

IN RE: PETITION FOR ADMIN. VARIANCE
SE side Cedar Chip Court, 250 feet
SW c/l Meadowbank Court
11th Election District
5th Councilmanic District
(83 Cedar Chip Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-480-A

Marco A. and Giselda T. Mattucci
Petitioners

* * * * *

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, Marco A. and Giselda T. Mattucci. The variance request is for property located at 83 Cedar Chip Court. The variance request is from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and VB.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an existing single family dwelling with addition to have a window to property line setback of 11.5 feet in lieu of the required 15 feet and to approve an amendment to the Final Development Plan for Perry Hall Courts, Lot 30 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have a small rear yard due to the storm water management pond which is located only behind lots 30, 29 and 28. The addition will be constructed on the existing deck. The area under the deck will be enclosed for needed storage. The addition measures 10.5 feet x 18.5 feet in size. The Petitioners need the additional living area for their growing family.

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

RECEIVED FROM PLANNING
5-29-07
[Signature]

Planning dated May 14, 2007. That Office does not oppose the request as the proposed addition does not appear to negatively impact the immediate adjacent property owners or the surrounding community. A copy of this comment 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 April 25, 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,

RECEIVED FOR PLANNING
5/21/07
[Signature]

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 29th day of May, 2007 that a variance from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and VB.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an existing single family dwelling with addition to have a window to property line setback of 11.5 feet in lieu of the required 15 feet and to approve an amendment to the Final Development Plan for Perry Hall Courts, Lot 30 only 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 W. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 29, 2007

MARCO A. AND GISELDA T. MATTUCCI
83 CEDAR CHIP COURT
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 07-480-A
Property: 83 Cedar Chip Court

Dear Mr. and Mrs. Mattucci:

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

c: Cutting Edge Construction Services, Inc., 712 Stemmers Run Road, Unit B, Baltimore
MD 21221



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 83 CEDAR CHIP Ct.
which is presently zoned DR 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) 1B02.3.B, 504.2 BC2R

V.B.6.b CNDP

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A WINDOW TO PROPERTY LINE SETBACK OF
11.5' IN LIEU OF THE REQUIRED 15' AND TO APPROVE A SINGLE
LOT AMENDMENT TO LOT 30 ON THE FINAL DEVELOPMENT PLAN
FOR PERRY HALL COURTS

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 Telephone No.

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

Reviewed By LTM Date 4/19/07

Estimated Posting Date 4/29/07

REV 10/25/01

CASE NO. 07-480-A

6-29-07

DO

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 83 CEDAR CHIP CT.
City BALTIMORE State MD Zip Code 21234

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):

Our family is growing. The rear yard is the only logical place To construct a ~~SUN~~room That would allow us To extend our small kitchen & Dining Room into it. Also, the storage space underneath addition is greatly needed also

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

Signature [Signature]

Name - Type or Print MARCO A. MATTUCCI

Signature [Signature]

Name - Type or Print GISELDA T. MATTUCCI

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marco A. Mattucci and Giselda T. Mattucci
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires March 29, 2009
LAUREN N. MILLER
Notary Public
Baltimore County
MARYLAND
My Commis March 29, 2009

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.

