

IN RE: PETITION FOR ADMIN. VARIANCE
NW corner of Gilston Park and Radcliffe Roads
1st Election District
1st Councilmanic District
(6260 Gilston Park Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Michael D. and Mireille Tunney
Petitioners

* CASE NO. 07-362-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, Michael D. and Mireille Tunney. The variance request is for property located at 6260 Gilston Park Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet for an addition in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners were granted variance relief in Case No. 06-152-A. The proposed addition could not be constructed as initially planned without changing the existing approved variance. The side addition has been changed from 18 x 25 feet to 20 x 28 feet. The existing bedroom where the addition was to start from would not have a window if changes are not made to the previously approved variance. Thus, the reason for the instant variance request, Case No. 07-362-A.

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

3-7-07
P3
RECEIVED FOR FILE

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 18, 2007 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.

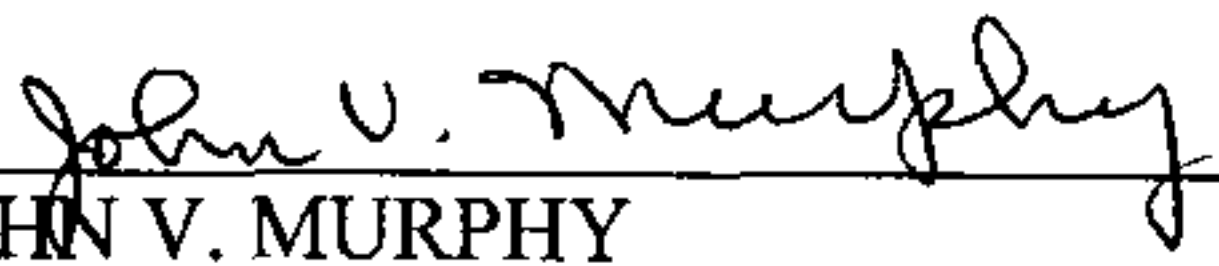
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of March, 2007 that a variance from Section 1B02.3.C.1 of the

Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet for an addition in lieu of the required 30 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.

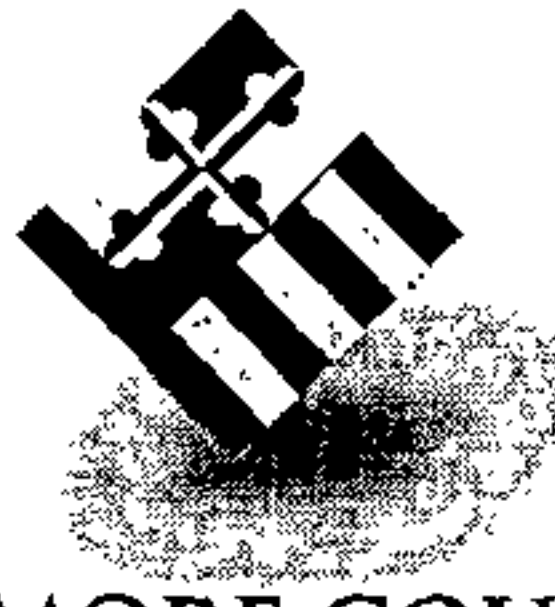
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR PLANNING
3-7-07
PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 8, 2007

MICHAEL D AND MIRELLE TUNNEY
6260 GILSTON PARK ROAD
CATONSVILLE, MD 21228

Re: Petition for Administrative Variance
Case No. 07-362-A
Property: 6260 Gilston Park Road

Dear Mr. And Mrs. Tunney:

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6260 GILSTON PARK RD CATONSVILLE
which is presently zoned AR 5-5

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

1 B 02.3. C.1; BC ZR to permit a rear yard
Setback of 22 ft. for an addition in Lieu of
the required 30 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Address

Telephone No.

Attorney For Petitioner:

6260 GILSTON PARK RD
CATONSVILLE MD

410
788 6119
21228

Name - Type or Print

City

State

Zip Code

Signature

Representative to be Contacted:

Company

Name

Address

Telephone No.

Address

Telephone No.

City

State

Zip Code

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 3-7-07 day of March 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. 07-362-A

Reviewed By [Signature]

Date 2-18-09

REV 10/25/01

Estimated Posting Date 3-7-07

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 _____

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):

We, Michael and Mireille Tunney of 6260 Gilston Park Road of Catonsville, MD 21228 on this 26th day of January 2007 come before you for a petition change.

We petition your office to ask for a variance from 30ft to 24 feet. The addition could not be constructed as initially planned without changing the existing approved variance. The side addition has been changed from 18x25 to 20x28 feet. The existing bedroom where the addition was to start from would not have a window for fresh air if changes are not made to the existing variance.

Thank you for taking time to review this request and we pray for your approval.

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 _____

Name - Type or Print _____

Mireille Tunney

Signature _____

Name - Type or Print _____

Michael D. Tunney

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mireille Tunney & Michael Dave Tunney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public _____

My Commission Expires

4/6/2010

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

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):

We, Michael and Mireille Tunney of 6260 Gilston Park Road of Catonsville, MD 21228 on this 26th day of January 2007 come before you for a petition change.

We petition your office to ask for a variance from 30ft to 24 feet. The addition could not be constructed as initially planned without changing the existing approved variance. The side addition has been changed from 18x25 to 20x28 feet. The existing bedroom where the addition was to start from would not have a window for fresh air if changes are not made to the existing variance.

Thank you for taking time to review this request and we pray for your approval.

