



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

September 27, 2016

Keith A. Heindel
Professional Surveys
194 East Main Street, 2nd Floor
Westminster, Maryland 21157

RE: Spirit and Intent Request, Zoning Case # 2007-0278-SPH, Proposed accessory outbuilding (garage/workshop), Mangieri Property, 11224 Thompson Avenue, Tax Account # 0419071400, 4th Election District

Dear Mr. Heindel:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information and site plan provided therein and my review of the above referenced zoning case, the following has been determined:

1. Provided the proposed accessory outbuilding (garage/workshop) is located in substantially the same location as was approved in the original hearing site plan, then the proposed red-lined modification of the property line setback to 59 feet for the proposed accessory outbuilding (garage/workshop) rather than the 75 feet setback shown in the original hearing site plan, is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the order in Zoning Case # 2007-0278-SPH.
2. A copy of your request letter and the modified site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case files.
3. You must place a verbatim copy of your request letter, as well as a copy of this response letter, in the details of all building permit application plans.
4. This approval is for zoning purposes only. You will also be required to comply with all other County and State regulations relative to this property.

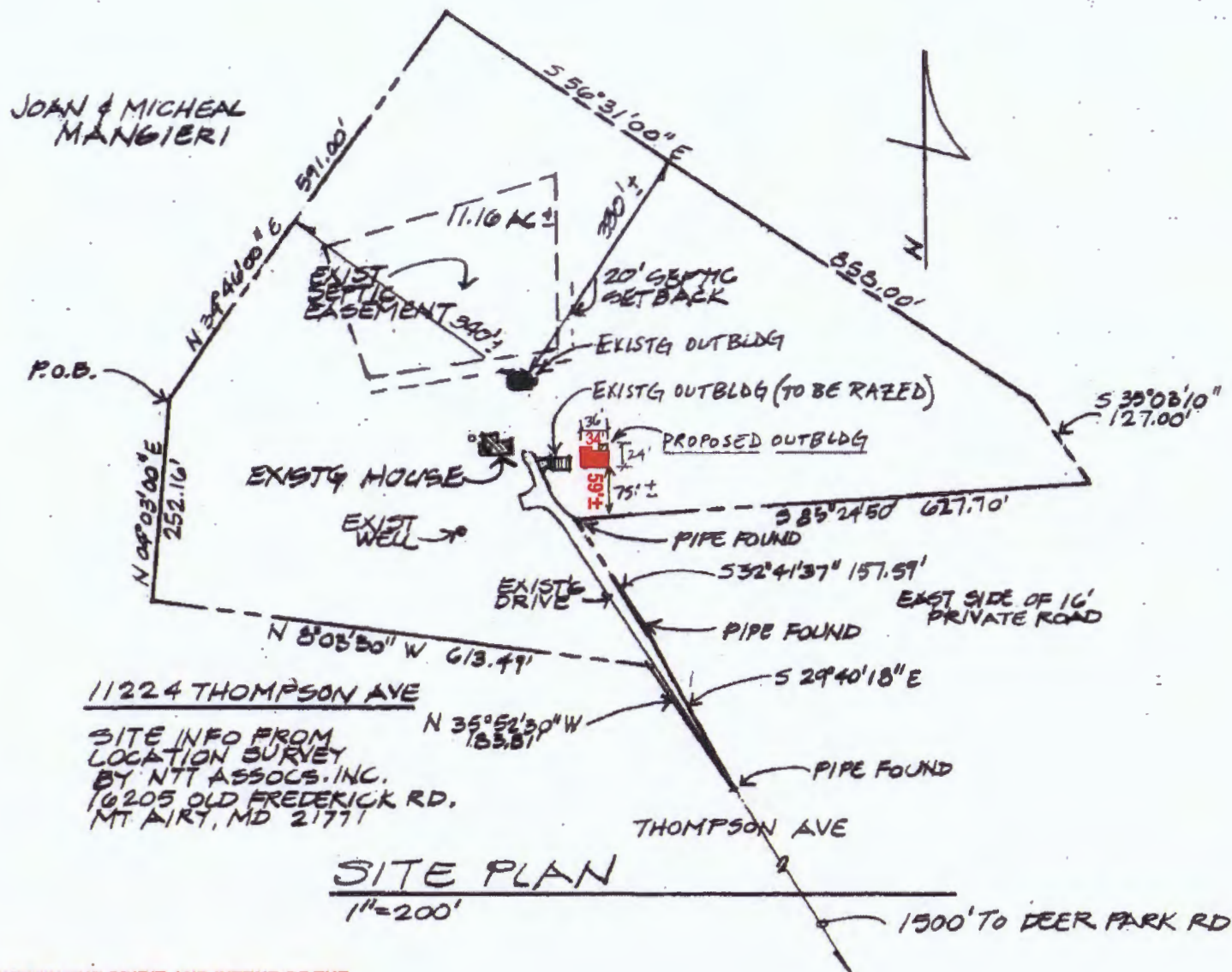
The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow, Planner II
Zoning Review



APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE #07-278-SPH.

Jeffrey Perlow
SIGNED BY

9/27/2016
DATE

08/08/06



194 East Main Street, 2nd Floor
Westminster, Maryland 21157

Voice: 410-751-8795
Fax: 410-751-8796

September 19, 2016

Mr. Arnold Jablon
Baltimore County Office of Permits, Approvals and Inspections
c/o Office of Zoning Review
111 W. Chesapeake Avenue
Towson, MD 21204

Attn: Mr. Carl Richards

Re: Spirit & Intent Request
The Mangieri Property
11224 Thompson Avenue
Reisterstown, MD 21136

Dear Mr. Jablon and Mr. Richards,

Michael J. Mangieri and Joan V. Mangieri are the owners of the property located at 11224 Thompson Avenue, Reisterstown, MD 21136. The 11.16 acre property is zoned RC-4 and is described in the deed to said owners, dated August 30, 2001, and recorded in Liber SM 15588 folio 586, etc. The property is known as Parcel No. 266 as shown on the Baltimore County Tax Map No. 57, its Tax Account number is ~~1800004592~~.

We are currently preparing a site plan (plot plan) to accompany a building permit application for the construction of a 24' x 34' garage/workshop and have encountered a discrepancy on the original site plan presented in Zoning Case No. 07-278-SPH. The zoning order granted an amendment to the approved site plan in Zoning Case No. 05-578-A to relocate a detached accessory structure (garage).

The site plan shows a "proposed outbldg" to be located beside an existing block garage (which will be razed upon completion of the new garage/workshop) and is shown as being 75'± from the front boundary line of the Mangieri property. Although the location of the proposed accessory structure is correct, the dimension to the property line is not, the setback scales as 59-60 feet on said site plan, and per our survey, the actual setback will be 59'±. Attached is a "red-lined" plan indicating the proposed structure and corrected setback.

On behalf of our clients, we request your approval and concurrence that the enclosed/attached "red-lined" plan meets the spirit and intent of the approved site plan presented in Zoning Case No. 07-278-SPH.

Sincerely,

Keith A. Heindel
Professional Land Surveyor #21189

enclosure

#16-334
4/15/17

IN RE: PETITION FOR SPECIAL HEARING

E/S Thompson Avenue, 1,185' N c/line

Deer Park Road

(11224 Thompson Avenue)

4th Election District

4th Council District

Michael Mangieri, et ux

Petitioner

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF

*

BALTIMORE COUNTY

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Case No. 07-278-SPH

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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, Michael J. Mangieri and his wife, Joan V. Mangieri. The Petitioners request a special hearing to approve an amendment to the approved site plan in Zoning Case No. 05-578-A to relocate a detached accessory structure. The Petitioner's desire to raze their existing front yard garage and relocate a newly constructed garage further back on their property and more in line with their home. In this regard, Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) requires the accessory structure (garage) to be located in the rear yard in lieu of the side front yard. 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 Michael and Joan Mangieri, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located at the end of and to the east side of Thompson Avenue in Reisterstown. The property contains a gross area of 11.16 acres, more or less, zoned R.C.4; however, due to its unusual shape and configuration, the property is roughly diamond-shaped, with the larger

DATE 2-16-07 BY DJ3

DATE 2-16-07

BY DJ3

portions of the tract located at the northern and eastern boundaries. The property is improved with a two-story dwelling built in 1917 with an overall footprint of 42 feet by 26 feet, a detached shed and outhouse, a hobby workshop in the rear yard, and a cinderblock detached garage in the front yard. In Case No. 05-578-A, Deputy Zoning Commissioner John V. Murphy legitimized this accessory building (garage) in the front yard and approved the accessory building (hobby house) with a height of 26 feet. Due to continual drainage and water ponding in the front yard exacerbated by storm water run off from Thompson Avenue, the Petitioner's consulted a grading contractor who developed a plan to resolve the problems through re-grading the area where the driveway ends in front of their home which will require the relocation of the existing garage. Mrs. Mangieri testified as to the practical difficulties and hardships endured by the slope of the land and the continual water problems they have endured since 2001. She submitted an array of photographs (Petitioner's Exhibit 2) that fairly and inaccurately depict the flooding and accumulation of water and silt in this area.

