

IN RE: PETITION FOR ADMIN. VARIANCE
W side Carnival Avenue, 200 feet N c/l
Arcadia Avenue
5th Election District
3rd Councilmanic District
(16010 Carnival Avenue)

James C. and Jennifer L. Wright
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-373-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, James C. and Jennifer L. Wright. The variance request is for property located at 16010 Carnival Avenue. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling with a proposed addition with property line setbacks of as close as 2 feet and 1.5 feet and 16 feet from the centerline of the street in lieu of the required 35 feet and 75 feet, respectively; Sections 400.1, 400.2 and 400.3 of the B.C.Z.R. to permit an existing accessory structure with a 0 foot setback to the property line and 5.8 feet to the centerline of an alley with a height of 25 feet in lieu of the required 2.5 feet, 15 feet and 15 foot height, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to provide additional space for their growing family. Placing the new addition on the west side of the existing two story frame structure is the most practical and logical site. The addition being located on the west side of the house will be farthest from the public road, and make it a convenient location for the family. The home was constructed in 1908 long before the establishment of zoning regulations. The property is .456 +/- acres in size, however, the house is placed at the northeast corner of the property, close to the gravel alley and Carnival Avenue. The addition cannot be placed at the rear of the home or on the east side of the home.

3-23-07
RC

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated March 6, 2007 which contains restrictions and 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 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 March 4, 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,

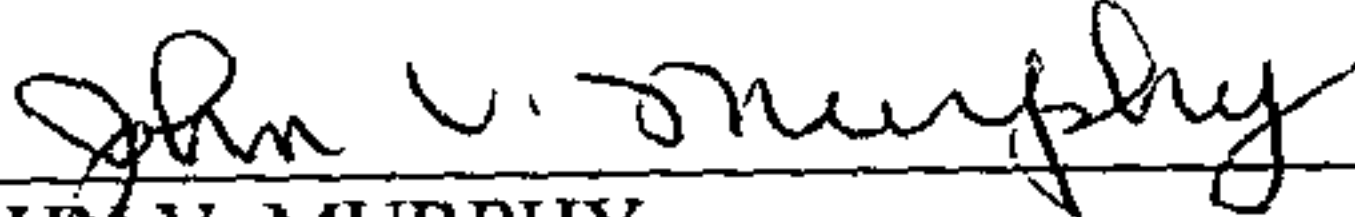
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 23 day of March, 2007 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling with a proposed addition with property line setbacks of as close as 2 feet and 1.5 feet and 16 feet from the centerline of the street in lieu of the required 35 feet and 75 feet, respectively; Sections 400.1, 400.2 and 400.3 of the B.C.Z.R. to permit an existing accessory structure with a 0 foot setback to the property line and 5.8 feet to the centerline of an alley with a height of 25 feet in lieu of the required 2.5 feet, 15 feet and 15 foot height, respectively be and is hereby GRANTED, subject to the following:

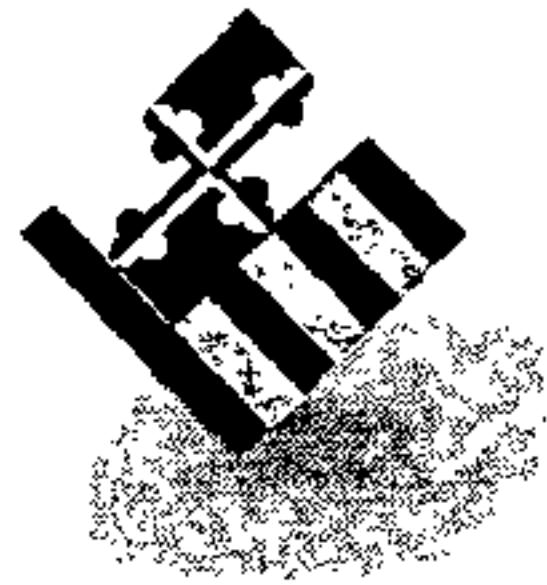
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
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

RECEIVED FOR PLANNING
3-23-07

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 23, 2007

JAMES C. AND JENNIFER L. WRIGHT
16010 CARNIVAL AVENUE
ARCADIA MD 21155

Re: Petition for Administrative Variance
Case No. 07-373-A
Property: 16010 Carnival Avenue

Dear Mr. and Mrs. Wright:

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, reading "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 16010 Carnival Ave.
which is presently zoned residential RC-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)

see attached

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):

James C. Wright

Name - Type or Print

Signature

Jennifer L. Wright

Name - Type or Print

Jennifer L. Wright

Signature

16010 Carnival Ave. 410-374-5067

Address

Telephone No.

Arcadia

City

MD

State

21155

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 day of March, 2007, 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.

07-373-A

Reviewed By

BH

Date

2/21/07

Estimated Posting Date

3/4/07

REV 10/25/01

3/23/07

107

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 16010 Carnival Ave.
Address
Arcadia MD 21155
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):

In order to provide additional space for our growing family, placing the new addition to the west side of the existing structure is the most practical and logical site. This will place the addition farthest from the public road, Carnival Ave, and make it the most convenient place for the family.

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.