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

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mireille Tunney & Michael Dave Tunney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

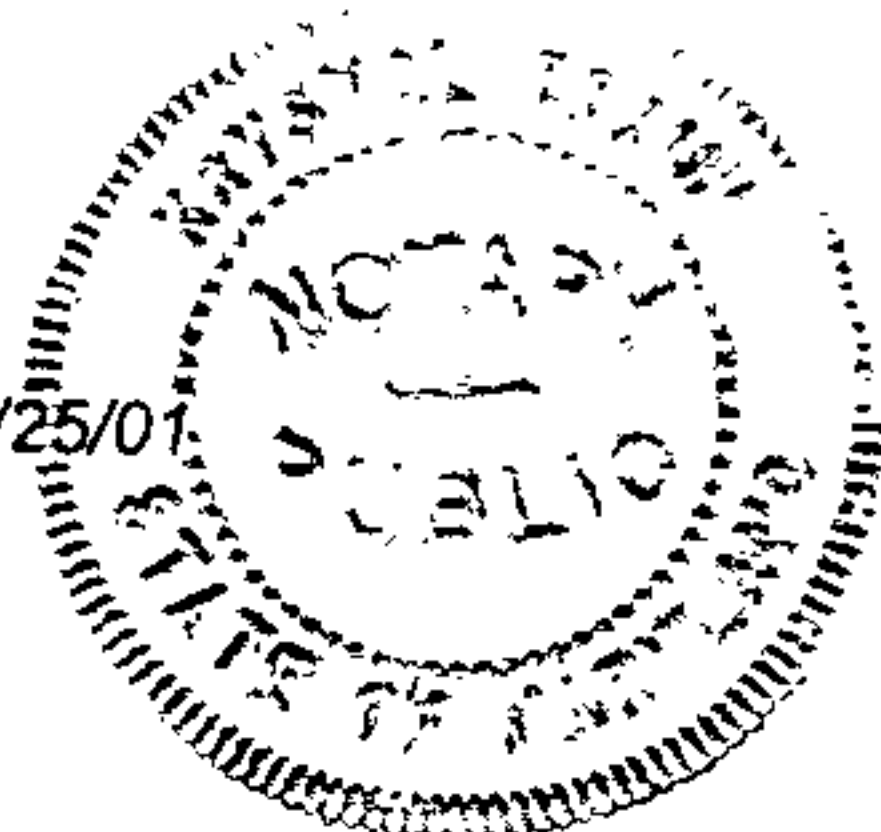
AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

4/6/2010

REV 10/25/01





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6260 GILSTON PARK RD CATONSVILLE
which is presently zoned DRS-5

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

1 B O 2.3. C. 1; BCZR TO PERMIT A REAR YARD SETBACK
OF 22 FT. for an addition in Lieu of the required
30 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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

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 27 day of July, 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. 07-362A

Reviewed By [Signature]

Date 2-8-07

REV 10/25/01

Estimated Posting Date 2-18-07

Zoning Description
6260 Gilston Park Road
Catonsville, MD 21228

**BEING THAT PROPERTY LOCATED ON THE NORTHWEST CORNER OF
GILSTON PARK AND RECLIFFE ROADS. BEING LOT No. 10 ON THE
RECORDD PLAT KNOWN AS, WESTVIEW PARK, LIBER 26, FOLIO 33.
CONTAINING 8,881~~sq~~. $\pm$**

E.D. 1ST
C.D. 1ST

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24042

DATE 2.6.07 ACCOUNT R001-006-6150
AMOUNT \$ 65.00

RECEIVED FROM: M. TUNNEY
FOR: AD: VAR.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME ORN
2/09/2007 2/09/2007 09:30:22 1
RES HSDA WALKIN TRIC HR
>>RECEIPT # 519341 2/09/2007 OFLN
Dept 5 528 JOURNAL VERIFICATION
CR NO. 0234042
Receipt Tot \$45.00
RES. NO. 01 \$45.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 02/20/06