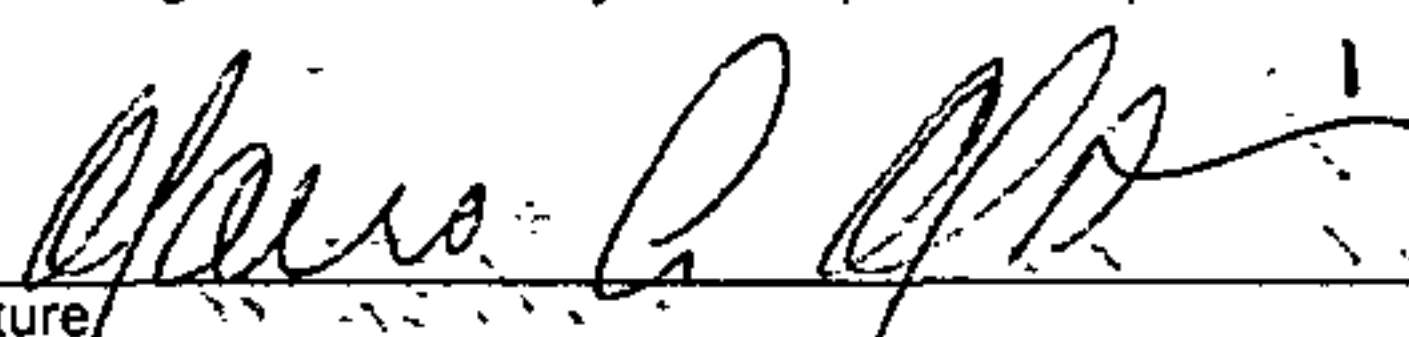
That the Affiant(s) does/do presently reside at

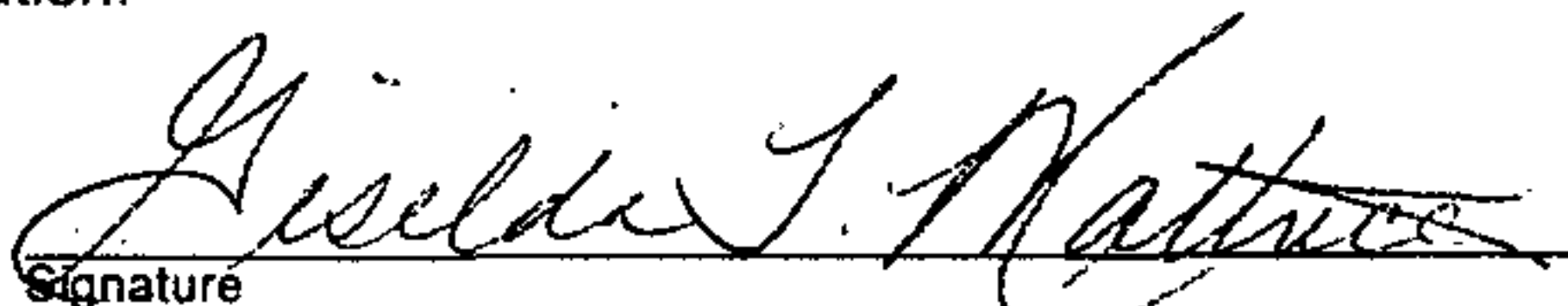
83 CEDAR CHIP Ct.
Address
BALTIMORE MD 21234
City State Zip Code

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):

Our family is growing. The rear yard is the only logical place to construct a sun room that would allow us to extend our small kitchen & dining room into it. Also, the storage space underneath addition is greatly needed also.

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
MARCO A. MATTUCCI
Name - Type or Print