James C Wright
Signature
JAMES C WRIGHT
Name - Type or Print

Jennifer L Wright
Signature
Jennifer L Wright
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

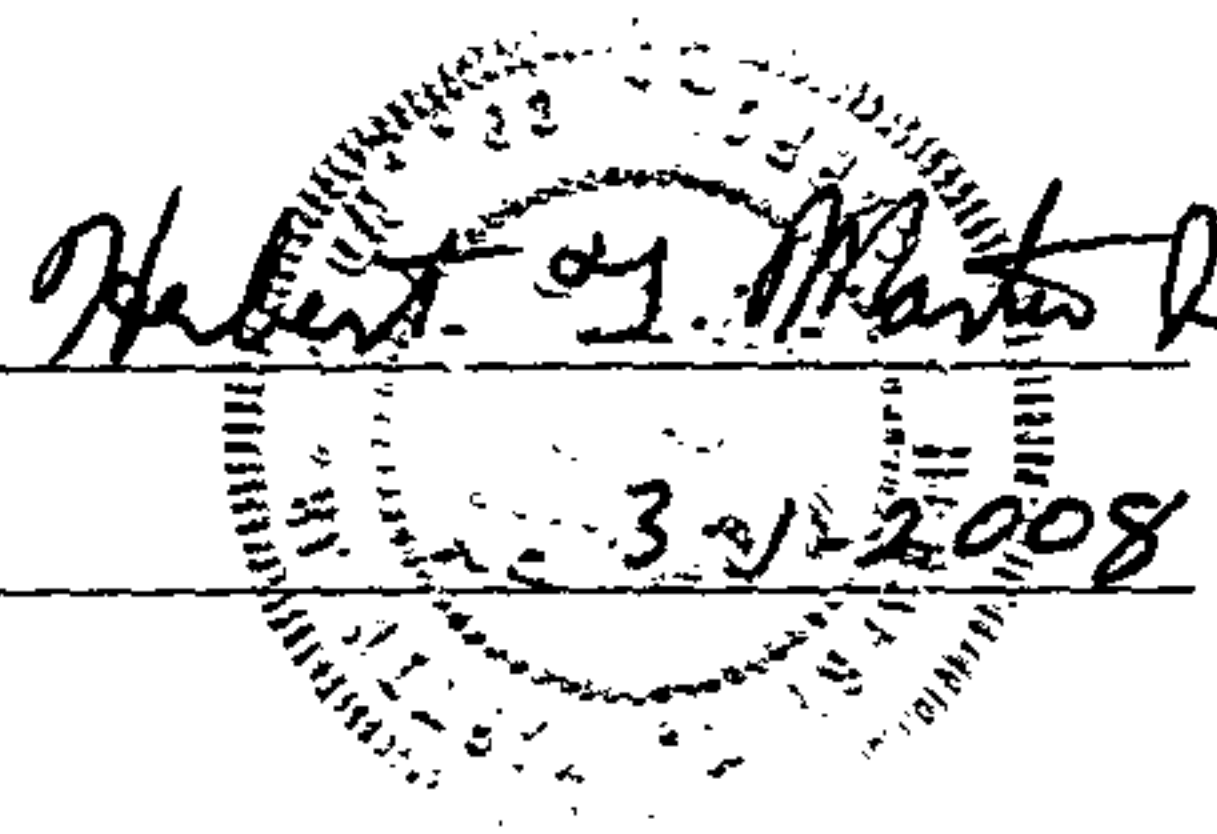
I HEREBY CERTIFY, this 18th day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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



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 16010 Carnival Ave.
Address
Arcadia MD 21155
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):

In order to provide additional space for our growing family, placing the new addition to the west side of the existing structure is the most practical and logical site. This will place it farthest from the public road - Carnival Ave. and make it the most convenient place for the family.

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.

James C Wright
Signature
JAMES C WRIGHT
Name - Type or Print

Jennifer L Wright
Signature
Jennifer L. Wright
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

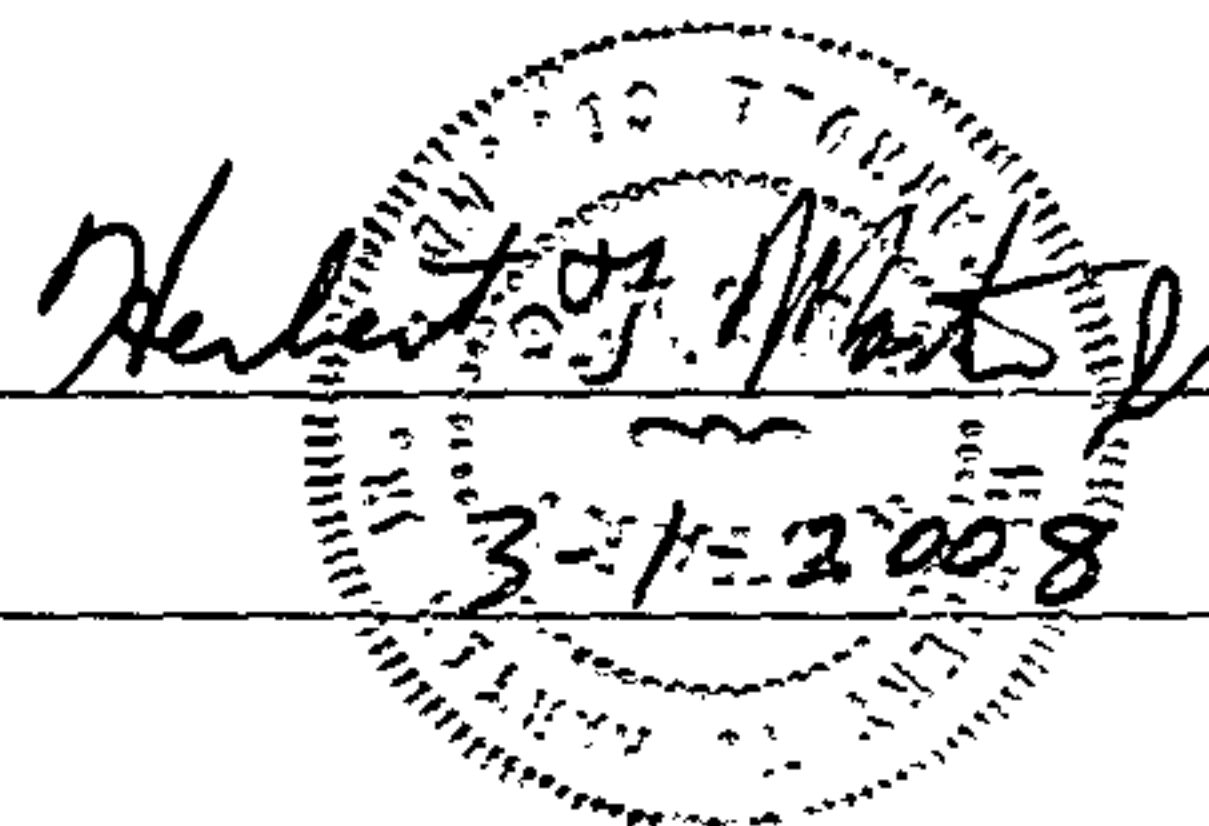
I HEREBY CERTIFY, this 18th day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16010 Carnival Ave.
which is presently zoned residential RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situated 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)

see attached

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):