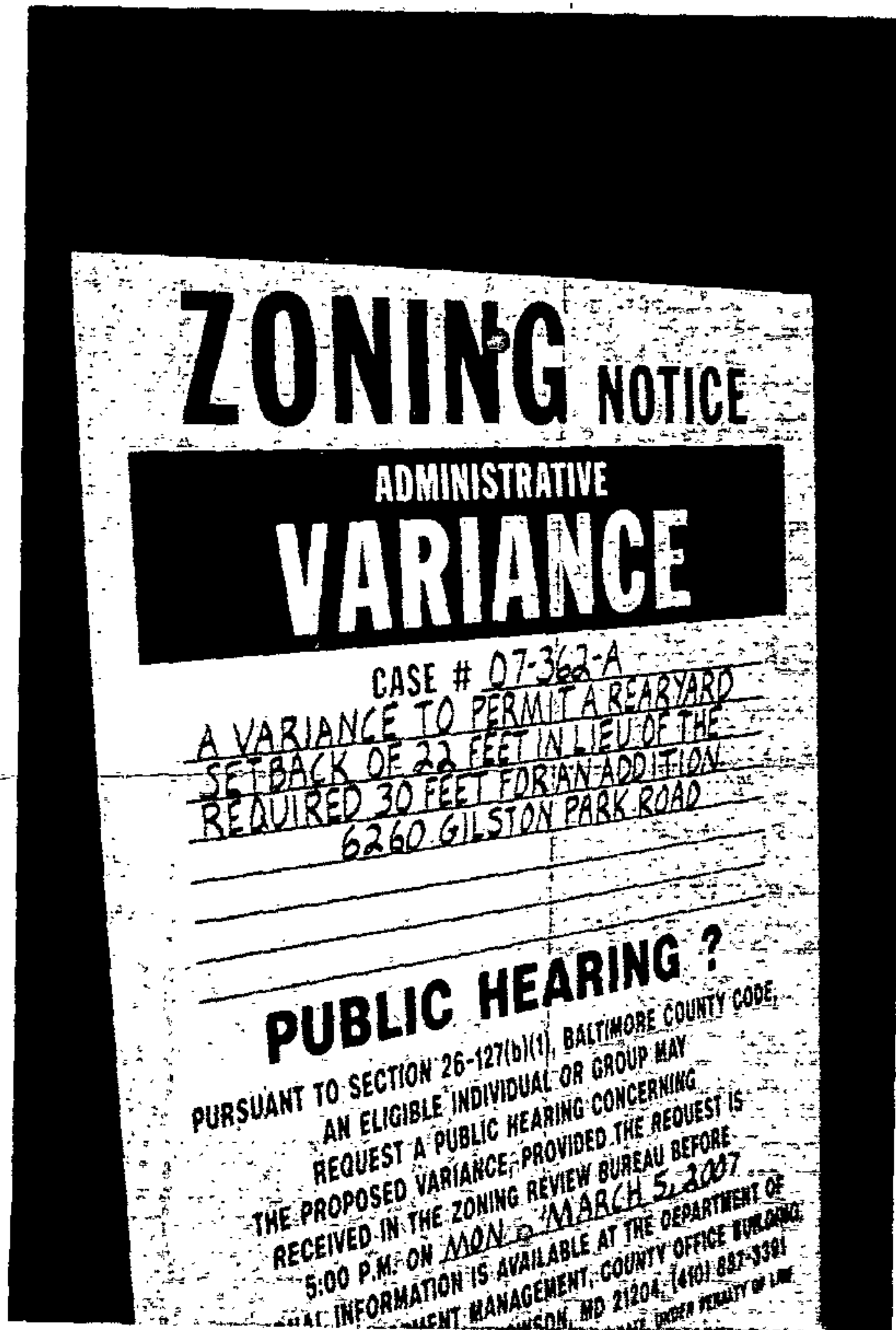
Case Number: 07-362-A

Petitioner/Developer: MR. & MRS. MICHAEL TUNNEY

Date of Hearing (Closing): 03/05/07

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: 6260 GILSTON PARK ROAD

The sign(s) were posted on: 02/18/07



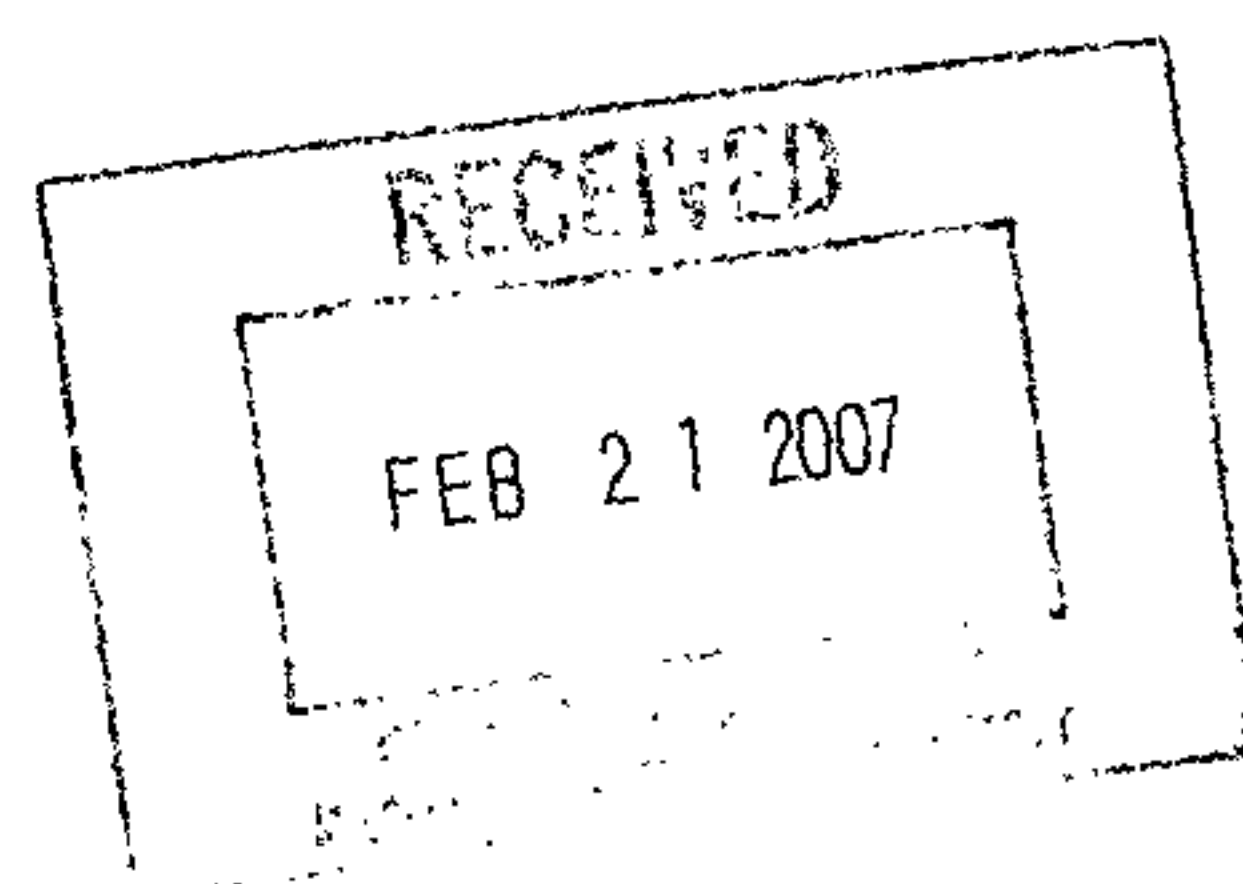
Linda O'Keefe
(Signature of Sign Poster)