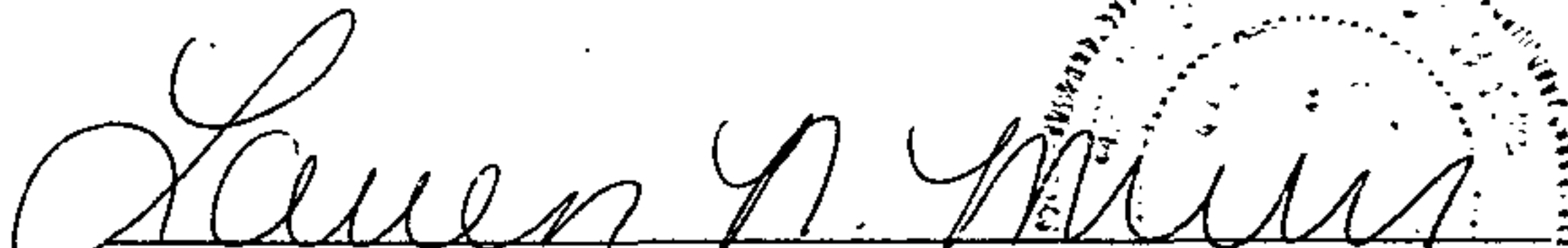

Signature
GISELDA T. MATTUCCI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARCO A. MATTUCCI and GISELDA T. MATTUCCI
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 March 29, 2009
LAUREN N. MILLER
Notary Public
Baltimore County
MD
My Commission Expires March 29, 2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 83 CEDAR CHIP Ct.
which is presently zoned DR 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) 1B02.3.B, 504.2 BCZR
V.B.6.b CNDP

To permit an Existing single Dwelling with addition To have A window To property line setback of 11.5' in lieu of the required 15' And To approve A single lot Amendment To lot 30 on the final development Plan for PERRY HALL Courts

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

Telephone No.

Zip Code

Representative to be Contacted:

Cutting Edge Construction Services Inc

Name 712 STEMMERS RUN Rd.

(410) 238-4400

Address

City

State

Telephone No.

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 07 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. 07-480-A

Reviewed By LTW Date 4/19/07

REV 10/25/01

Estimated Posting Date 4/29/07

Zoning Description

Zoning Description for 83 Cedar Chip Court

Beginning at a point on the southeast side of Cedar Chip Court which is 50 feet wide at the distance of 250 feet southwest of the centerline of the nearest improved intersecting street Meadowbank Court which is 50 feet wide. Being Lot 30, Section #2 in the subdivision of Perry Hall Courts as recorded in Baltimore County Plat Book #62, Folio #64 containing 5,758 square feet, also known as 83 Cedar Chip Court and located in the 11th Election District, 5th Councilman District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26772

DATE 4/19/27 ACCOUNT 20010066150

AMOUNT \$ 115.00

RECEIVED FROM: COTTAGE CODE

FOR: 074180A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS JOURNAL THE 1927
4/19/2027 09:20:09

RECEIPT # 223570 4/19/2027
Dept 5 528 TRAINING VERIFICATION
CR NO. 025772

Receipt for \$115.00
\$115.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 04/25/07

Case Number: 07-480-A

Petitioner/Developer: MARCO MATTUCCI ~ CUTTING EDGE CONSTRUCTION CO.

Date of Hearing (Closing): May 14, 2007

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: 83 CEDAR CHIP COURT

The sign(s) were posted on:

April 25, 2007

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-480-A

TO PERMIT EXISTING SINGLE FAMILY
DWELLING WITH ADDITION TO HAVE A WINDOW
TO PROPERTY LINE SETBACK OF 11.5' IN
LIEU OF THE REQUIRED 15' AND TO APPROVE
A SINGLE LOT AMENDMENT TO LOT 30 ON
THE FINAL DEVELOPMENT PLAN FOR
PERRY HALL COURTS ~ 83 CEDAR CHIP CT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MON. • MAY 14, 2007
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER HEARING DATE. UNDER PENALTY OF LAW, RETURN BOTH TO ZADM, RM. 104
MEETING IS HANDICAP 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁷ ~~06~~ 480 -A Address 83 CEDAR CHIP CT

Contact Person: LYOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/19/07 Posting Date: 4/29/07 Closing Date: 5/14/07

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

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 ~~06~~ 480 -A Address 83 CEDAR CHIP CT

Petitioner's Name MARCO MATIUCCI ET UX Telephone 410 529 2064

Posting Date: 4/29/07 Closing Date: 5/14/07

Wording for Sign: To Permit EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A WINDOW TO PROPERTY LINE SETBACK OF 11.5'
IN LIEU OF THE REQUIRED 15' AND TO APPROVE A SINGLE LOT
AMENDMENT TO LOT 30 ~~ASS~~ ON THE FINAL DEVELOPMENT PLAN FOR
PERRY HALL COURTS

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

07-480-A

Petitioner

MARCO & Giselda Mattucci

Address or Location

83 Cedar Chip Ct. BALT. MD 21234

PLEASE FORWARD ADVERTISING BILL TO

Name

Cutting Edge Construction Services Inc.