James C. Wright
Name - Type or Print _____
James C. Wright
Signature _____
Jennifer L. Wright
Name - Type or Print _____
Jennifer L. Wright
Signature _____
16010 Carnival Ave. 410-374-5067
Address Telephone No. _____
Arcadia MD 21155
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 _____ 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: 07-373-A

Reviewed By BH Date 2/21/07

REV 10/25/06 **RECEIVED FOR FILING**

Estimated Posting Date 3/4/07

3-23-07

1A01.3.B.3 to permit an existing dwelling with a proposed addition with property line setbacks of as close as 2 ft. and 1.5 ft. and 16 ft. from the centerline of the street in lieu of the required 35 ft. and 75 ft. respectively; and Sections 400.1, 400.2, and 400.3 to permit an existing accessory structure (shed) with a zero ft. setback to the property line and 5.8 ft. to the centerline of an alley with a height of 25 ft. in lieu of the required 2.5 ft., 15 ft. and 15 ft. height, respectively.

ZONING DESCRIPTION

Zoning Description For 16010 Carnival Avenue

Beginning with the outlines to include the same at a stone standing at the end of the first line of the John T. Upperco's lot and running thence on the West edge of an alley or outlet, North 26 ° East 10.6 perches to a stone on the South edge of another alley: thence North 82° West 8-1/2 perches to a stone; thence South 13° West 10 perches to intersect the second line of said Upperco's lot at the end of 2 perches reversely on said line at a stone planted; thence on said second line reversely to the place of beginning. Containing 70 square perches of land more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24084

DATE 2/21/07

ACCOUNT

ROST-006-6150

AMOUNT \$

65.00

RECEIVED
FROM:

Penitence Wright

FOR:

Administrative Variable

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 373

PAID RECEIPT

BUSINESS RECEIPT

2/22/2007 2/21/2007 13:07:06

REG 4502 MAIL JEWEL

>>RECEIPT # 515438 2/21/2007 OFLN

Dept 5000 COMMUNICATION

CR NO. 024084

Receipt Amt \$65.00

\$65.00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-373-A

Petitioner/Developer: JAMES +

JENNIFER WRIGHT

Date of Hearing/Closing: 3-19-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

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 located at:

16010 CARNIVAL AVE

The sign(s) were posted on

3-4-07
(Month, Day, Year)

Sincerely,

Robert Black 3-6-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

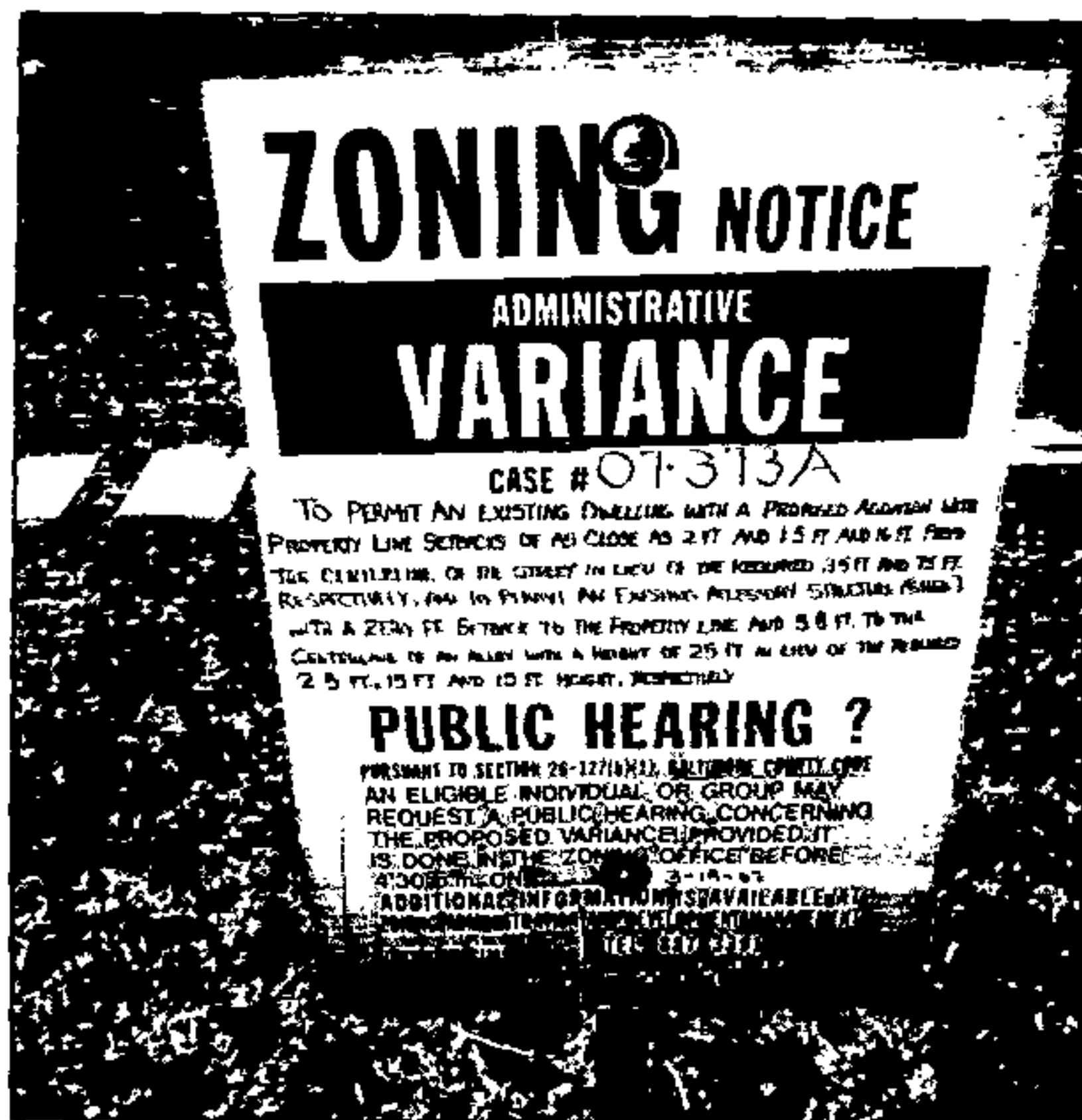
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 373 -A Address 16010 Carnival Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner: Please Print Your Name
Filing Date: 2/21/07 Posting Date: 3/4/07 Closing Date: 3/19/07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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- 373 -A Address 16010 Carnival Ave.
Petitioner's Name James & Jennifer Wright Telephone 410-374-5067
Posting Date: 3/4/07 Closing Date: 3/19/07