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)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 362 -A Address 6260 GILSTON PARK ROAD

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

Filing Date: 2-8-07 Posting Date: 2/18 Closing Date: 3/5

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- 362 -A Address 6260 GILSTON PARK ROAD

Petitioner's Name M. TUNNEY Telephone 410-788-6119

Posting Date: 2/18 Closing Date: 3/5

Wording for Sign: AVARIANCE
To Permit A REAR YARD SETBACK OF 22 ft.
IN LIEU OF THE REQUIRED 30 ft. for an
ADDITION.

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/neighbors 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:

362

Petitioner:

Michael Turner

Address or Location:

6260 GILSON PARK Rd. CATONSVILLE, Md. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

Same

Telephone Number:

410-788-6119



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 5, 2007

Michael D. Tunney
Mireille Tunney
6260 Gilston Park Road
Catonsville, MD 21228

Dear Mr. and Mrs. Tunney:

RE: Case Number: 07-362-A Comments, 6260 Gilston Park Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 8, 2007.

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



Martin O'Malley, Governor
Anthony Brown, Lt. Governor

Driven to Excel
State Highway
Administration

John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2/12/2007

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

RE: Baltimore County
Item No. 7-362-A
6260 GILSTON PARK RD
TUNNEY PROPERTY
ADMINISTRATIVE 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. 7-362-A.

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

DATE: February 16, 2007

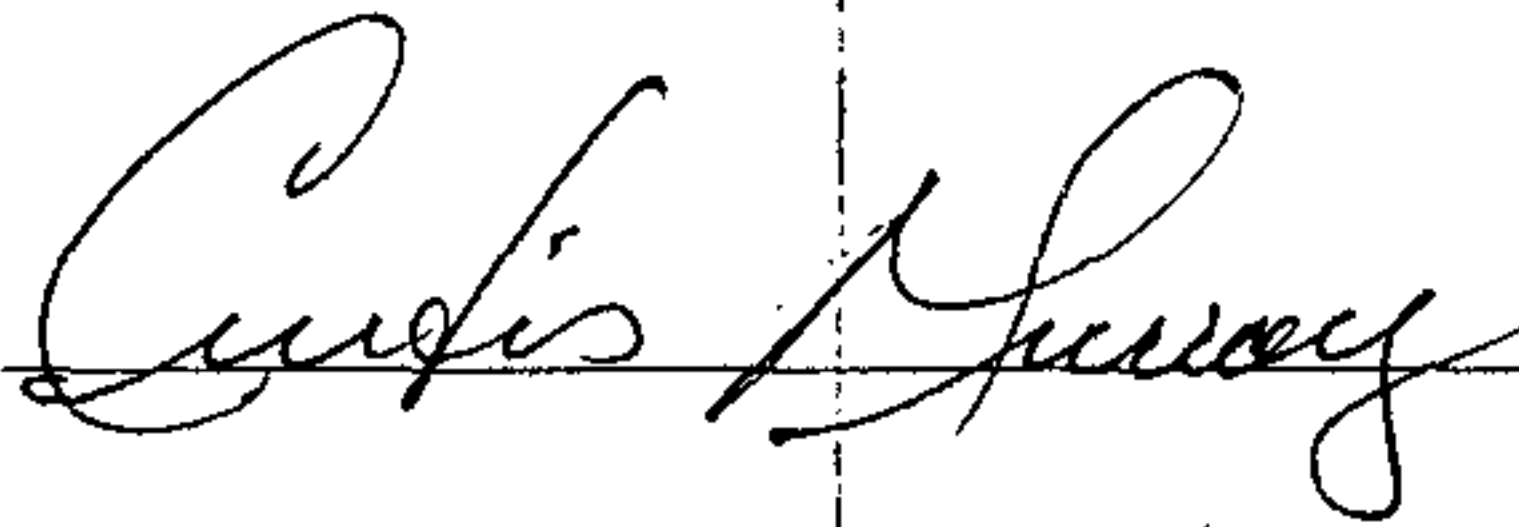
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-362- Administrative Variance

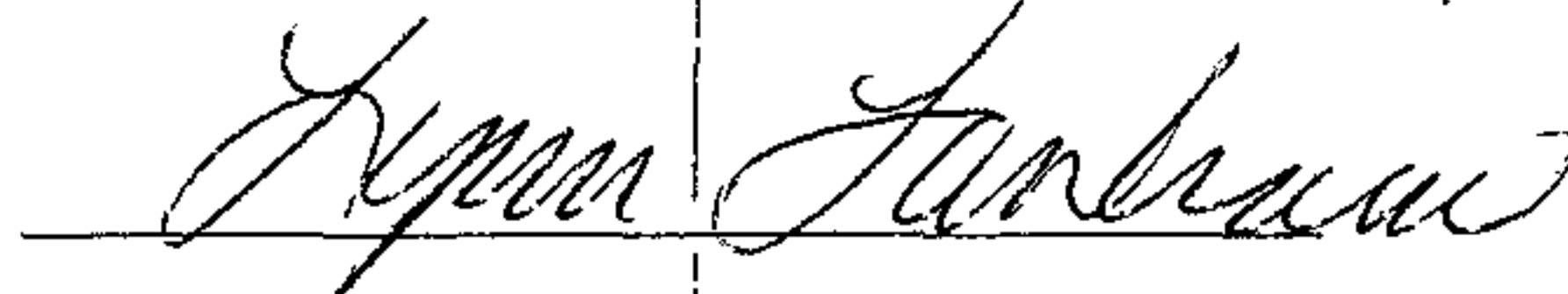
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 20, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For February 19, 2007
Item Nos. 07-349, 350, 351, 352, 353,
354, 355, 356, 357, 360, 361, and 362

