd St. N. 100' 2nd St. N. 100' 2nd St.

JOHNNIE DR 2
COUNCIL MANIC DIST 1
ELECTION DIST 1

LOCATION

VICINITY

OLD FARMER

N. BEECHWOOD

E. BEECHWOOD

SUMMIT AVE

30' 0" W

467'

RPE FOUND

125'

N. BEECHWOOD

40' R/W

MAP # 10001

PLAT JOHNNIE DR 2

111 NORTH BEECHWOOD

BLK. 10000

LIBEL 917

PLAT BLK #

Folio # 142

LOT #

Section

OWNER THAT HAS.

Tom DELISH

North

ABOVE GROUND
WIDENING POOL

16.5'
2 1/2 STY
2 1/2 STY
2 1/2 STY

58'

48'

Pipe FOUND

10' 10'

400'

400'

L. 5175 F. 932

THIS PLAT CAN NOT BE USED TO ESTABLISH PROPERTY
LINES OR CORNERS.

BALTIMORE COUNTY, MD

Historic No

No. 1007

SLY 125

Barbara
Deliso 8 pag

1000

7 North

Election list
 Councilman list
 Towns in 2

701507

Vicinity

000 False True

304143
SUMMIT

E. Lindqvist

ADAMS
GROUP

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Ripe
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Pipe
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NY 125