Ordering for Sign:

to permit an existing dwelling with a proposed addition with property line setbacks of as close as 2 ft. and 1.5 ft. and 16 ft. from the centerline of the street in lieu of the required 35 ft. and 75 ft. respectively; and to permit an existing accessory structure (shed) with a zero ft. setback to the property line and 5.8 ft. to the centerline of an alley with a height of 25 ft. in lieu of the required 2.5 ft., 15 ft. and 15 ft. height, respectively.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-373-A
Petitioner: James C. & Jennifer L. Wright
Address or Location: 16010 Carnival Ave., Upperco, MD 21155

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer L. & James C. Wright
Address: 16010 Carnival Ave.
Upperco, MD 21155

Telephone Number: 410-374-5067



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 19, 2007

James C. Wright
Jennifer L. Wright
16010 Carnival Avenue
Arcadia, MD 21155

Dear Mr. and Mrs. Wright:

RE: Case Number: 07-373-A, 16010 Carnival Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

March 1, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 26, 2007

Item Number: 363 through 373

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: March 2, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2007
Item Nos. 07-314, 363, 364, 366, 367, 368,
369, 370, 371, 372, and 373

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-03022007.doc

AV
3/19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 15 2007

ZONING COMMISSIONER

TO: Timothy M. Kotroco

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

DATE: March 15, 2007

SUBJECT: Zoning Item # 07-373-A
Address 16010 Carnival Avenue
(Wright Property)

Zoning Advisory Committee Meeting of February 26, 2007

_____ 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:

An evaluation of the well and septic system will be required prior to building permit approval.

Reviewer: S. Farinetti

Date: 3/13/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 6, 2007

RECEIVED

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

MAR - 8 2007

SUBJECT: 7-373 -Administrative Variance

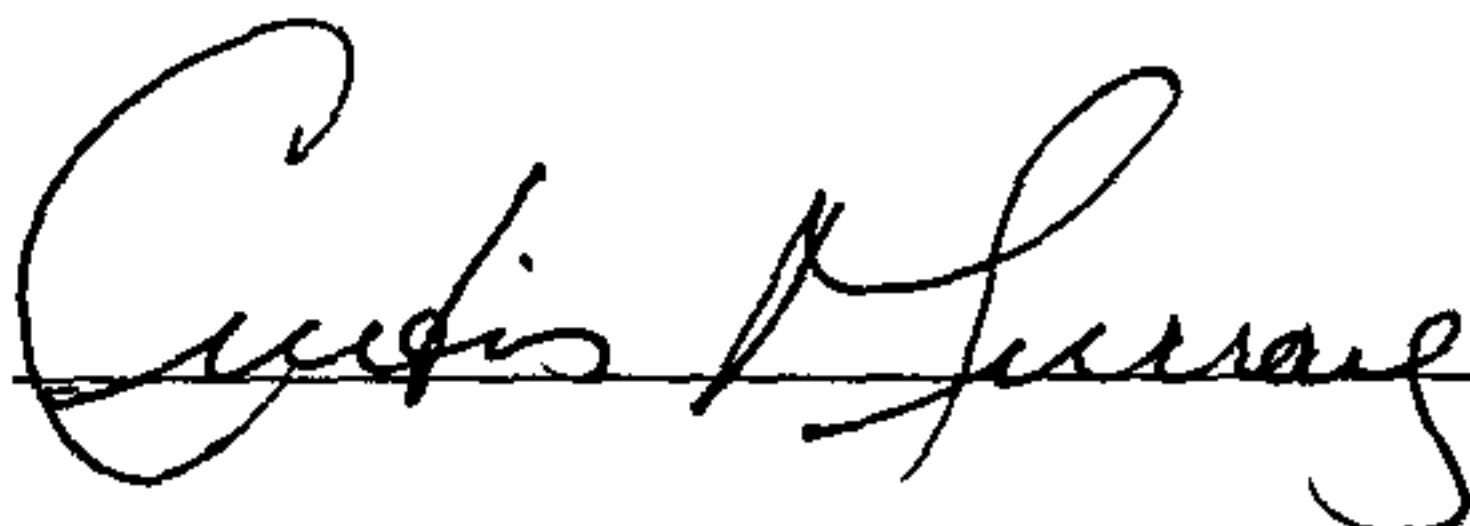
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's requested variances including an accessory structure (garage) with a height of 25 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 Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 5, 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. 7-373-A
16010 CARNIVAL AVENUE
WRIGHT 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. 7-373-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