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-02202007.doc

previous order

IN RE: PETITION FOR ADMIN. VARIANCE

N/W side Corner of Gilston Pk. &
Redcliffe Roads, "WestView Park"

1st Election District

1st Councilmanic District

☐ (6260 Gilston Park Road)

Mirelle and Michael Tunney

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

*

CASE NO. 06-152-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, Mirelle and Michael Tunney. The variance request is for property located at 6260 Gilston Park Road in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a proposed addition with side yard setbacks of 10 ft. (on a corner lot) and 5 ft. in lieu of the minimum required 25 ft. & 10 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1

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

In this case, the Petitioner has 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 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 ____ day of October, 2005, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with side yard setbacks of 10 ft. (on a corner lot) and 5 ft. in lieu of the minimum required 25 ft. & 10 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

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:dlw

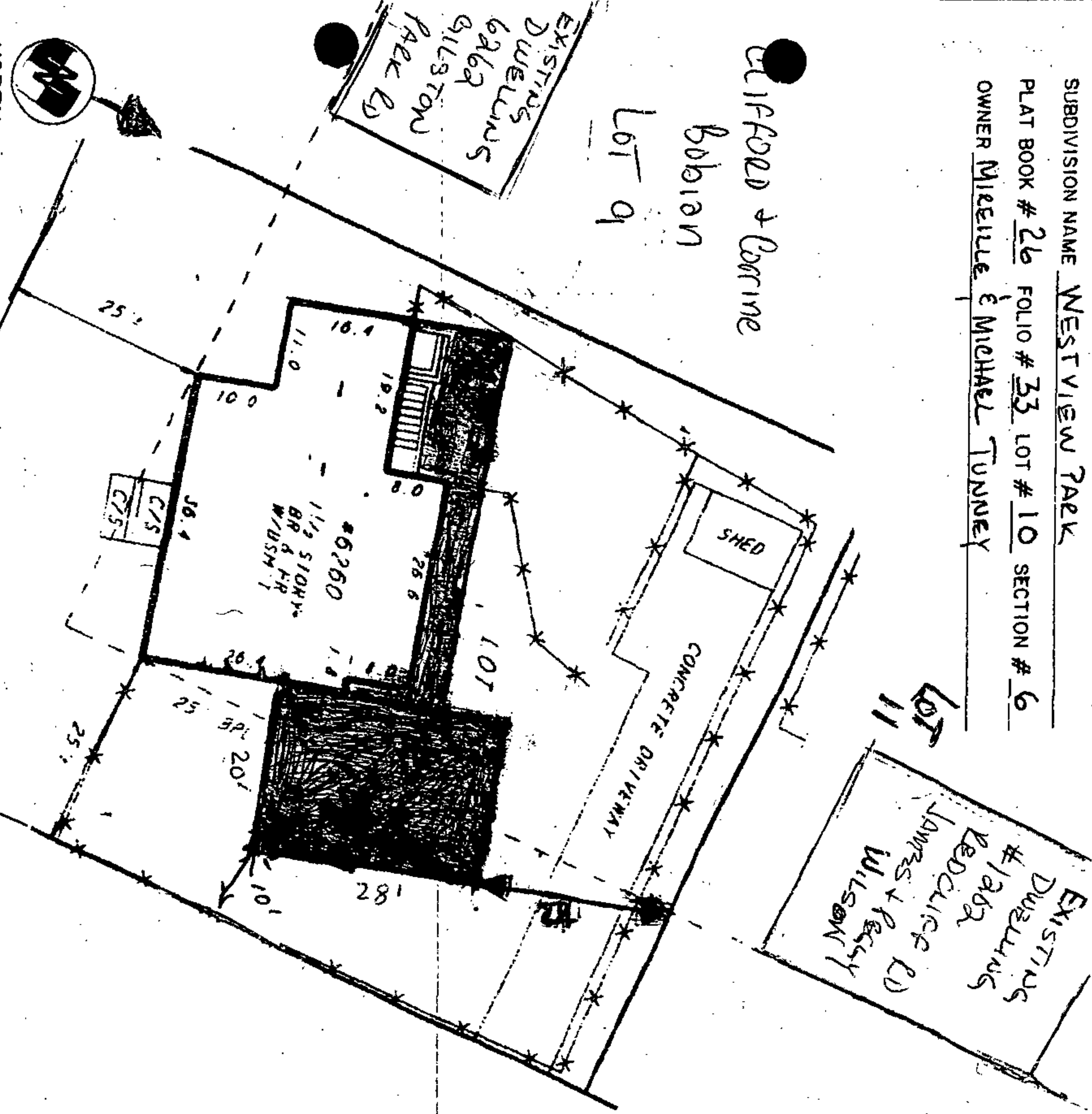
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6260 GILSTON PARK RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