The Petitioner's are desirous of constructing a detached garage, 24 feet by 30 feet in dimension with a height of 15 feet, as depicted on the site plan in a new location to the north and east of the existing garage. It was indicated that the garage is necessary to provide storage for Petitioners' John Deere tractor, garden equipment and car. Currently, the existing garage is too small to provide the needed space and the Mangieri's have assured me that the accumulation of clutter and debris surrounding the current garage will be cleaned up and stored in the new structure. Due to the irregular shape of the property and the steep slope from the front yard to the rear yard (a drop of some 90 feet in elevation from the home to the rear of the property), the proposed garage will be located in the front yard to the eastern side of the existing dwelling. Testimony indicated that the garage could not be constructed to the rear of the dwelling due to

ORDER RECEIVED FOR FILING

Date 2-16-07

By DEJ

the steep slope of the property away from the house, and that substantial grading and elevation would be necessary in order to accommodate the structure as well as access thereto. Moreover, the garage cannot be located in the western portion of the site due to the wooded nature and topography of the land.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested special hearing and variance relief. It is clear that strict compliance with the zoning regulations would be unreasonably burdensome and that there will be no detriment to the health, safety, or general welfare of the surrounding locale. Moreover, there were no adverse comments submitted by any County reviewing agency, and no one appeared in opposition to the request. Thus, I find that relief requested is appropriate in this instance and should be granted.

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 16th day of February, 2007, that the Petition for Special Hearing to approve an amendment to the approved site plan in Zoning Case No. 05-578-A to relocate a detached accessory structure (garage), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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.
2. The new garage shall be limited to uses accessory to the residential uses of the property. It shall not be used to support a business or for commercial purposes.
3. Within sixty (60) days following the completion of the new garage, Petitioner's shall raze the existing cinder block garage and re-landscape and seed the area in a workmanlike manner.

CASE RECEIVED FOR FILING

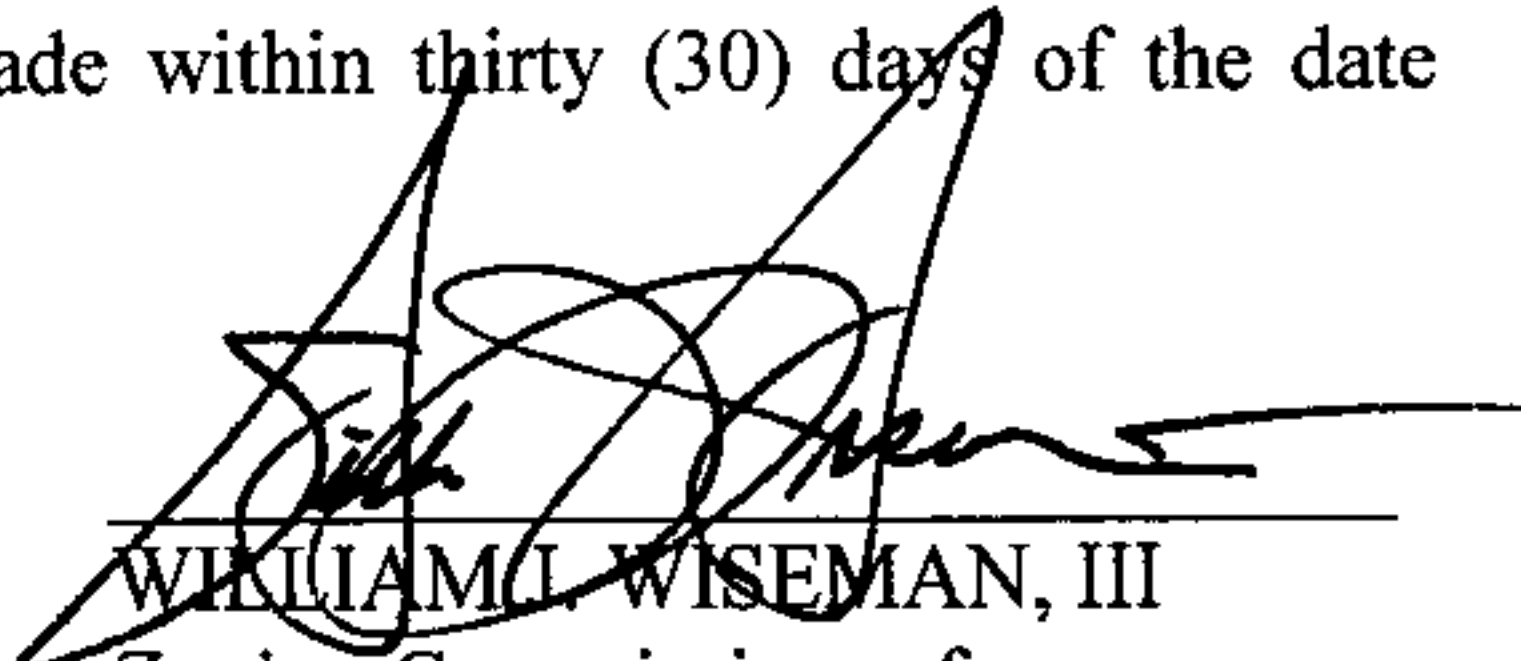
Date 2-16-07

By WJ

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.

IT IS FURTHER ORDERED that all other findings and restrictions with regard to the Fire Department ZAC comment, dated August 23, 2005, referenced in this Commission's previous Order shall remain in full force and effect.

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


WILLIAM C. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2-16-07

By DW



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 16, 2007

Michael J. Mangieri
Joan V. Mangieri
11224 Thompson Avenue
Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL HEARING

E/S Thompson Avenue, 1,185' N c/line Deer Park Road
(11224 Thompson Avenue)
4th Election District - 4th Council District
Michael Mangieri, et ux - Petitioner
Case No. 07-278-SPH

Dear Mr. and Mrs. Mangieri:

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

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: People's Counsel; Fire Department; Case File

Corrected



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11224 THOMPSON AVENUE
which is presently zoned RC4

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

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.

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

Date 2-16-07

By LDW

Case No. 07-278-SPU

REV 9/15/98

Legal Owner(s):

MICHAEL J. MANGIERI

Name - Type or Print

Signature Michael J Mangieri

JOAN V. MANGIERI

Name - Type or Print

Signature Joan V Mangieri

11224 THOMPSON AVENUE 410.833.1778

Address

Telephone No.

REISTERSTOWN MD 21136

City

State

Zip Code

Representative to be Contacted:

Joan V Mangieri

Name

Address same as above

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 12/15/06

Petition for ~~Administrative~~ Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 11224 THOMPSON AVENUE, REISTERSTOWN
which is presently zoned RC4

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 to approve a waiver pursuant to Sections 32-4-107, BGC of Sections 32-4-223 (8) and Section 32-4-416(a)(2) to

AN AMENDMENT TO
THE APPROVED SITE PLAN IN ZONING CASE NO 05-578-A
TO RELOCATE A DETACHED ACCESSORY STRUCTURE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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.

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):

MICHAEL J. MANGIERI

Name - Type or Print

Signature

JOAN V. MANGIERI

Name - Type or Print

Signature

11224 THOMPSON AVENUE

Address

410-833-1778

Telephone No.

REISTERSTOWN MD.

City

State

21136

Zip Code

Representative to be Contacted:

JOAN MANGIERI

Name

(SAME AS ABOVE)

Address

Telephone No.

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. 07-278-SPH

Reviewed By LTM Date 12/15/06

REV 6/17/05

Estimated Posting Date 12/24/06

Date 2-16-07

By WJW

Affidavit in Support of ~~Administrative~~ Special Hearing

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 11224 THOMPSON AVENUE
Address

REISTERSTOWN MARYLAND 21136
City State Zip Code

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.