Address

712 Stemmons Run Rd. Unit B

BALT. MD 21221

Telephone Number

(410) 238-4900



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

May 14, 2007

Marco A. Mattucci
Giselda T. Mattucci
83 Cedar Chip Court
Baltimore, MD 21234

Dear Mr. and Mrs. Mattucci:

RE: Case Number: 07-480-A, 83 Cedar Chip Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 19, 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

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

May 4, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474, 475, 477 and 479 through 487

480

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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480,
481, 482, 483, 484, 486, and 487

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-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 14, 2007

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

SUBJECT: 83 Cedar Chip Court
INFORMATION:

Item Number: 7-480

Petitioner: Marco A. Mattucci

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED
MAY 17 2007

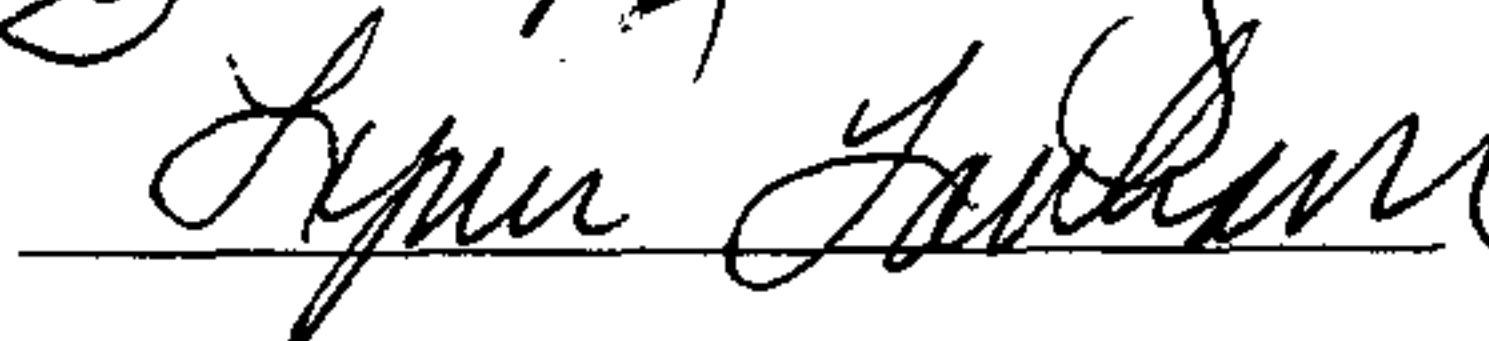
BY:.....

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to allow a single family dwelling with addition to have a window to property line setback of 11.5 feet in lieu of the required 15 feet. The proposed addition does not appear to negatively impact the immediately adjacent property owners or the surrounding community.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Reviewed by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 14, 2007

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

SUBJECT: 83 Cedar Chip Court

INFORMATION:

Item Number: 7-480

Petitioner: Marco A. Mattucci

Zoning: DR 5.5

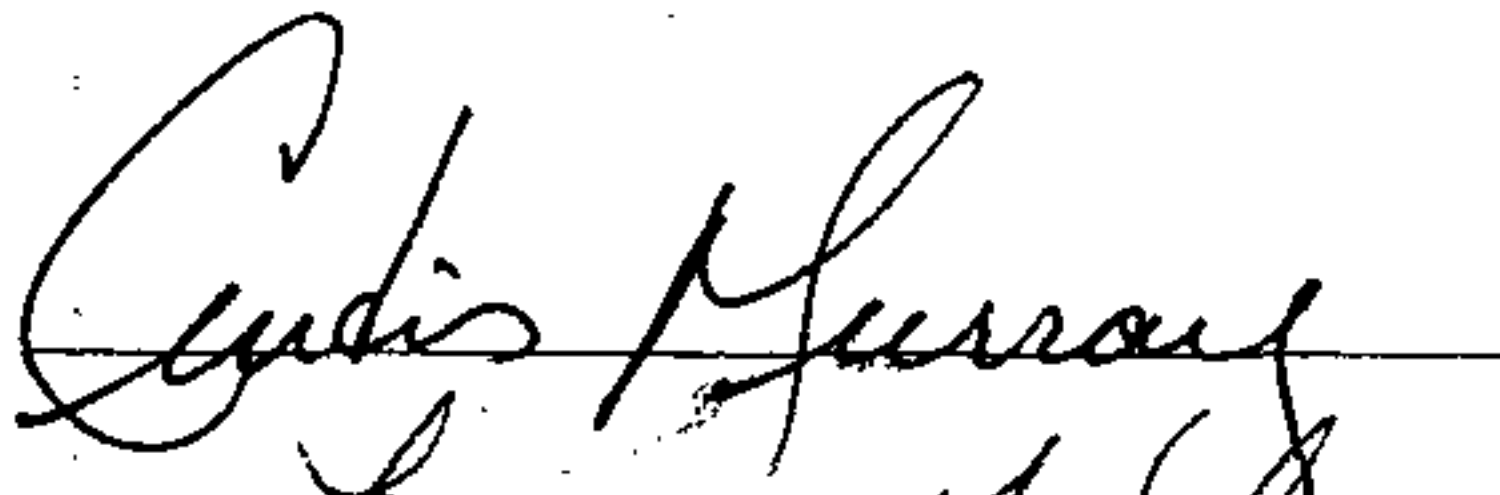
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to allow a single family dwelling with addition to have a window to property line setback of 11.5 feet in lieu of the required 15 feet. The proposed addition does not appear to negatively impact the immediately adjacent property owners or the surrounding community.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM





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

State Highway
Administration

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

Maryland Department of Transportation

Date: APRIL 30, 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. 7-480-A
83 CEDAR CHIP COURT
MATTUCCI 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. 7-480-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,

FOIA Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Community Association

ARCHITECTURAL CHANGE FORM PERRY HALL COURTS II

NAME: Marco & Giselda Mattucci
ADDRESS: 83 Cedar Chip CT
CITY: Baltimore STATE: MD ZIP: 21234
DATE SUBMITTED: _____
HOME PHONE: (410) 529-2064 WORK PHONE: (410) 716-3561

Please describe below the changes you propose to make to your property, including location, dimensions, materials, and details of design. Also, include property plat showing proposed changes.

A 18 x 10 1/2 Sun Room addition built on
existing deck with enclosed storage area
underneath. Vinyl siding and exterior to
match existing house. It will have 2 windows
& a sliding door. Storage part will be built
on top of existing concrete patio

Please note color changes from original design.

Siding & roof to match the color of
the house

Please attach a detail sketch or blueprint of your plan in duplicate which the committee will keep for their records.

Approved: ✓

Disapproved: _____

Reasons: _____

This application is not authorized until approved by the architectural committee.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