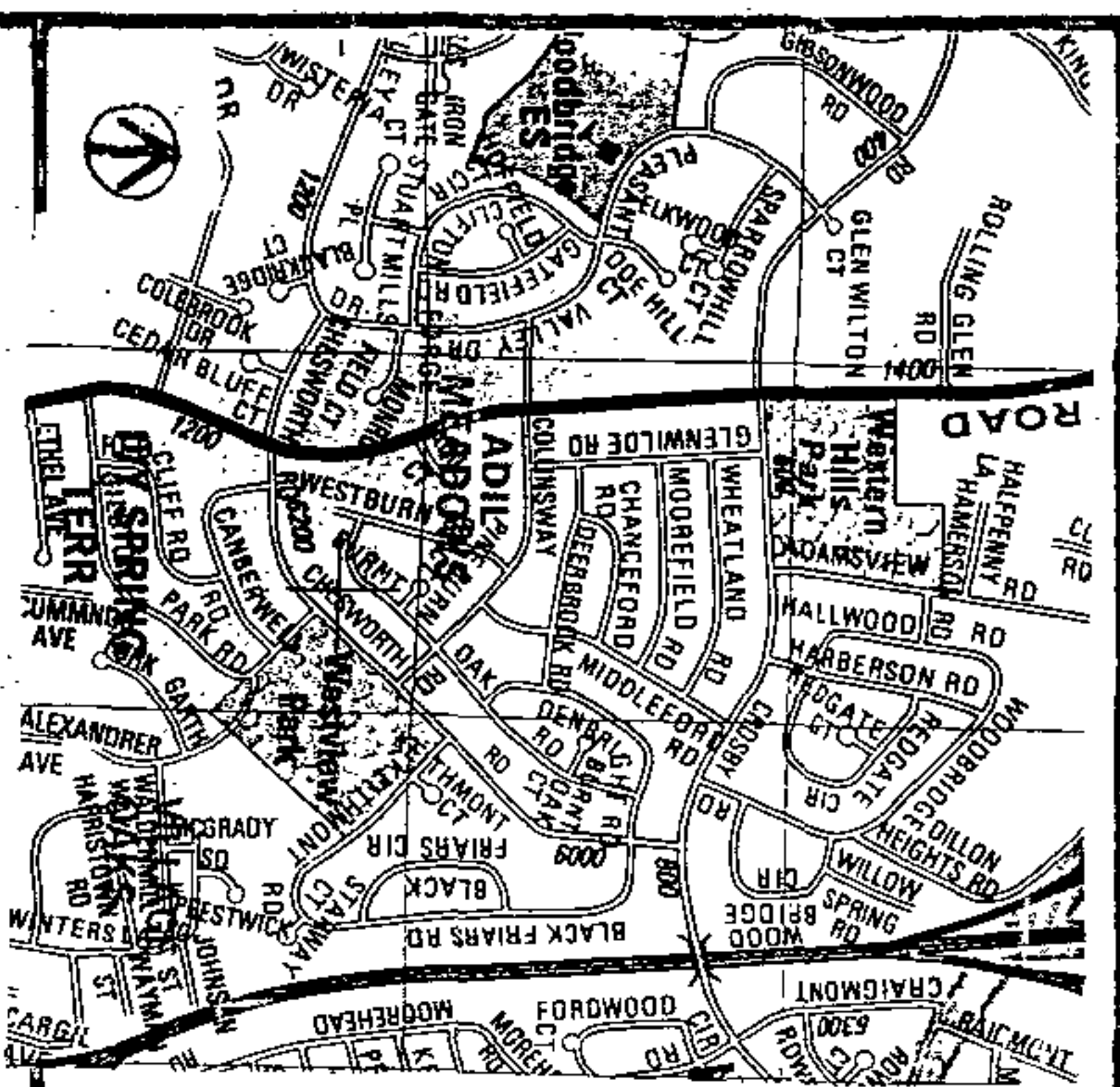
SUBDIVISION NAME WESTVIEW PARK

PLAT BOOK # 26 FOLIO # 33 LOT # 10 SECTION # 6

OWNER MICHELLE & MICHAEL TUNNEY



PREPARED BY MDT SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 1ST

1" = 200' SCALE MAP # 094123

ZONING DR5.5

LOT SIZE 8881.0

ACREAGE 20.2 SQUARE FEET

PUBLIC ☒ PRIVATE ☐

SEWER ☒ WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐

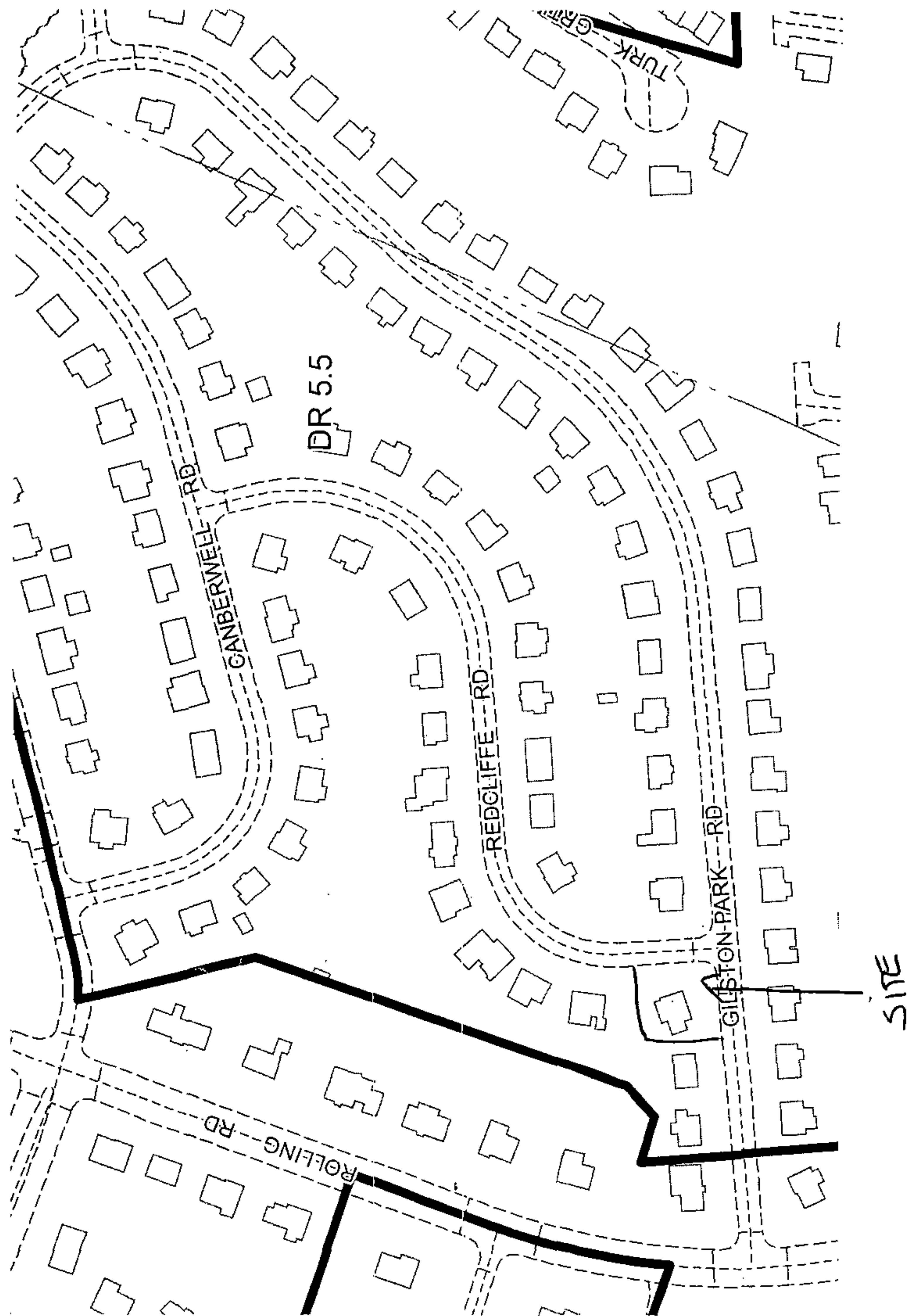