Michael J. Mangieri
Signature

Joan V. Mangieri
Signature

MICHAEL J. MANGIERI
Name - Type or Print

Joan V. Mangieri
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

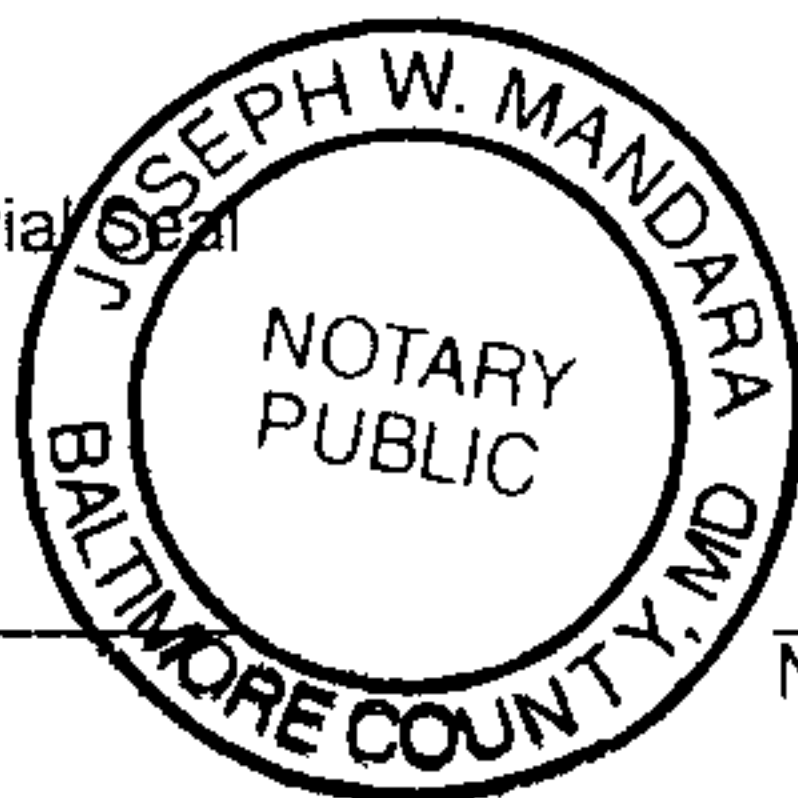
I HEREBY CERTIFY, this 17 day of November, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael J. Mangieri & Joan V. Mangieri

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11/17/06
Date



Joseph W. Mandara
Notary Public

My Commission Expires 4/12/08

Affidavit in Support of ~~Administrative~~ Special Hearing

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 11224 THOMPSON AVENUE
Address
REISTERSTOWN MARYLAND 21136
City State Zip Code

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.

Michael J. Mangieri
Signature

MICHAEL J. MANGIERI
Name - Type or Print

Joan V. Mangieri
Signature

Joan V. Mangieri
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of November, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

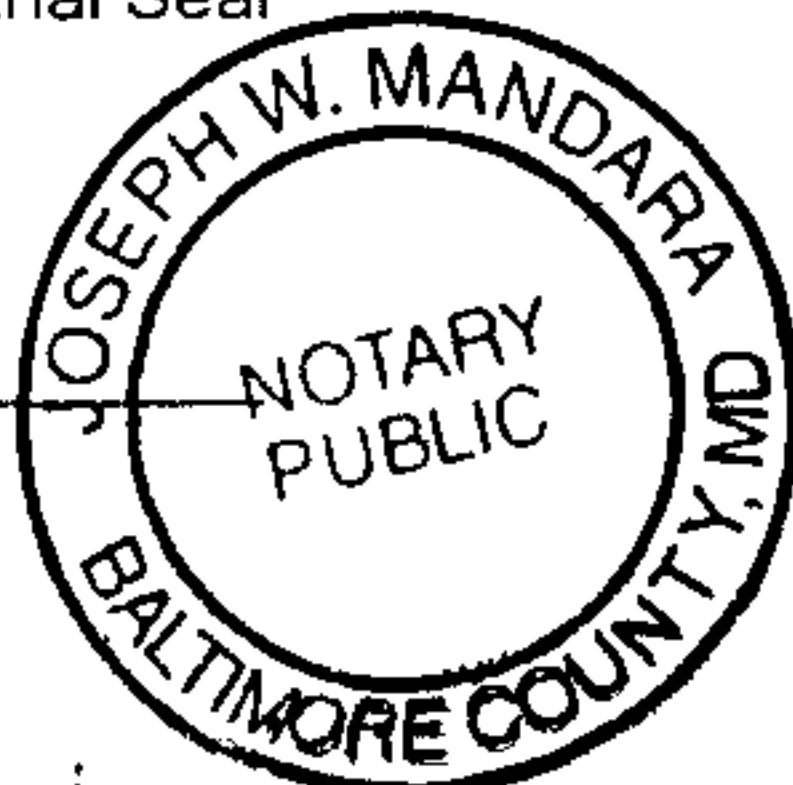
Michael J. Mangieri & Joan V. Mangieri

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

11/17/06



Notary Public

Joseph W. Mandara

My Commission Expires

4/12/08

Zoning Description
11224 Thompson Avenue

All that piece or parcel of land situate, lying and being in the Fourth Election District and Fourth Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the east side of Thompson Avenue said point being northerly 1,185 feet more or less from its intersection with Deer Park Road and running thence 1) North 35 degrees 52 minutes 30 seconds West 183.81 feet, 2) North 83 degrees 03 minutes 30 seconds West 613.49 feet, 3) North 04 degrees 03 minutes West 252.16 feet, 4) North 34 degrees 46 minutes East 591.00 feet, 5) South 56 degrees 31 minutes East 858.00 feet, 6) South 35 degrees 03 minutes 10 seconds East 127.00 feet, 7) South 85 degrees 24 minutes 50 seconds West 627.70 feet, 8) South 32 degrees 41 minutes 37 seconds East 157.59 feet, and 9) South 29 degrees 40 minutes 18 seconds East 230.15 feet to the place of beginning.

Containing 486,319 sq. ft. or 11.16 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance

270

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: * 07-278-SPH
Petitioner: Joan + Michael Mangieri
Address or Location: 11224 Thompson Ave Reisterstown, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joan V. Mangieri
Address: 11224 Thompson Ave
Reisterstown, MD 21136
Telephone Number: 410-833-1778

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23056**

DATE 12/15/06 ACCOUNT 120010060150
AMOUNT \$ 65.00

RECEIVED FROM: JOAN MANGIARI

FOR: 07-278-SPL

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
12/14/2006	12/15/2006	11:44:11	2
REG US02	PAOL	JAN6 JLE	
>>RECEIPT # 494531 12/15/2006 CFIN			
Dept	B - SEC ADMIN VERIFICATION		
CR NO.	122056		
Receipt To:	\$65.00		
\$65.00 CK	\$65.00 CA		
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 1/22/07

Case Number: 07-278-SPH

Petitioner/Developer: MR. & MRS. MANGIERI

Date of Hearing (Closing): 02/13/07

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: 11224 THOMPSON AVENUE

The sign(s) were posted on: 01/20/07

ZONING NOTICE

CASE # 07-278-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY, FEBRUARY 13, 2007
AT 10:00 A.M.

REQUEST: SPECIAL HEARING TO PERMIT AN
AMENDMENT TO THE APPROVED SITE
PLAN IN ZONING CASE 05-578-A TO
RELOCATE A DETACHED ACCESSORY
STRUCTURE

11224 THOMPSON AVENUE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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)

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: #07-278-SPH

11224 Thompson Avenue
E/side of Thompson Avenue, 1185 feet north of
centerline of Deer Park Road

4th Election District 4th Councilmanic District
Legal Owner(s): Michael J. & Joan V. Mangler

Special Hearing: to permit an amendment to the approved site plan in zoning case 05-578-A to relocate a detached accessory structure

Hearing: Tuesday, February 13, 2007 at 10:00 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 1/795 Jan. 30 123182

CERTIFICATE OF PUBLICATION

2/1/2007

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 1/30/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
January 11, 2007
Department of Permits and
Development Management

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: 07-278-SPH

11224 Thompson Avenue

E/side of Thompson Avenue, 1185 feet north of centerline of Deer Park Road

4th Election District – 4th Councilmanic District

Legal Owners: Michael J. & Joan V. Mangieri

Special Hearing to permit an amendment to the approved site plan in zoning case 05-578-A to relocate a detached accessory structure.