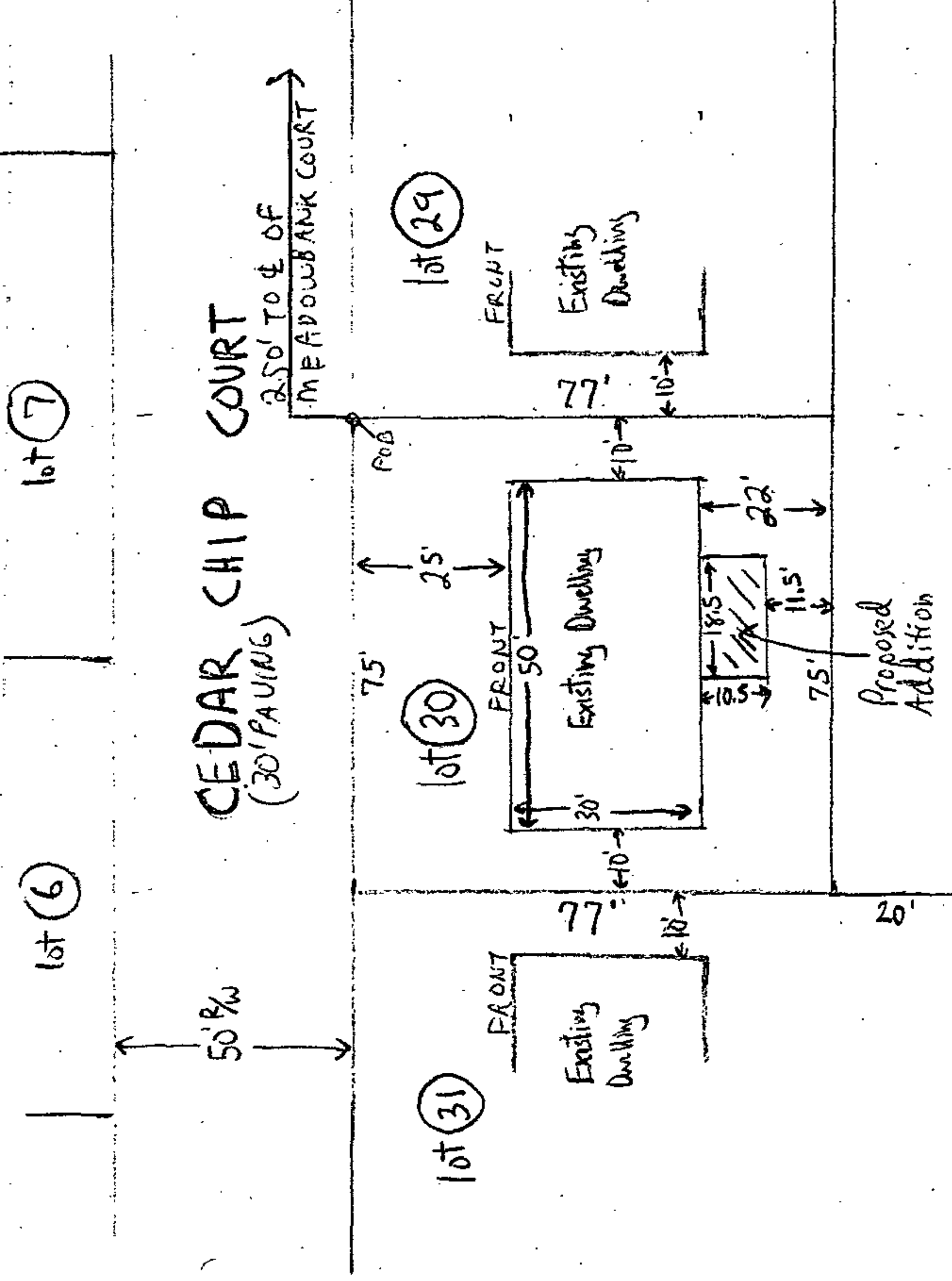
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 83 Cedar Chip Ct.