100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING ☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #



094C3

094C3

SITE



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6260 GILSTON PARK RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WESTVIEW PARK

PLAT BOOK # 26 FOLIO # 33 LOT # 10 SECTION # 6

OWNER MIREILLE & MICHAEL TUNNEY

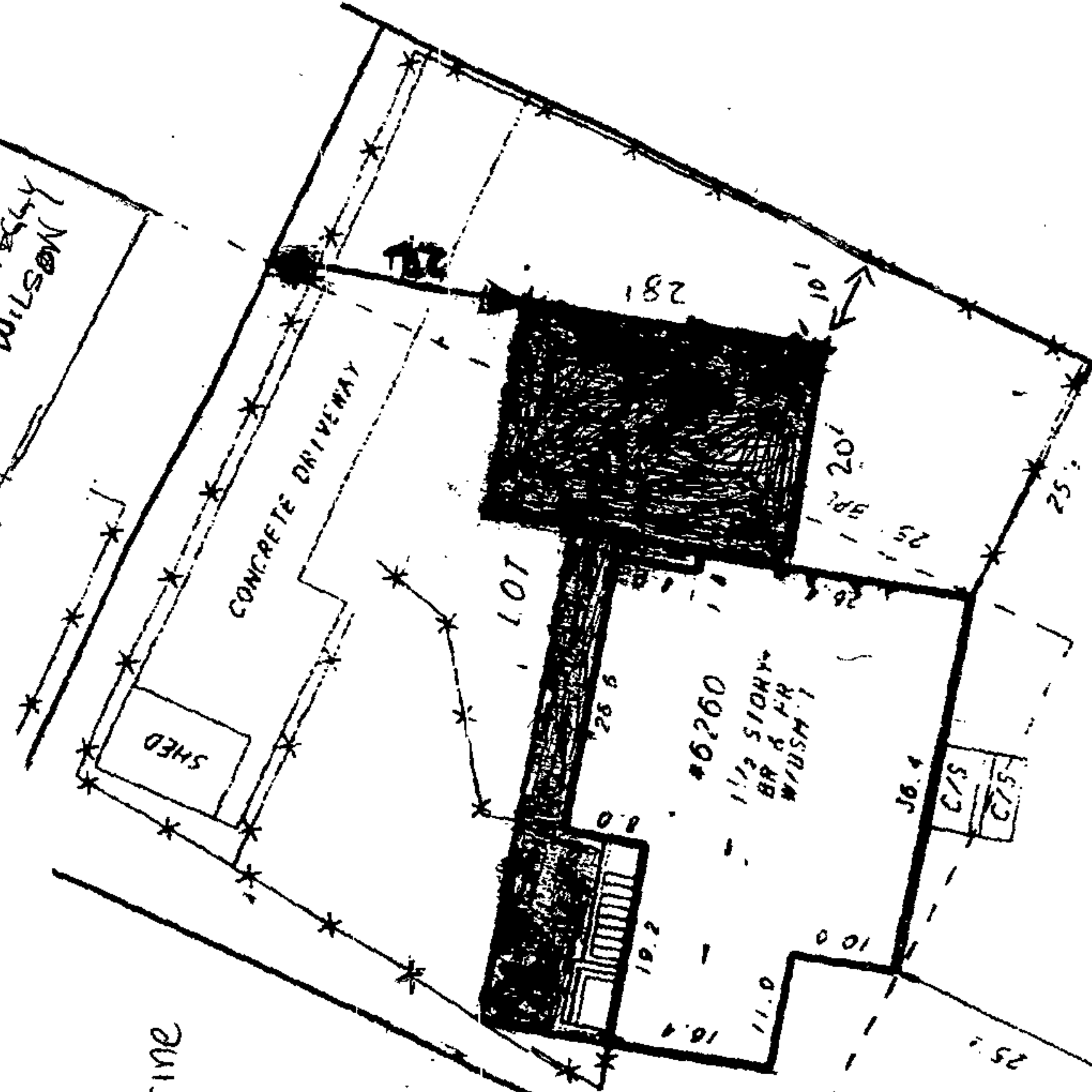
EXISTING DWELLING #1262 REDCLIFF RD JAMES & PEGGY WILSON