Hearing: Tuesday, February 13, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Mangieri, 11224 Thompson Avenue, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2007.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 30, 2007 Issue - Jeffersonian

Please forward billing to:

Joan Mangieri
11224 Thompson Avenue
Reisterstown, MD 21136

410-833-1778

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: 07-278-SPH

11224 Thompson Avenue

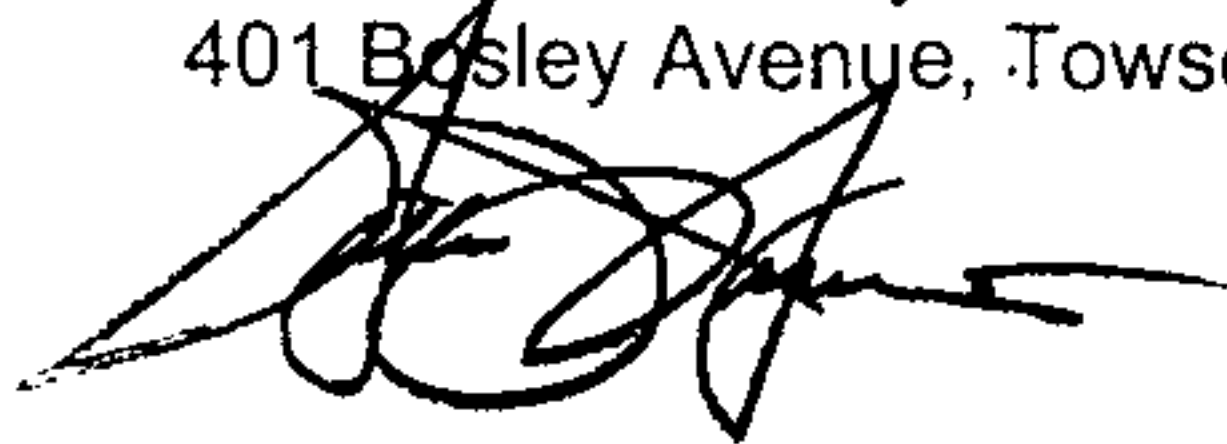
E/side of Thompson Avenue, 1185 feet north of centerline of Deer Park Road

4th Election District – 4th Councilmanic District

Legal Owners: Michael J. & Joan V. Mangieri

Special Hearing to permit an amendment to the approved site plan in zoning case 05-578-A to relocate a detached accessory structure.

Hearing: Tuesday, February 13, 2007 at 10:00 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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 5, 2007

Michael J. Mangieri
Joan V. Mangieri
11224 Thompson Avenue
Reisterstown, MD 21136

Dear Mr. and Mrs. Mangieri:

RE: Case Number: 07-278-SPH, 11224 Thompson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 15, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: John V. Murphy
Deputy Zoning Commissioner

DATE: August 23, 2005

FROM: Richard A. DeFlavis
Administrative Captain
Fire Marshal's Office

RECEIVED

AUG 25 2005

SUBJECT: Fire Department Comments
Case No. 05-578-A /Property: 11224 Thompson Avenue

ZONING COMMISSIONER

The Baltimore County Fire Marshal's Office has the following comments regarding the above referenced Petition for Administrative Variance:

- Construction and use of the proposed building of shall comply with NFPA 1127 Code for High Powered Rocketry, 2002 edition and all requirements of the Baltimore County Fire Code, Maryland State Fire Code, and Public Safety Article of the Annotated Code of Maryland.
- Storage of rocket propellant, rocket motors, motor reloading kits, and pyrotechnic modules shall comply with NFPA 1127 and storage magazines shall comply with the requirements of 27 CFR 55 and be of the appropriate type as required by NFPA 1127.
- The property owner/resident shall notify the Fire Marshal's Office of the type, quantity, and location of explosive material stored on site and appropriate signage shall be installed at the site.
- The owner/resident shall obtain a permit from the Maryland State Fire Marshal for an explosive magazine before installing any type indoor or outdoor magazine.

Copies to:
Zoning Advisory Committee c/o DPDM
file

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

December 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 25, 2006

Item Number(s): 267 through 269 and 271 through 280

278

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





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-2-2007

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

RE: Baltimore County
Item No. 7-278-SPH
11244 THOMPSON AVE
MANGIERI PROPERTY
ADMIN. VARIANCE

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. 7-278-SPH.

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: 5-578 - Administrative Variance

DATE: June 7, 2005

RECEIVED

JUN - 8 2005

ZONING COMMISSION

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 26 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 David Pinning at 410-887-3480.

Prepared by: Mark A. Curren

Section Chief: Lynn F. Lankford

AFK/LL: MAC

DATE RECEIVED FOR FILING

Date 2-16-07

By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *swl*

DATE: February 9, 2007

SUBJECT: Zoning Item # 07-278-SPH
Address 11224 Thompson Avenue
(Mangieri Property)

Zoning Advisory Committee Meeting of December 25, 2006

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Russo

Date: 1/9/07

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 2, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 1, 2006
Item Nos. 07-266, 268, 270, 271, 272, 273,
274, 275, 277, 278, 279, and 280

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-01022007.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
11224 Thompson Avenue; E/S Thompson *
Avenue, 1,185' N c/line Deer Park Road * ZONING COMMISSIONER
4th Election & 4th Councilmanic Districts *
Legal Owner(s): Michael & Joan Mangieri * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-278-SPH

* * * * *

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 and all 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 4th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, John Mangieri, 11224 Thompson Avenue, Reisterstown, MD 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JAN 04 2007

Per.....

ZAC AGENDA

Item Number: 278 Case Number: 7-278-SPH Primary Use: Residential Reviewer: LTM
Type: Administrative Special Hearing
Legal Owner: Michael J. and Joan V. Mangieri
Contract Purchaser:
Critical Area: No Flood Plain: No Historic: No Election Dist: 4th Councilmanic Dist: 4th
Property Address: 11224 Thompson Avenue
Location: East side Thompson Avenue, 1185 feet north of centerline Deer Park Road.
Existing Zoning: RC - 4 Area: 11.16 acres +/-
Proposed Zoning: ADMINISTRATIVE VARIANCE To permit an amendment to the approved site plan in zoning case no. 05-578-A.

*what is amendment?
Req. SPH?*

Attorney:

Miscellaneous: Prior Zoning 05-578-A

Item Number: 279 Case Number: 7-279-SPH Primary Use: Residential Reviewer: JCM
Type: Special Hearing
Legal Owner: James V. and Barbara M. Jenkins
Contract Purchaser:
Critical Area: No Flood Plain: No Historic: No Election Dist: 13th Councilmanic Dist: 1st
Property Address: 1819 Sutton Avenue
Location: Northeast side of Sutton Avenue, 135.3 feet +/- southeast of centerline of Willow Street.
Existing Zoning: DR-5.5 Area: 0.106 acres +/-
Proposed Zoning: SPECIAL HEARING To approve the existing lot lines as-is, as a legal nonconforming use.

we don't approve lot lines

Attorney:

Miscellaneous:

*CALLED 12/19/06 - ADVISED THAT
PROPER FORMS WILL BE SENT IN MAIL
REQUEST THEY BE COMPLETED AND RETURNED
AND TO NOT POST PROPERTY UNTIL THEY
RECEIVE FURTHER INSTRUCTIONS*

CA 11100

12/19/06

12/19/06

12/19/06

12/19/06

My Mayfly,

In case I don't
see you - here are
the petitions.

Hope all is
going well for you
over the holidays.

Thanks for your
help - Happy 2007

Joan
Margui

416-833-1778

gm
6/13/05

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Thompson Avenue, 1,185 ft. N
centerline of Deer Park Road
4th Election District
4th Councilmanic District
(11224 Thompson Avenue)

Joan V. & Michael J. Mangieri
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 05-578-A

*Prior
Zoning*

* * * * *

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, Joan V. and Michael J. Mangieri. The administrative variance is requested for property located at 11224 Thompson Avenue in the Reisterstown area of Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to ~~permit an existing accessory building (garage) to remain in the front yard in lieu of the required~~ rear yard and to permit a proposed accessory building (hobby house) with a height of 26 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 25, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 was received from the Office of Planning dated June 7, 2005, a copy of which is attached hereto and made a part hereof. This comment requested a condition that the new structure not be used for human habitation, not have any

bathrooms, etc. However the Petitioner's floor plan indicated that they would like to have a bathroom in the building.

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 Planning Office comment indicates that the structure should not contain living quarters including bathroom facilities. The Petitioners' plan has a bathroom shown on the first floor of the proposed structure. Consequently, the Petitioners were asked to respond to the Planning Office comment. Subsequently, they presented reasons why a bathroom would be needed in their letter of June 30, 2005, specifically the need to have access to a shower in case of chemical spill, educational presentations to the public, etc. However, this letter also indicated that the Petitioner's hobby is building high-powered rockets for pleasure and education.

This revelation triggered a thorough review by the ZAC committee and most particularly by the Fire Department. After contacting the Petitioners about the rocket hobby, the Fire Department filed a formal response indicating their investigation of this matter in their August 22, 2005 memorandum to the undersigned. In addition, the Department followed this report

with correspondence dated August 23, 2005, which recommends specific conditions for granting this variance request. Both of these documents are incorporated into the file of this case.

The Petitioners have filed the supporting affidavits 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 if the conditions recommended by the Fire Department are incorporated into the Order. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted and reports and recommendations of the Fire Department 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 Petitioners.