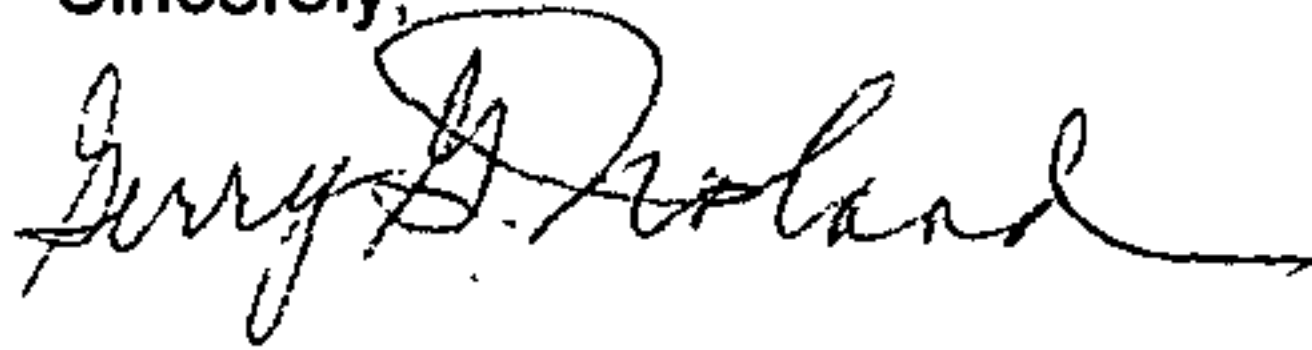
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

February 8, 2007
Gerry Noland
16014 Carnival Rd
Upperco, MD 21155

To Whom it May Concern,

Mr. and Mrs. Jim Wright, my neighbors at 16010 Carnival, have expressed a desire to put an addition on their house. I have no objection at all.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gerry G. Noland", with a long horizontal flourish extending to the right.

Gerry G. Noland

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 05 Account Number - 0526020151

Owner Information

Owner Name: WRIGHT JAMES CHARLES
WRIGHT JENNIFER L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 16010 CARNIVAL RD
UPPERCO MD 21155
Deed Reference: 1) /12557/ 436
2)

Location & Structure Information

Premises Address
16010 CARNIVAL RD

Legal Description

0.4375 AC
16010 CARNIVAL RD
150 N ARCADIA AVE

150 N ARCADIA AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
25	10	96						2	
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
1908				1,600 SF	13,764.00 SF			04	
Stories		Basement		Type				Exterior	
2		YES		STANDARD UNIT				SIDING	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2005	As Of	As Of
			07/01/2006	07/01/2007
Land:	33,690	82,440		
Improvements:	73,470	81,600		
Total:	107,160	164,040	145,080	164,040
Preferential Land:	0	0	0	0

Transfer Information

Seller:	SMITH WILLIAM BRYCE	Date:	12/17/1997	Price:	\$46,500
Type:	NOT ARMS-LENGTH	Deed1:	/12557/ 436	Deed2:	
Seller:	SMITH WILLIAM BRYCE	Date:	12/22/1994	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/10878/ 599	Deed2:	
Seller:	ZEPP G THOMAS	Date:	05/03/1994	Price:	\$48,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/10505/ 556	Deed2:	

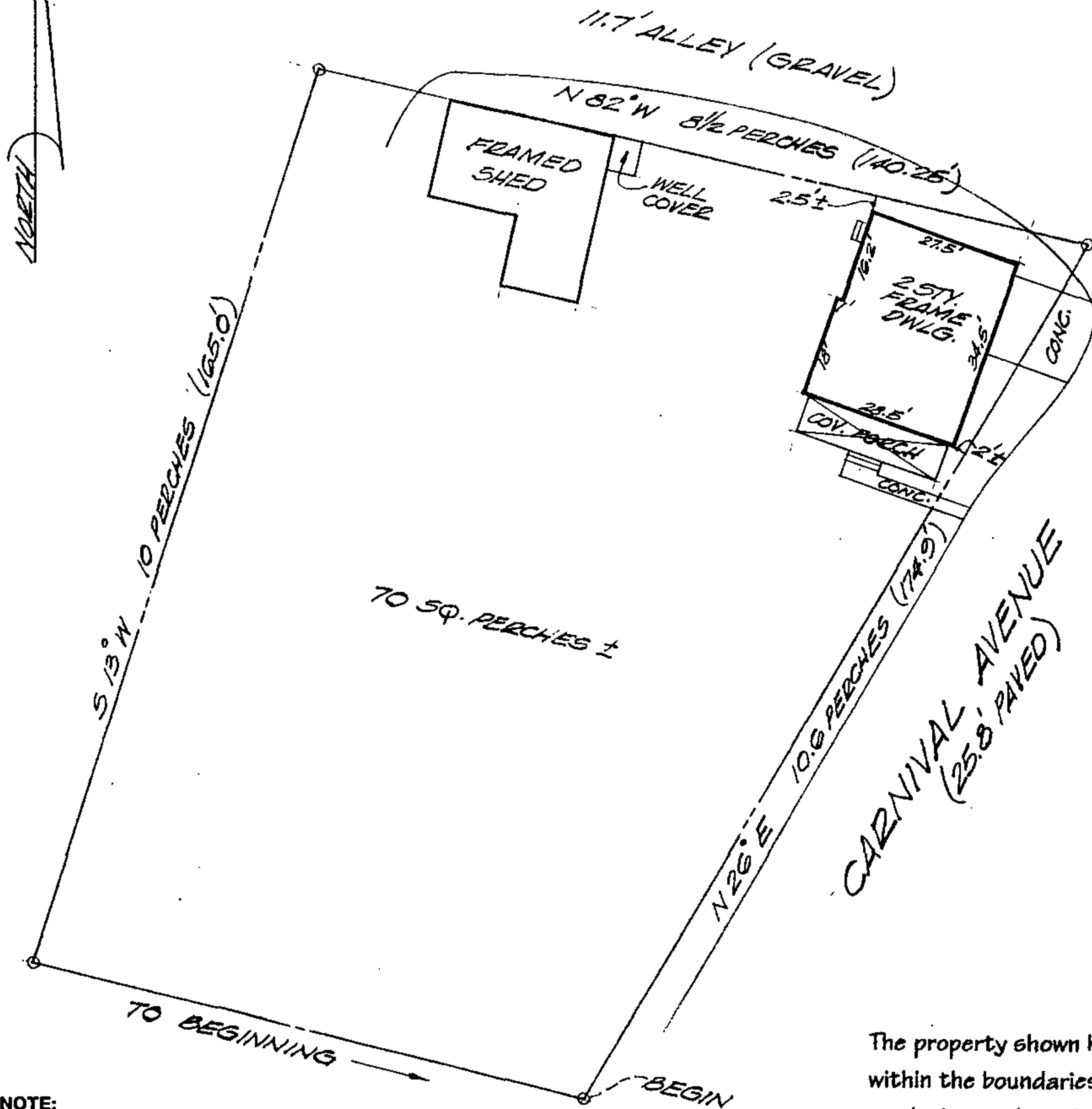
Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