LOT 11

CLIFFORD & CORINE BOBION

LOT 9

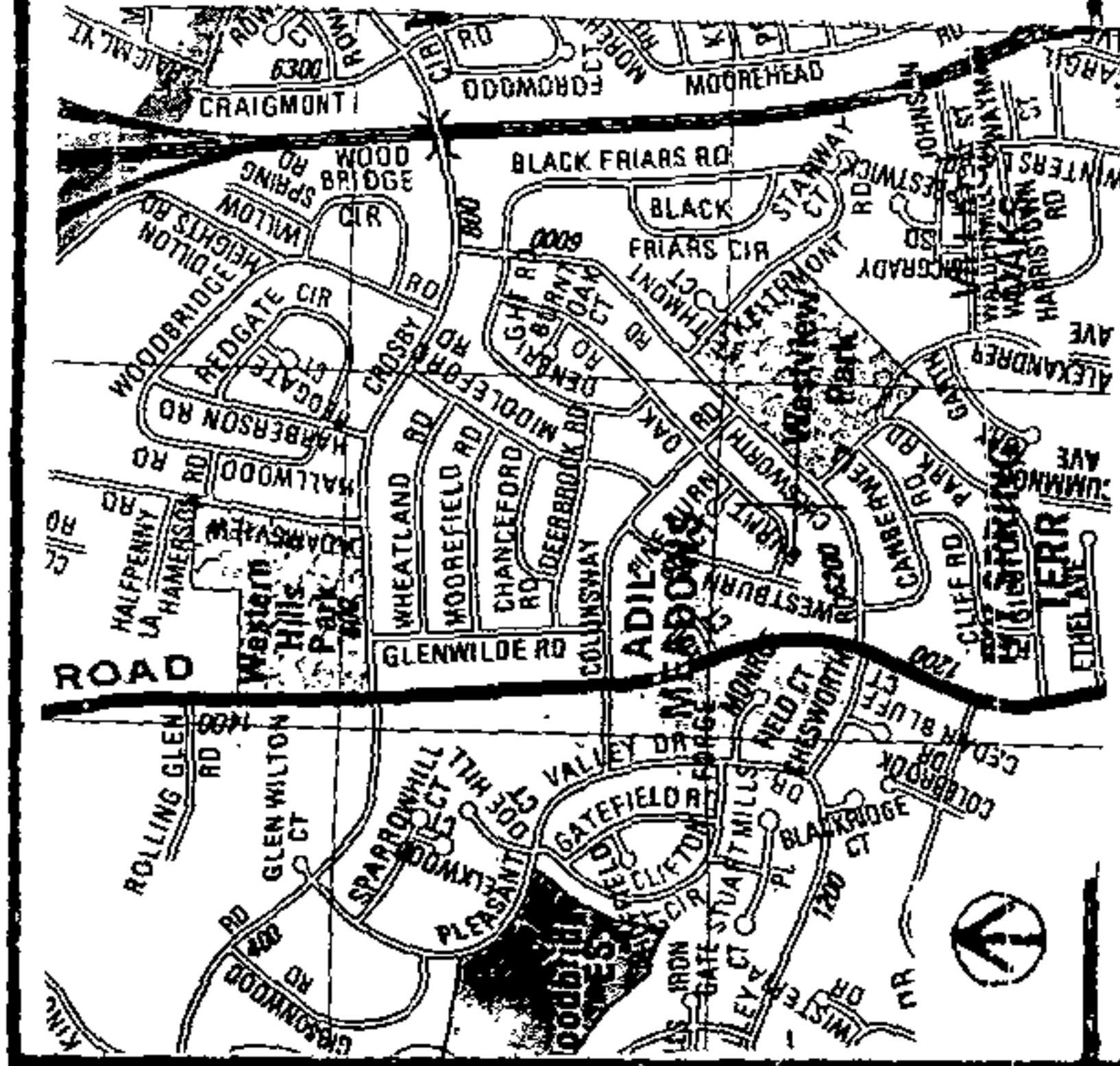
EXISTING DWELLING 6262 GILSTON PARK RD



NORTH

PREPARED BY MDT

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 1ST

1"=200' SCALE MAP # 09403

ZONING DR 5.5

LOT SIZE 8881.0

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER PUBLIC PRIVATE

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING

REVIEWED BY

ITEM #

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CASE #