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 with conditions

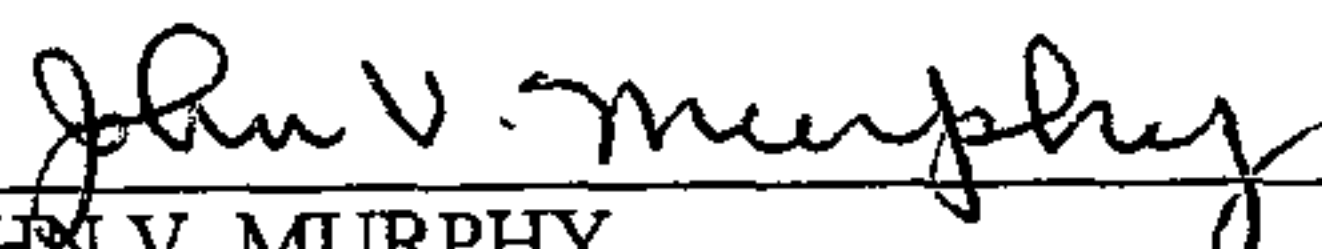
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2 day of ~~August~~^{September}, 2005, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (garage) to remain in the front yard in lieu of the required rear yard and to permit a proposed accessory building (hobby house) with a height of 26 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Compliance with the Fire Department ZAC comments dated August 23, 2005, a copy of which is attached hereto and made a part hereof and states as follows:
 - Construction and use of the proposed building shall comply with NFPA 1127 Code for High Powered Rocketry, 2002 edition and all requirements of the Baltimore

County Fire Code, Maryland State Fire Code, and Public Safety Article of the Annotated Code of Maryland.

- Storage of rocket propellant, rocket motors, motor reloading kits, and pyrotechnic modules shall comply with NFPA 1127 and storage magazines shall comply with the requirements of 27 CFR 55 and be of the appropriate type as required by NFPA 1127.
 - The property owner/resident shall notify the Fire Marshal's Office of the type, quantity, and location of explosive material stored on site and appropriate signage shall be installed at the site.
 - The owner/resident shall obtain a permit from the Maryland State Fire Marshal for an explosive magazine before installing any type indoor or outdoor magazine.
2. 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;
 3. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated June 7, 2005, a copy of which is attached hereto and made a part hereof;
 4. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.
-

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:raj

Bill Wiseman - Mangieri residence - Size of (Case 07-278-SPH)

From: "Michael J. Mangieri" <mjmangieri@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 02/14/07 3:27:56 PM
Subject: Mangieri residence - Size of (Case 07-278-SPH)

Dear Mr. Wiseman,

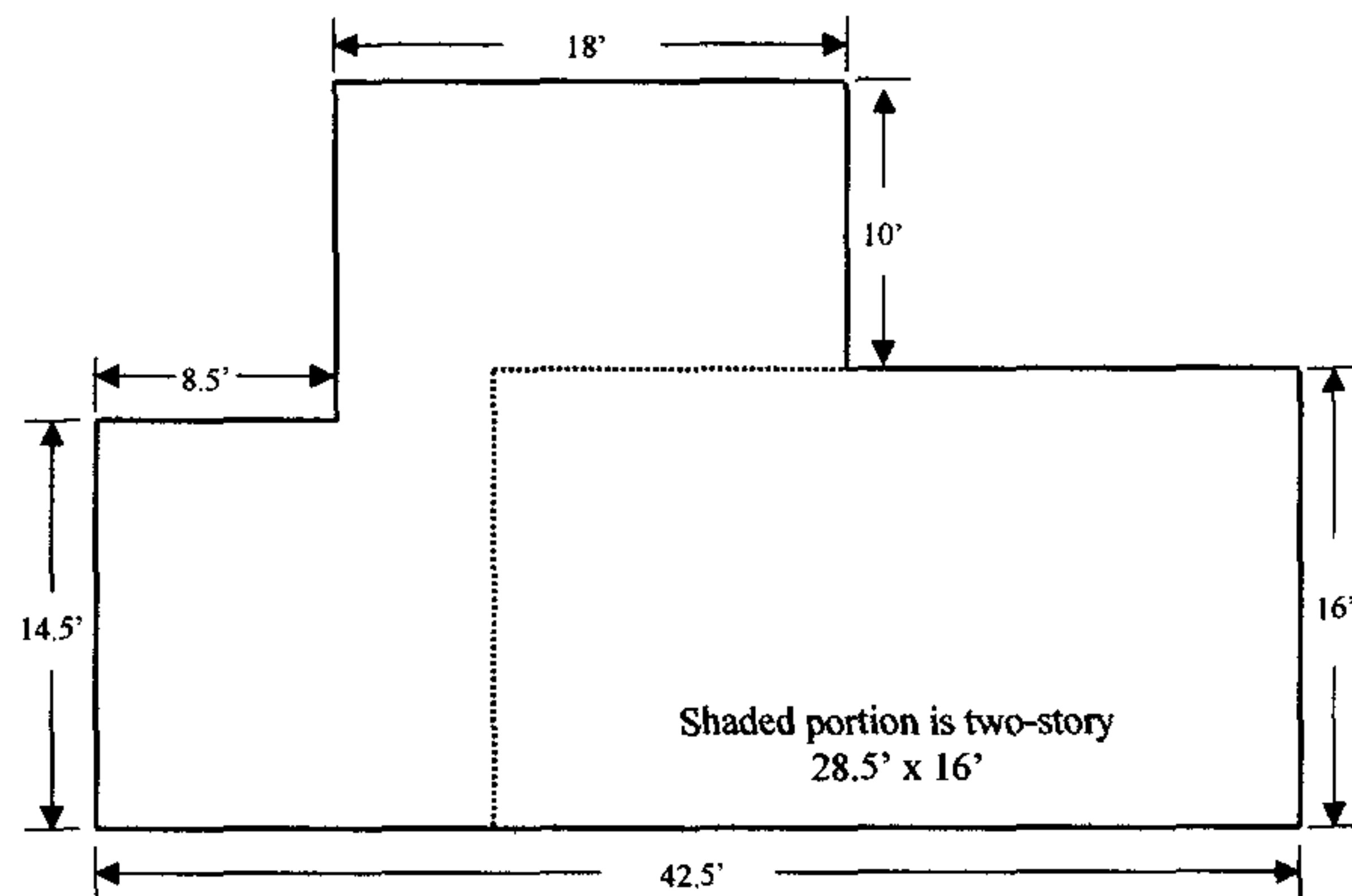
In regard to case number 07-278-SPH, as requested, I have attached a pdf file containing the outside dimensions of our house. Figures are estimates but should be accurate to the nearest 1/2 ft.

Overall footprint is about 42' x 26' Total Area (Both floors) 1303 sq ft.

If you need anything else please phone or email. Home Phone: 410.833.1778 Cell: 443-768-3795

=====
Michael J. Mangieri mjmangieri@comcast.net
Visit X-Caliber Rockets <http://takeoff.to/XCaliberRockets>
NAR Member #80259 Member of MDRA and NARHAMS
=====

Mangieri Residence
11224 Thompson Avenue
Reisterstown, MD 21136



1st Floor:	847 ft ²
2nd Floor:	456 ft ²
Total:	1303 ft ²

CASE NAME 07-278-SPH
CASE NUMBER _____
DATE 2/13/2007

[illegible]

Case No.:

07-278 SPH 11224 THOMPSON AVE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	Photographs	
No. 3	BLDG ELEVATIONS	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MANGIER 11224 THOMPSON AVE. REISTERTOWN, MD 21136



CASE # 07-278-SPH

Room 407 County Courts Building

2/13/07 10:00AM

PETITIONER'S

EXHIBIT NO.

2







Mangieri Outbuilding

24'0"

9' wide OHD



12'0"

Garage Area

Outbuilding

Height not to exceed 15'0"

(2)
3'0" x 4'0"
windows

Rear

Equipment
Area

6' wide swing doors

6' wide
swing
doors

36'0"
Front

PETITIONER'S

EXHIBIT NO.