N. BEECHWOOD
40' R/W

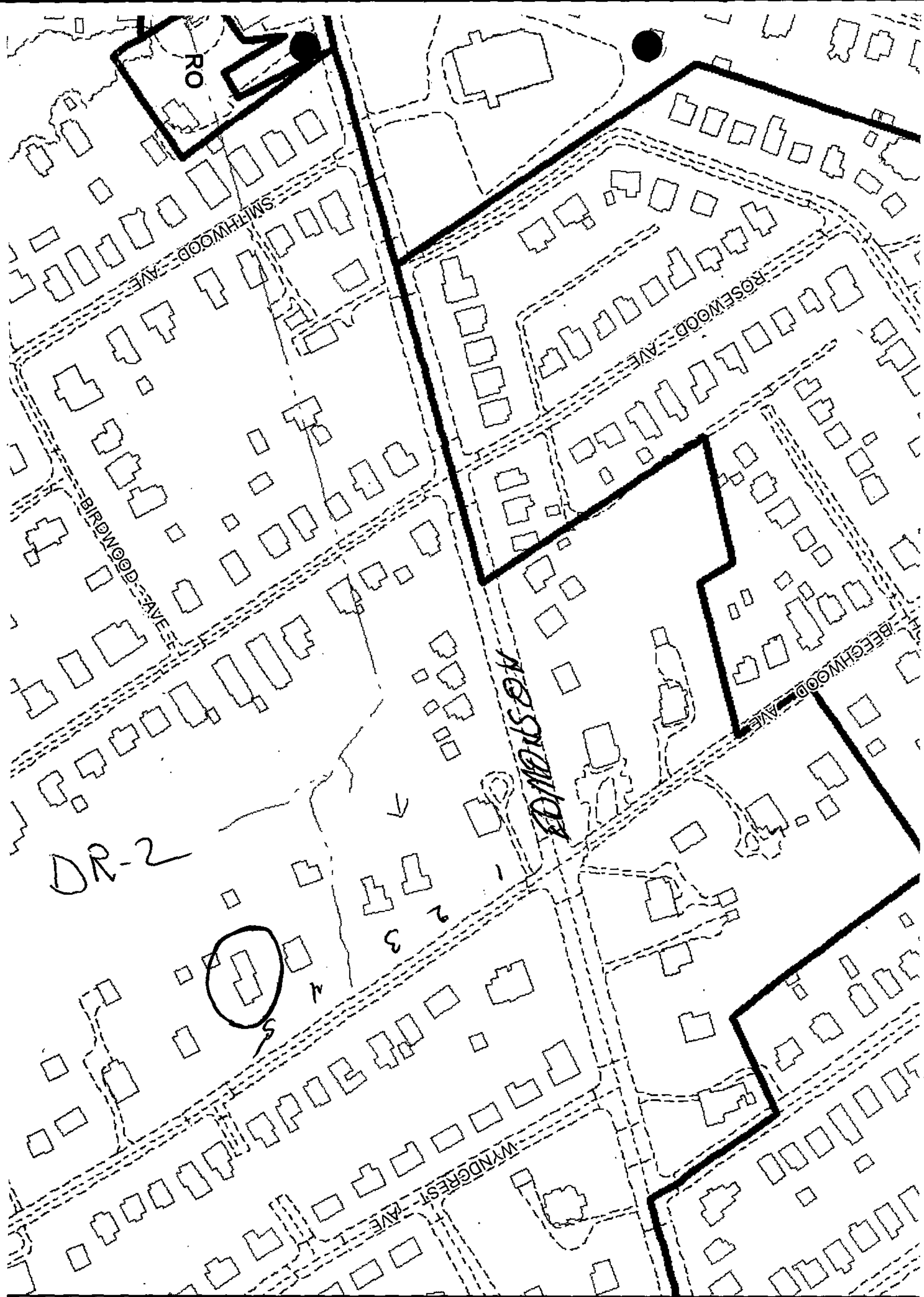
40' 2/3 W

~vE-166 v3817

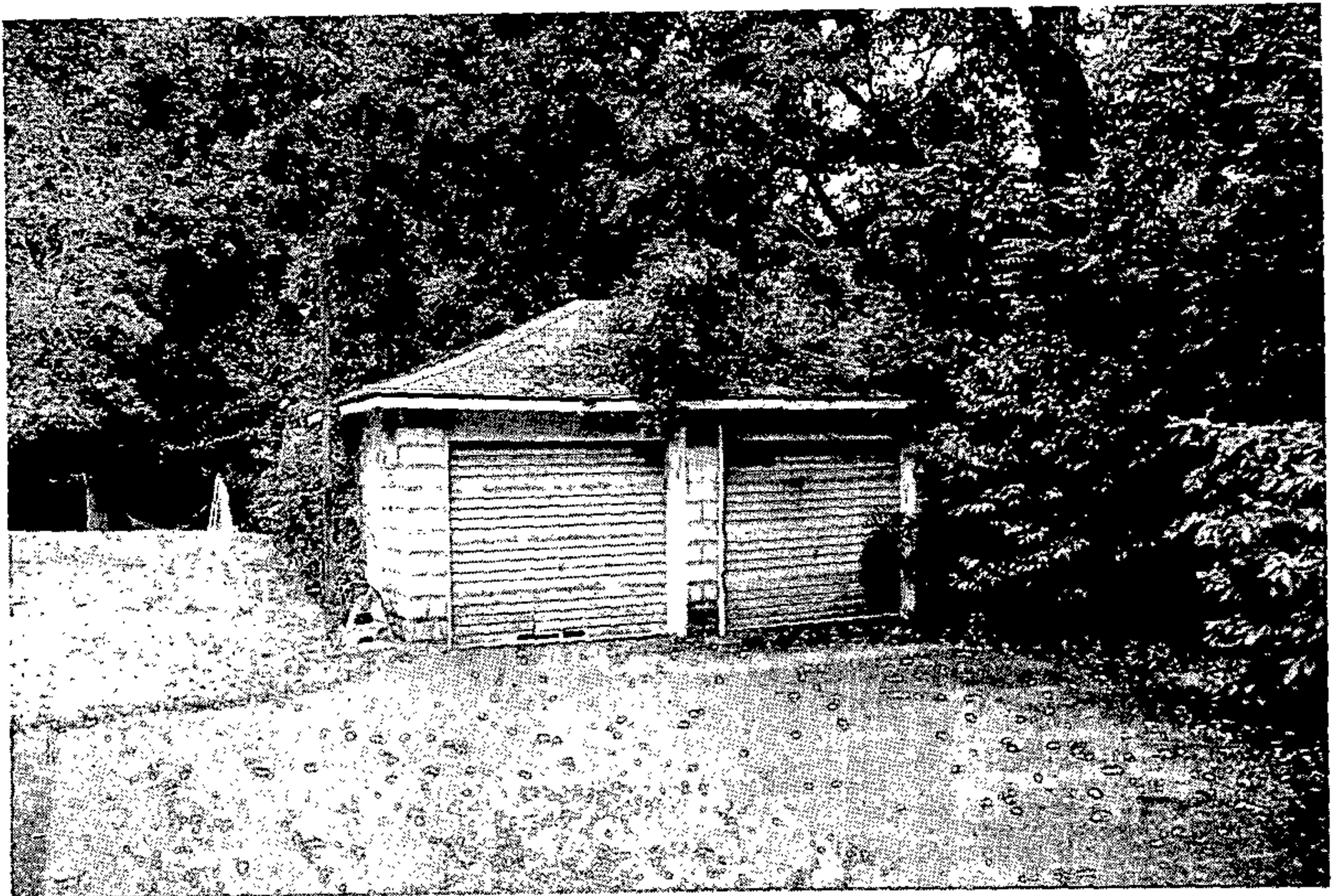
111 North Beach 4000