NOTE:

- i) the plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
- ii) the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
- iii) the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

The property shown hereon does not lie within the boundaries of any Flood Zone as designated on the Flood Insurance Rate Map community panel no. 240010-0100 B. dated MAR. 2, 1991.

Accuracy of setbacks and improvements shown hereon to the APPARENT property lines are plus or minus 1 feet.

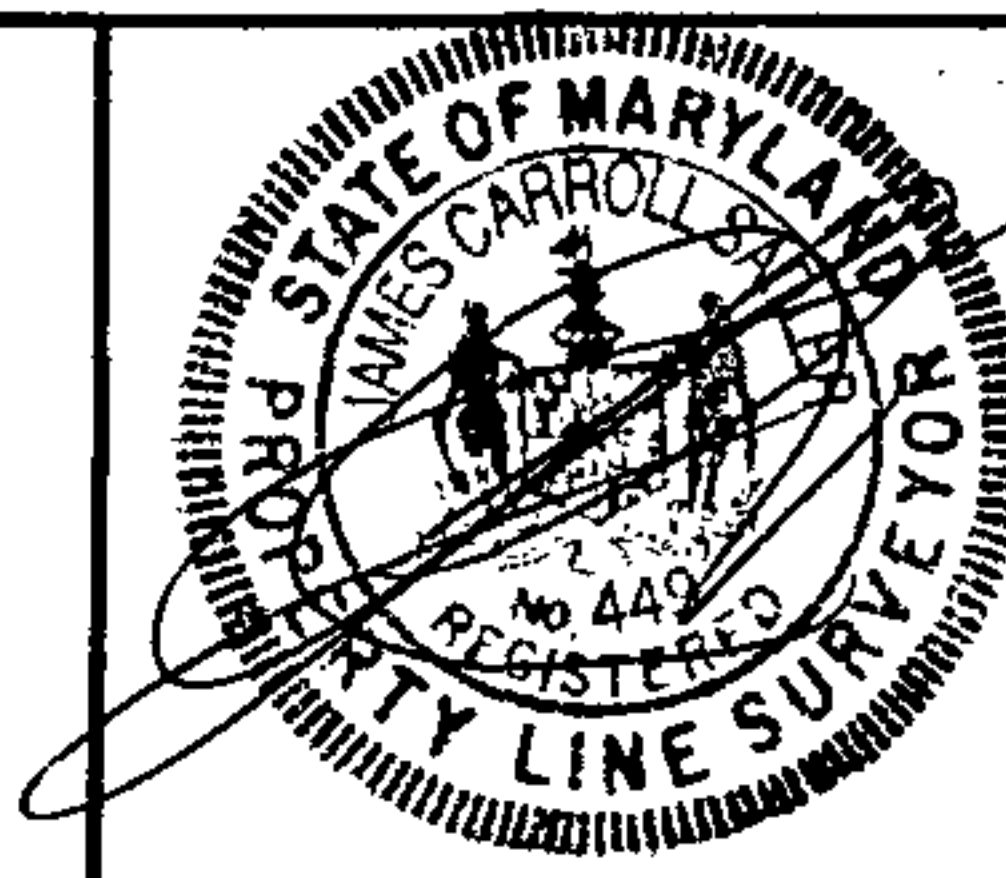
**W. T. SADLER
SURVEYORS**

152 WESTMINSTER PIKE
REISTERSTOWN, MD

21136

Phone - (410) 526-5618

Fax - (410) 526-7199



LOCATION DRAWING

#16010 CARNIVAL AVENUE
BALTIMORE COUNTY, MD.