3

Entry

3'6" x 8' swing door

3'0" x 4'0"
window

1/4" = 1'0"

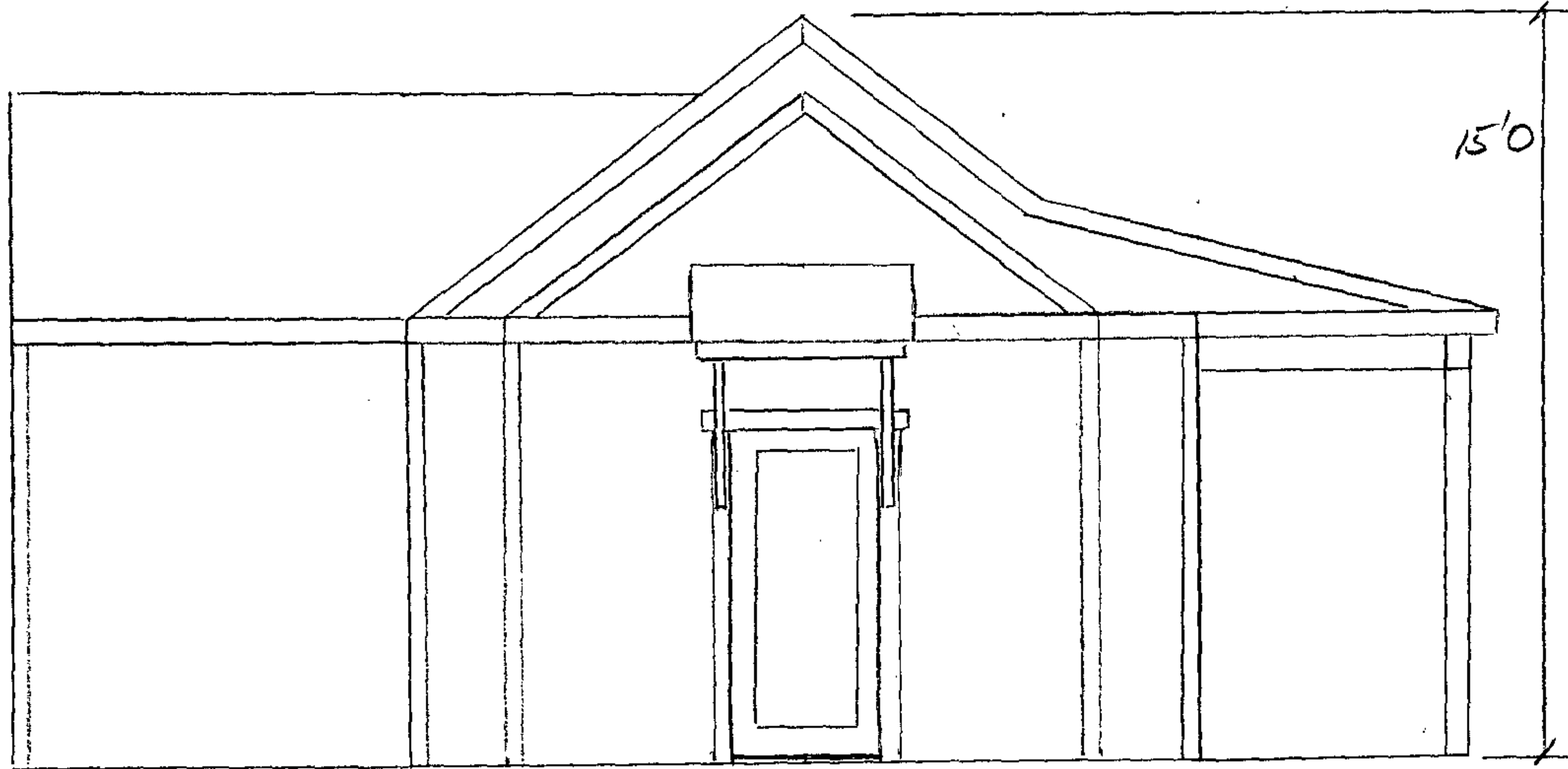
12'0"

16'0"

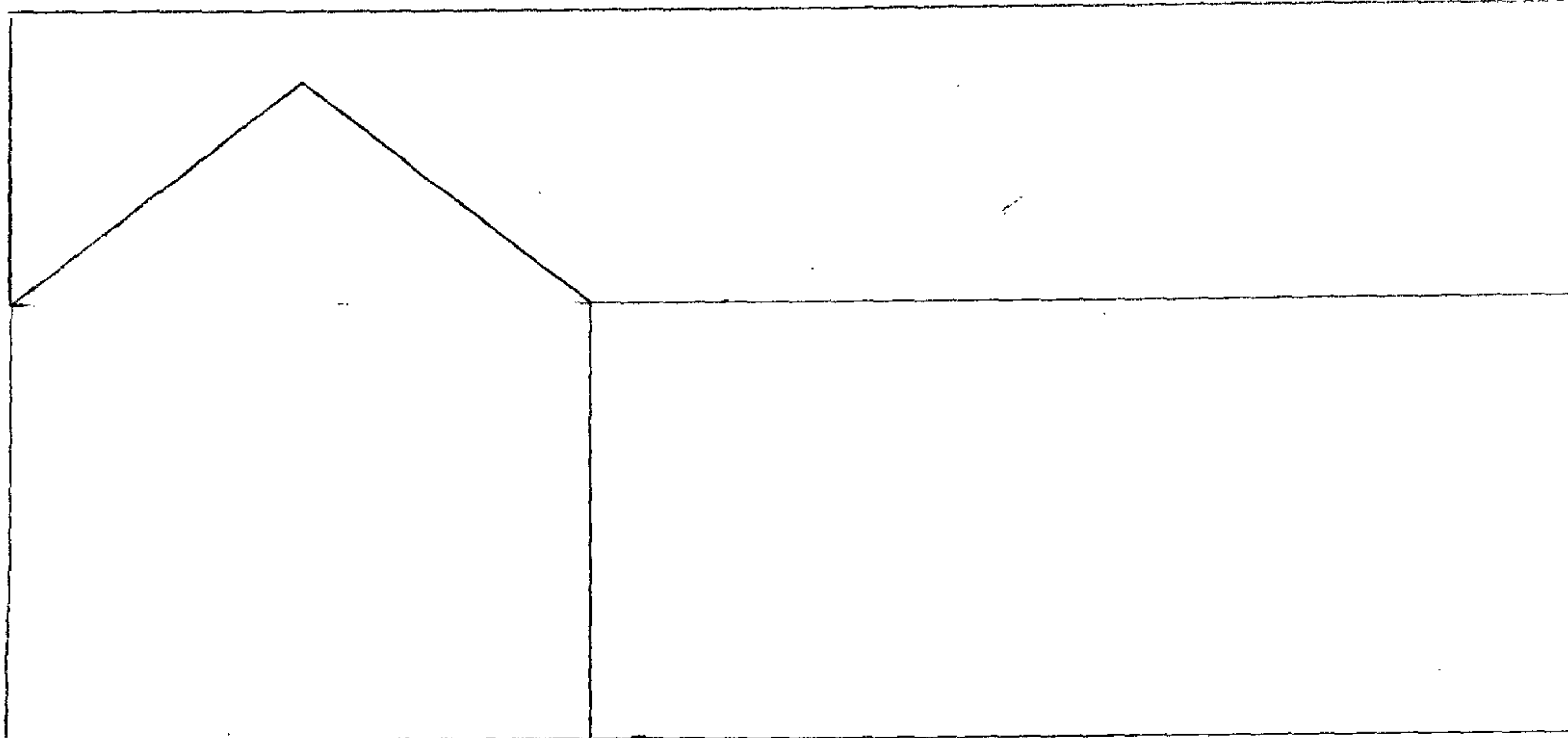
©RPC
102506

Mangieri Outbuilding

$\frac{1}{4}'' = 1'0$



Left Side Elevation



Rear Elev.

©RPC 111006

Standing on front porch - a picture of our water problem at the end of the driveway.



This picture was taken at our property corner furtherest south. The garage to be razed is to the right of our eway.



We were going to put metal doors on the cello way. A sink hole formed - thank fully it manifested itself before Michael stood on what he thought was solid ground. We had to pay to get sink hole fixed before we could put the doors on.