Bait. No 01008

~~PLAT TOMNINE~~

~~10001 # ABU~~

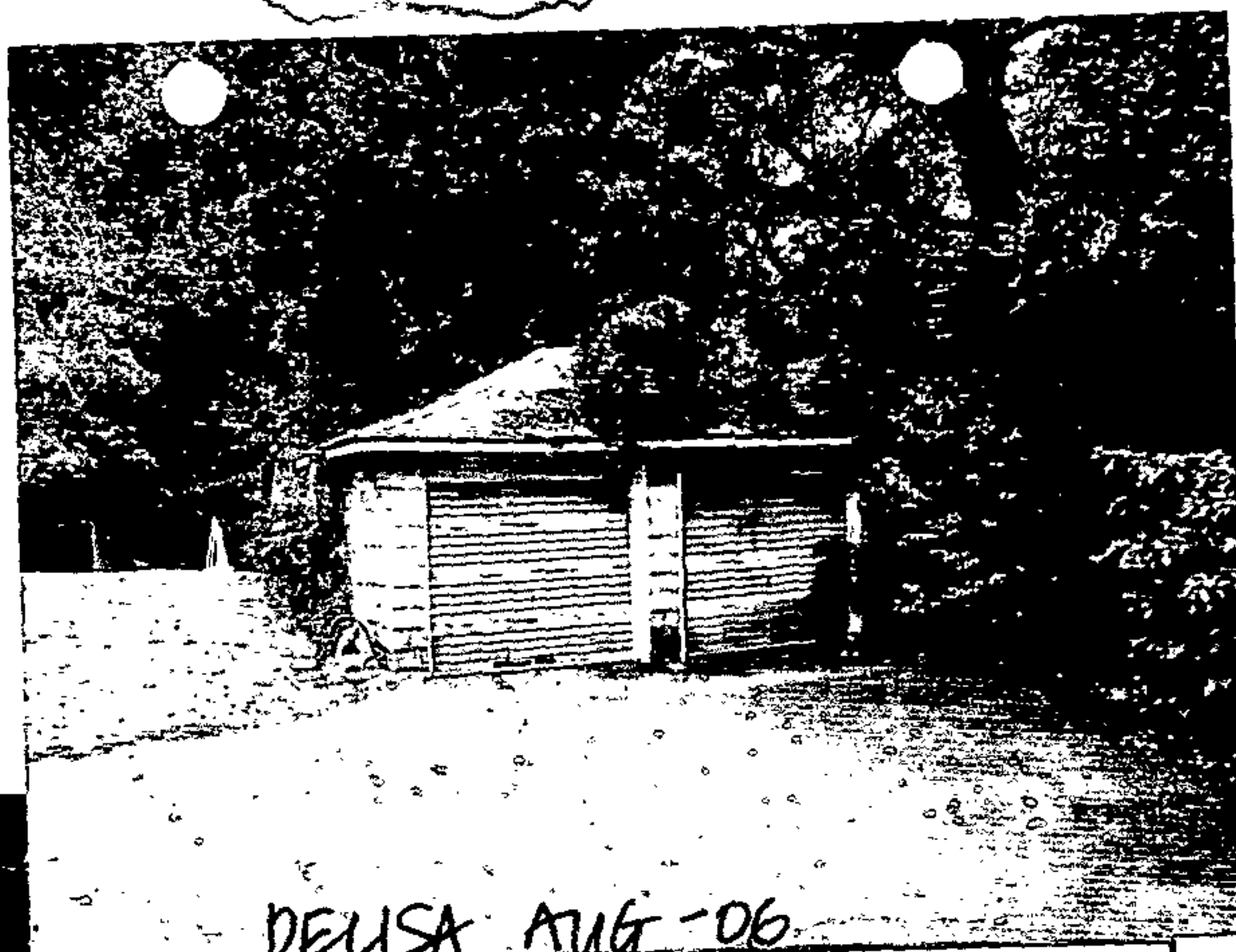


100 C1 MAP # ZONED DR2



ACTUAL PICS





DELISA AUG-06