#373

SCALE

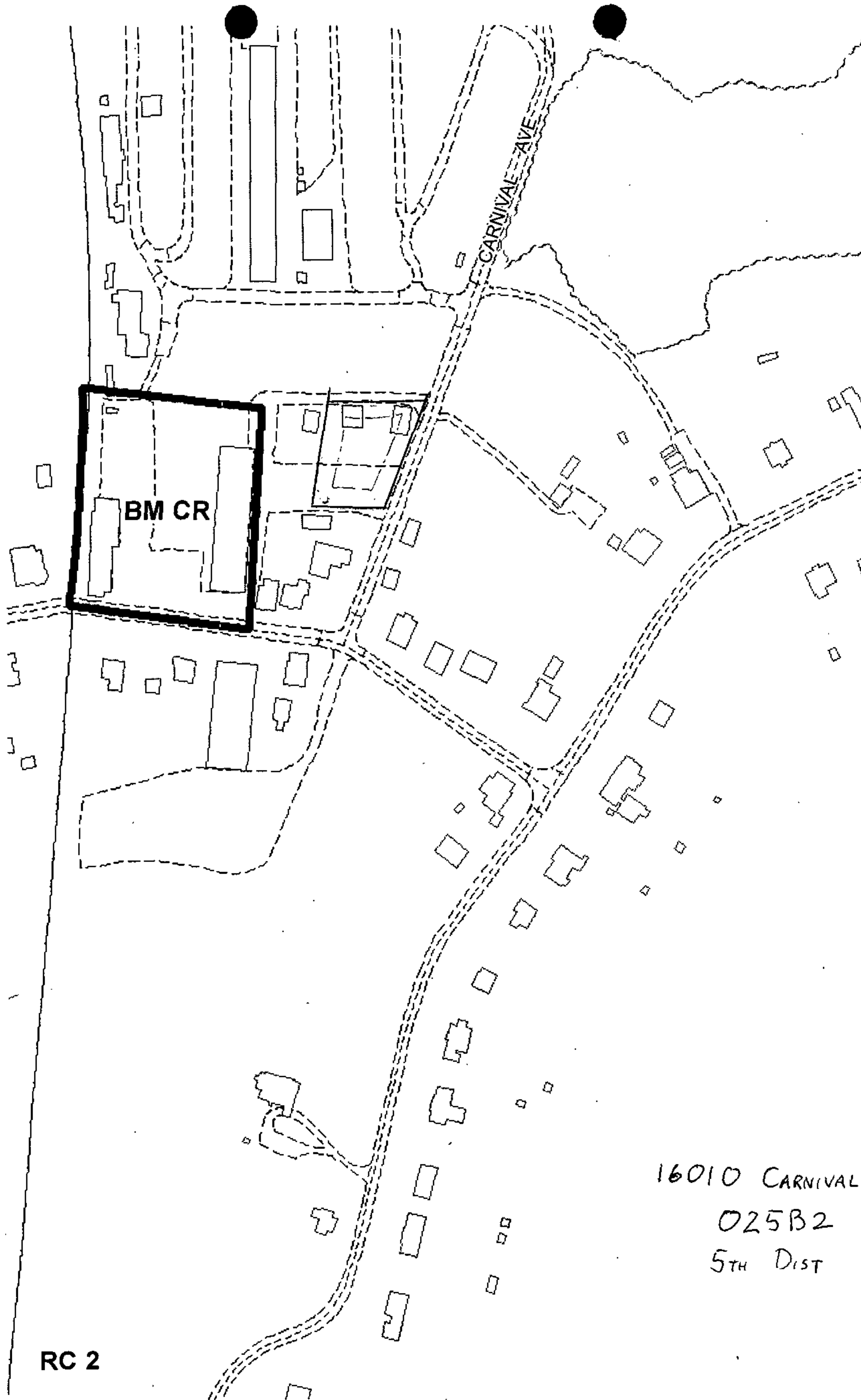
1" = 30'

DATE

NOV. 11, 1999

JOB NO.

J-12425



16010 CARNIVAL AVE

025B2

5TH DIST

RC 2

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

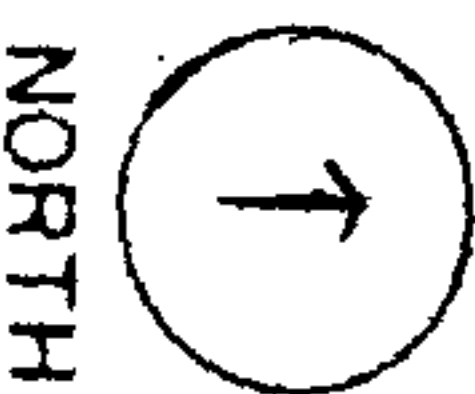
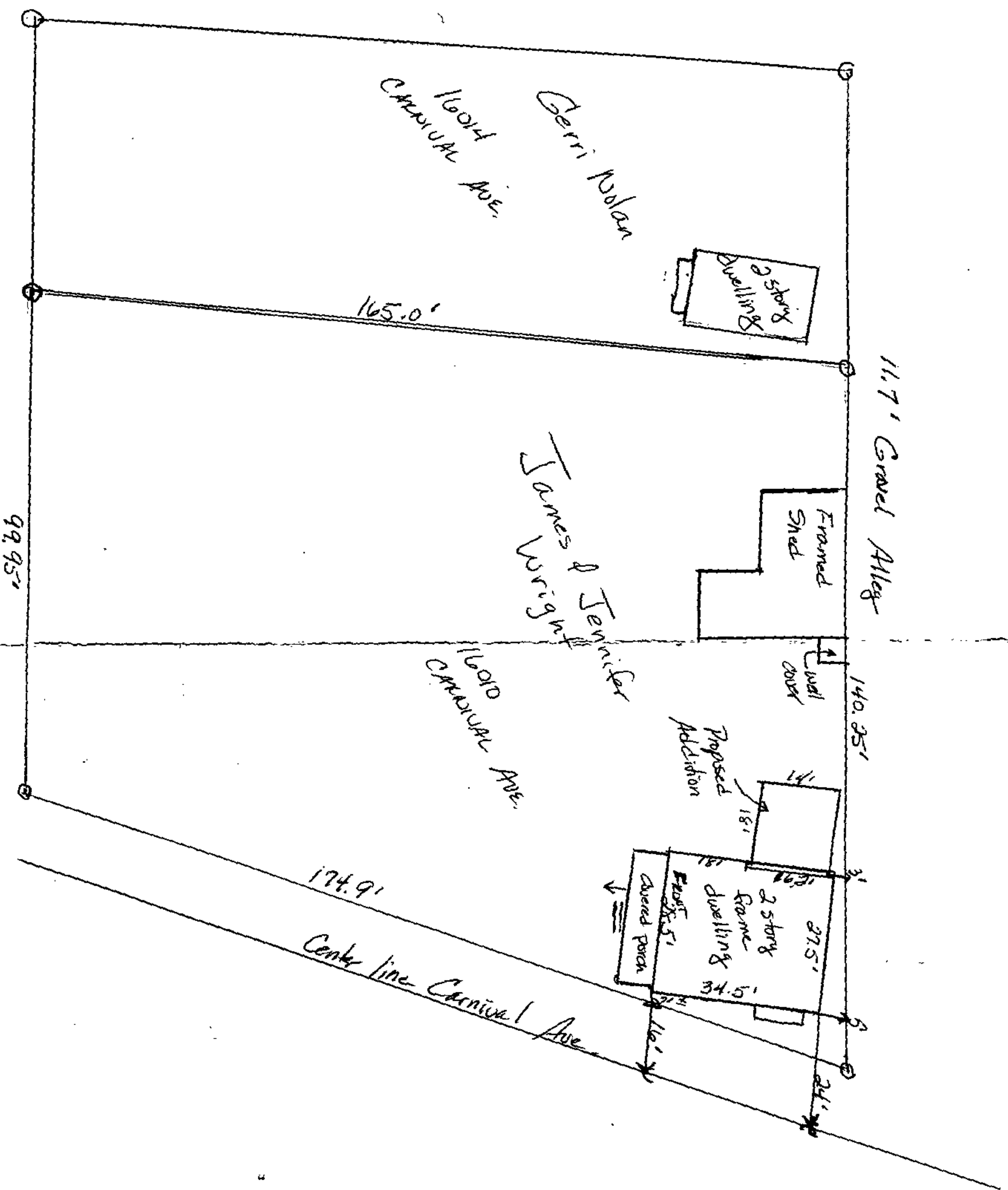
PROPERTY ADDRESS 16014 Carnival Ave.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