garage we want to raze

WATER
HUSH
A PAT
SOME
ACCS
VERY
DEEP

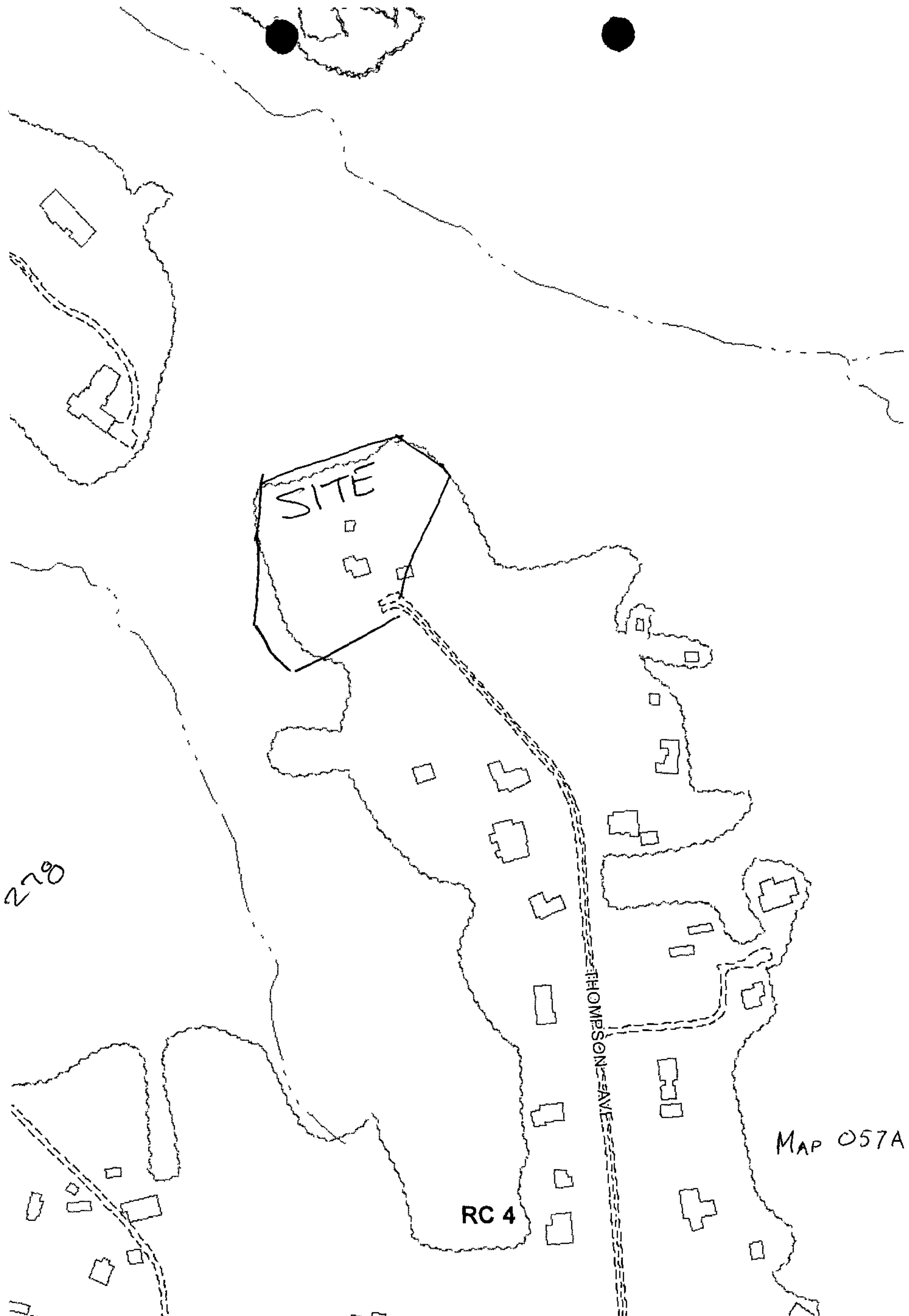


THE TERRAIN CAUSED
A STEEP HILL IN FRONT
+ ON THE NORTH SIDE OF
THE HUBBY WORKSHOP, WHICH
JOAN IS AFRAID TO MOW
① HER TACTIC. MADE A
VERY STEEP INCLINE. WE NEED
THE BUILDING TO PUT THE
EQUOMENT THAT I CAN MOW
THE STEEP HILL WITH.

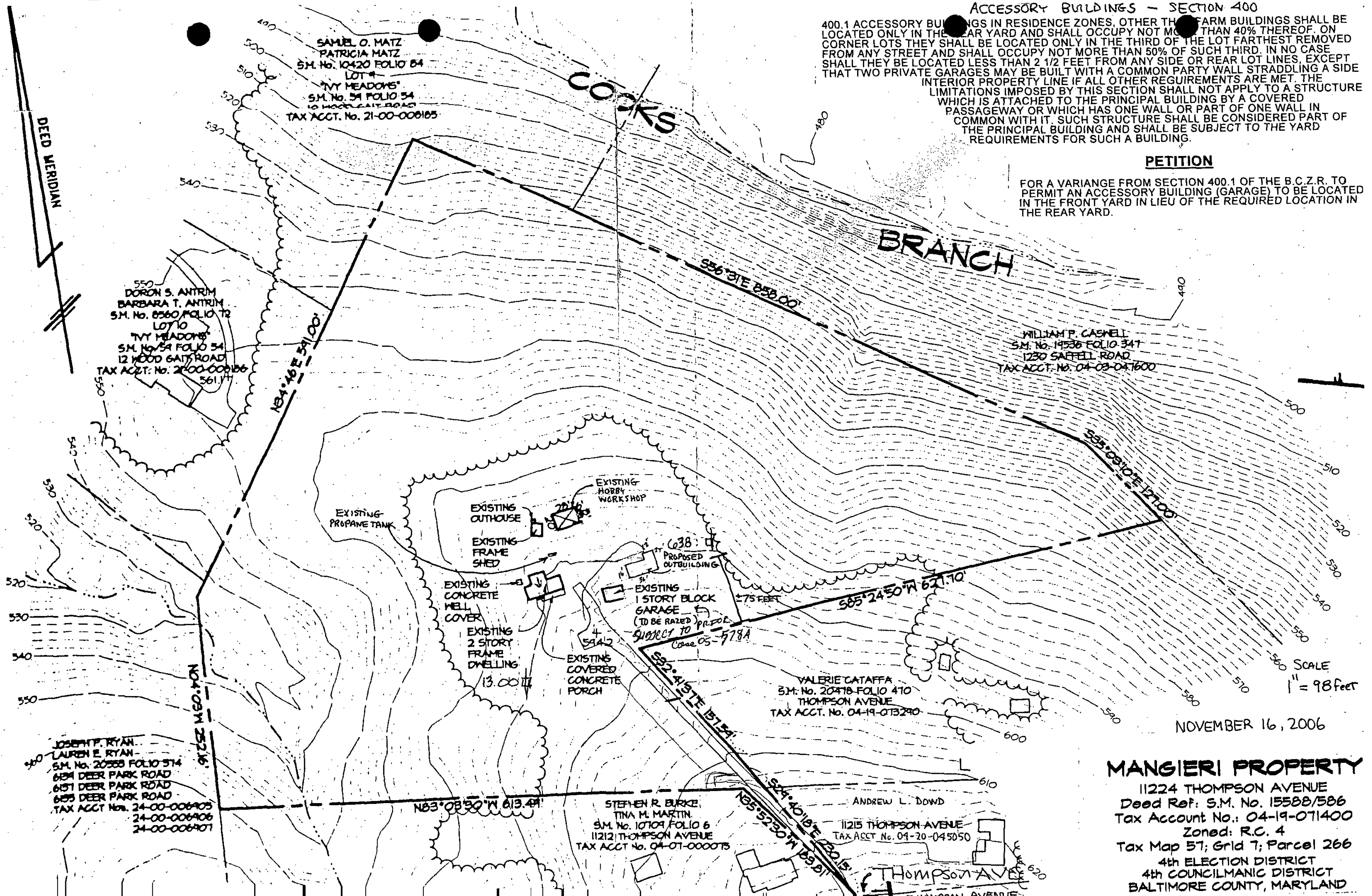
— OLD GARAGE RAZED

← THIS IS WHERE
WE WOULD PUT THE NEW
BUILDING. THE CLOTHESLINE
WOULD HAVE TO BE
RELOCATED





MAP 057A2

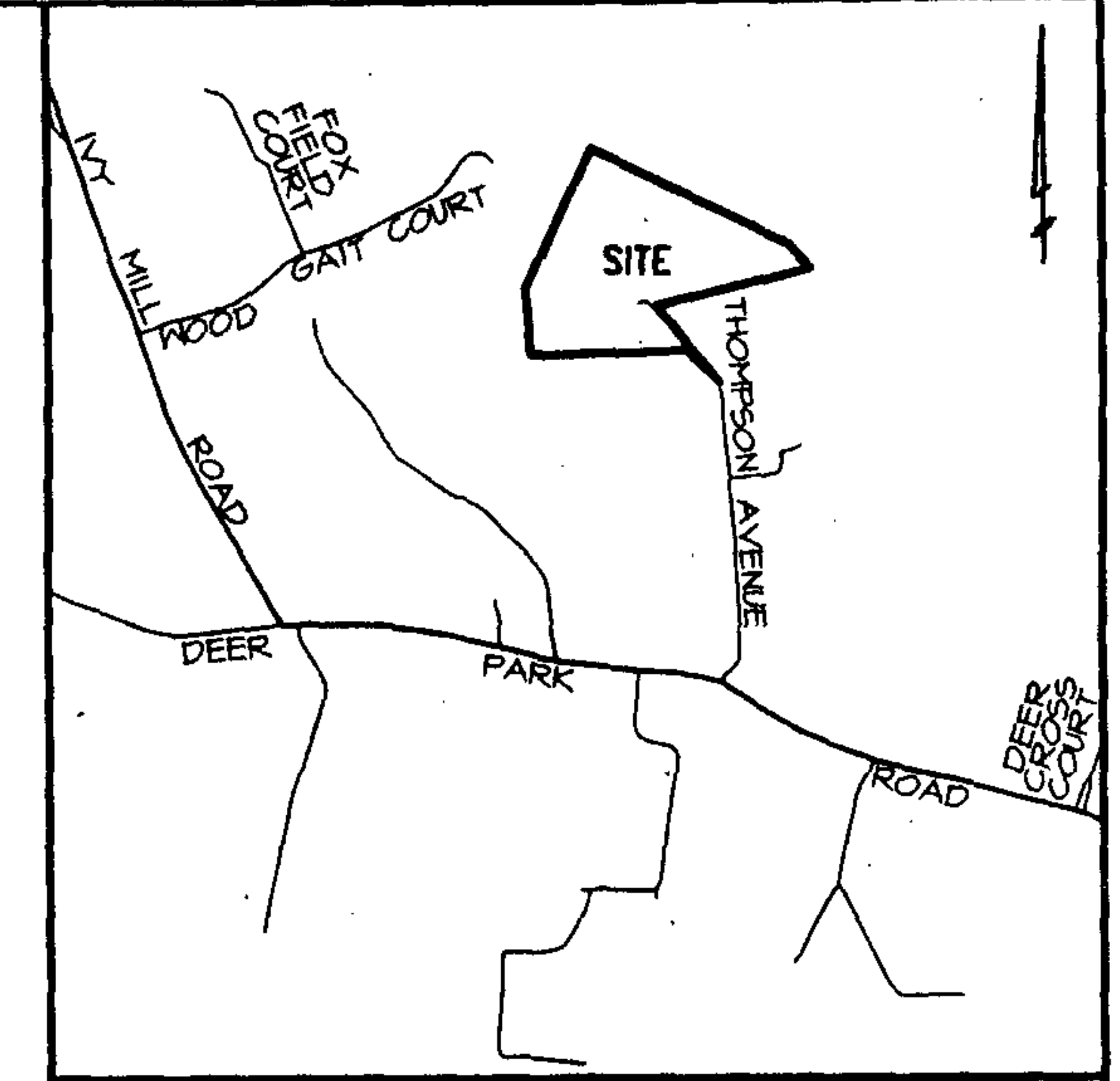


ACCESSORY BUILDINGS - SECTION 400

400.1 ACCESSORY BUILDINGS IN RESIDENCE ZONES, OTHER THAN FARM BUILDINGS SHALL BE LOCATED ONLY IN THE REAR YARD AND SHALL OCCUPY NOT MORE THAN 40% THEREOF. ON CORNER LOTS THEY SHALL BE LOCATED ONLY IN THE THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET AND SHALL OCCUPY NOT MORE THAN 50% OF SUCH THIRD. IN NO CASE SHALL THEY BE LOCATED LESS THAN 2 1/2 FEET FROM ANY SIDE OR REAR LOT LINES, EXCEPT THAT TWO PRIVATE GARAGES MAY BE BUILT WITH A COMMON PARTY WALL STRADDLING A SIDE INTERIOR PROPERTY LINE IF ALL OTHER REQUIREMENTS ARE MET. THE LIMITATIONS IMPOSED BY THIS SECTION SHALL NOT APPLY TO A STRUCTURE WHICH IS ATTACHED TO THE PRINCIPAL BUILDING BY A COVERED PASSAGEWAY OR WHICH HAS ONE WALL OR PART OF ONE WALL IN COMMON WITH IT. SUCH STRUCTURE SHALL BE CONSIDERED PART OF THE PRINCIPAL BUILDING AND SHALL BE SUBJECT TO THE YARD REQUIREMENTS FOR SUCH A BUILDING.

PETITION

FOR A VARIANCE FROM SECTION 400.1 OF THE B.C.Z.R. TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED LOCATION IN THE REAR YARD.



GENERAL NOTES

1. OWNER: MICHAEL J. MANGIERI AND JOAN V. MANGIERI
11224 THOMPSON AVENUE
REISTERSTOWN, MARYLAND 21136-5428
(410)-893-1178
2. TAX ACCOUNT No. 04-19-071400
3. TITLE DEED LIBER S.M. No. 15368 FOLIO 586
TOTAL AREA = 11.16 AC.±
4. THE PROPERTY IS ZONED R.C.4
5. 200' SCALE ZONING MAP (GIS TILE) No. 57A2
6. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
7. CENSUS TRACT 4046.002 REGIONAL PLANNING DISTRICT 303 FOWLESBURG
WATERSHED LIBERTY SUBWATERSHED NONE
SCHOOL DISTRICT: ELEMENTARY - CEDARMERE ES, MIDDLE - FRANKLIN MS, HIGH - FRANKLIN HS.
A.D.C. MAP 8 GRID 15 F13
8. FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL 57A2
9. THIS SITE IS SERVICED BY PRIVATE WATER AND SEWER.
10. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
11. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY. *Case 05-578-A*
12. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
13. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.

PETITIONER'S

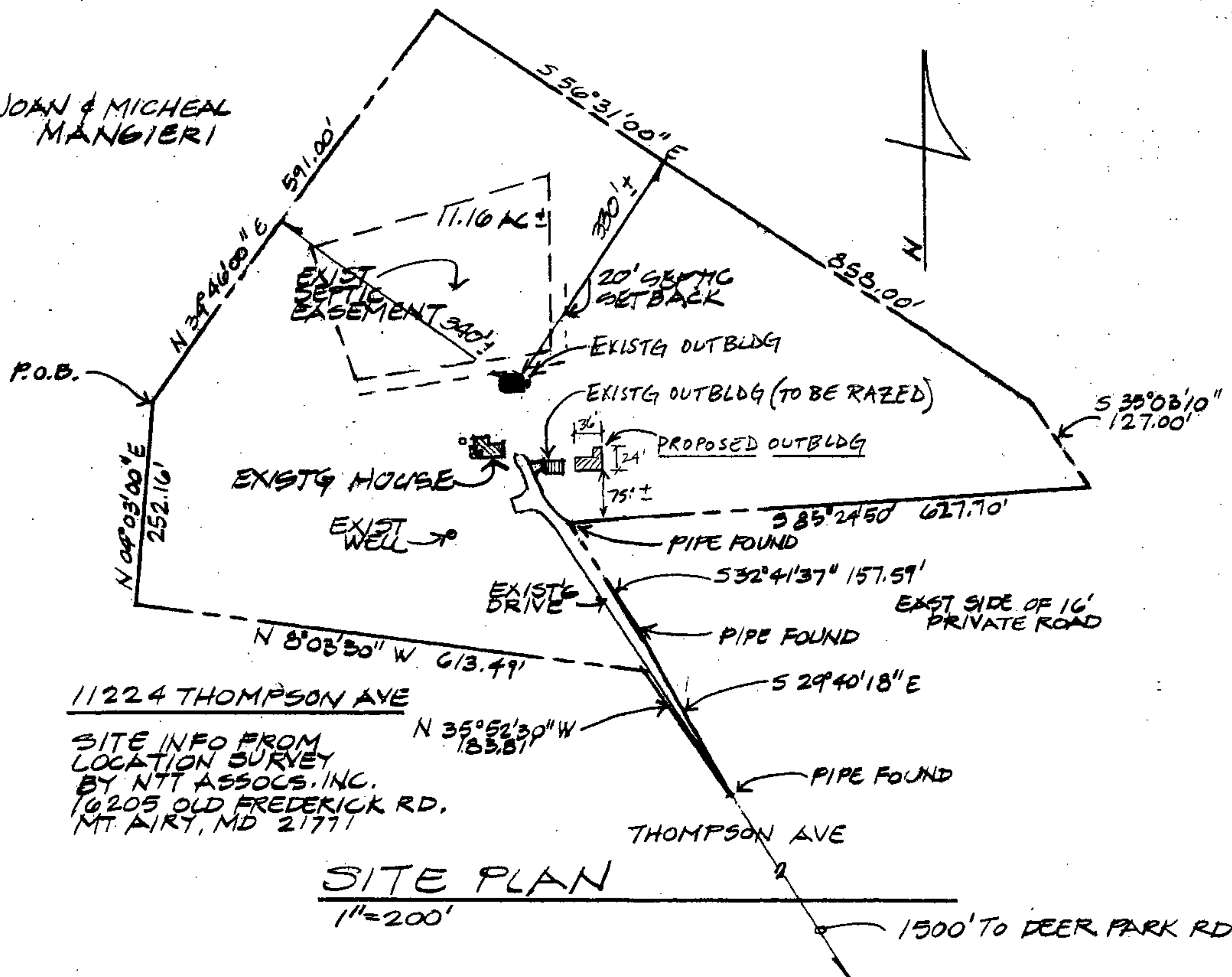
EXHIBIT NO. 1

MANGIERI PROPERTY

11224 THOMPSON AVENUE
Deed Ref: S.M. No. 15588/586
Tax Account No.: 04-19-071400
Zoned: R.C. 4
Tax Map 57; Grid 7; Parcel 266
4th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

PLAN TO ACCOMPANY PETITION
FOR
SPECIAL HEARING

JOAN & MICHAEL
MANGIERI



08/28/06