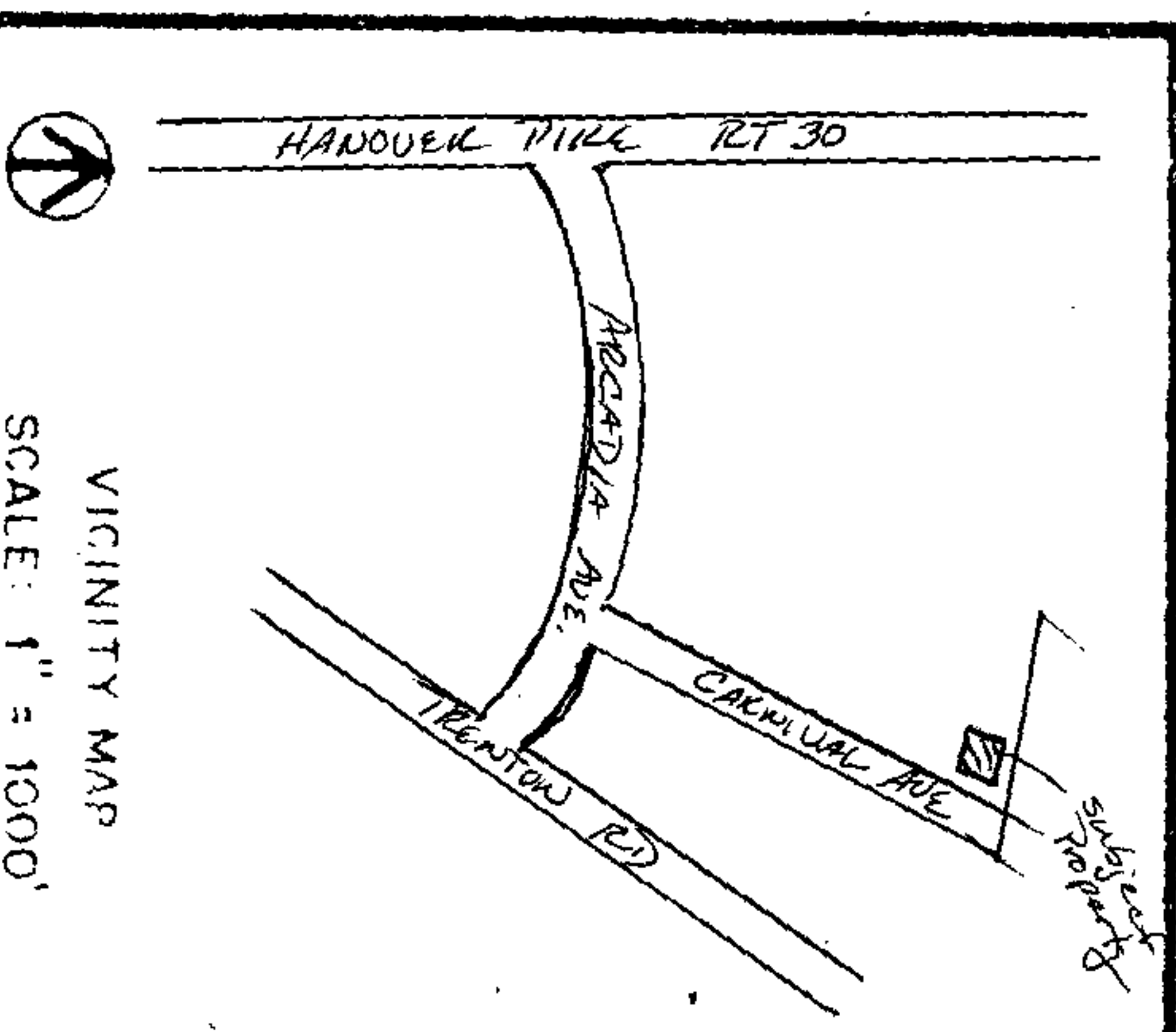
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER James & Jennifer Wright



PREPARED BY Jennifer Wright

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 5

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 025 B2

ZONING RC-2

LOT SIZE 456 ± ACRES 21,600 SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
AK 373 07-373-A