SUBDIVISION NAME Perry Hall Courts

PLAT BOOK # 62 FOLIO # 64 LOT # 30 SECTION # 2

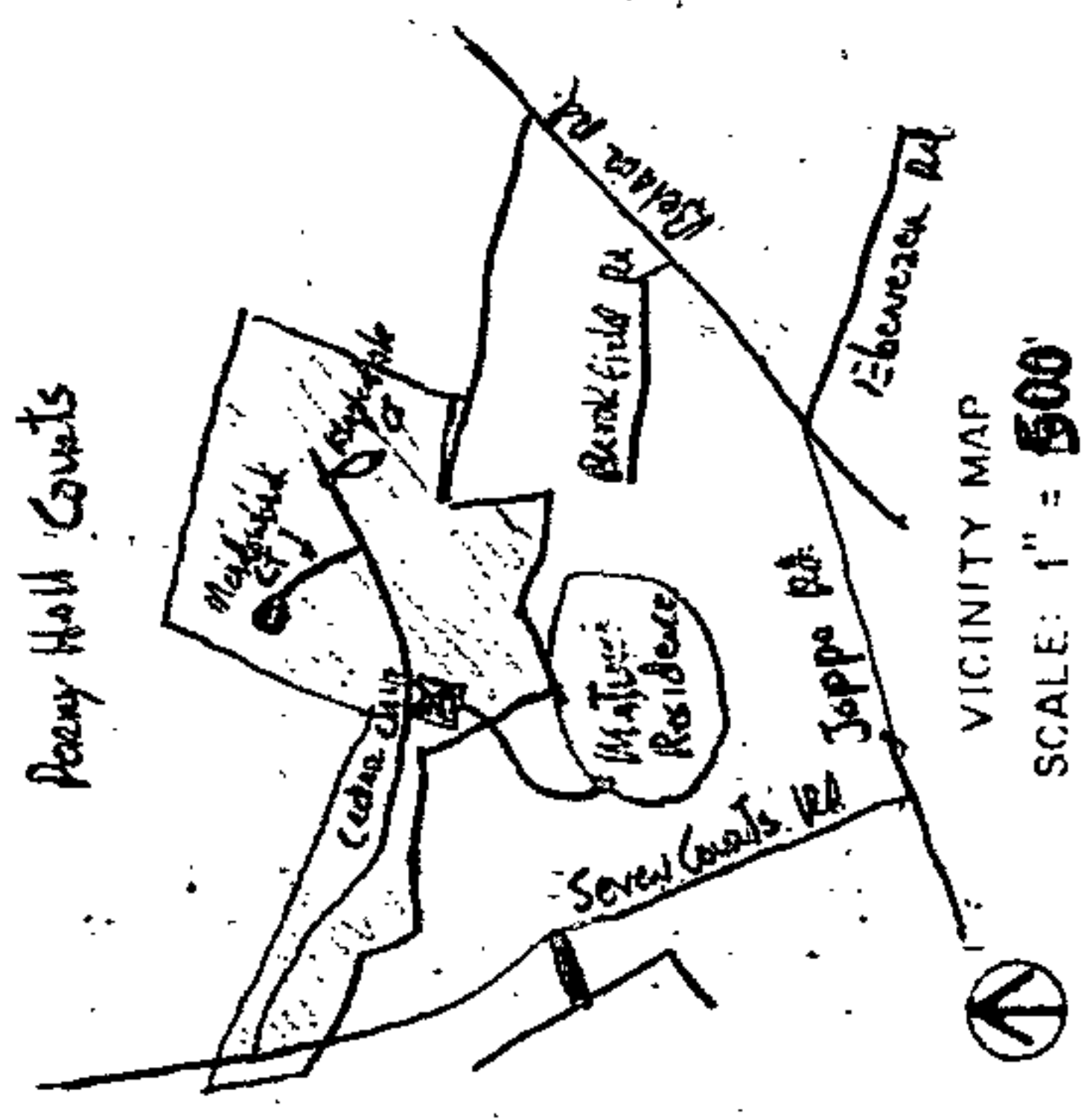
OWNER MARCO & Giselda MATTUCCI



NORTH

PREPARED BY G. MACK

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072A2

ZONING DR5.5 (Formerly DR5.5)

LOT SIZE .1322 ACRES 5,758 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CTM 4801

DR 3.5

P.B.041111

NE 10-G

P.B.062064

DR 5.5

072A2

SITE

11 ED

BLR 4130

P.B.059046

PK

480

072A2



480 1" = 50'

100 Year water surface elevation plus one foot and setback 20 feet.



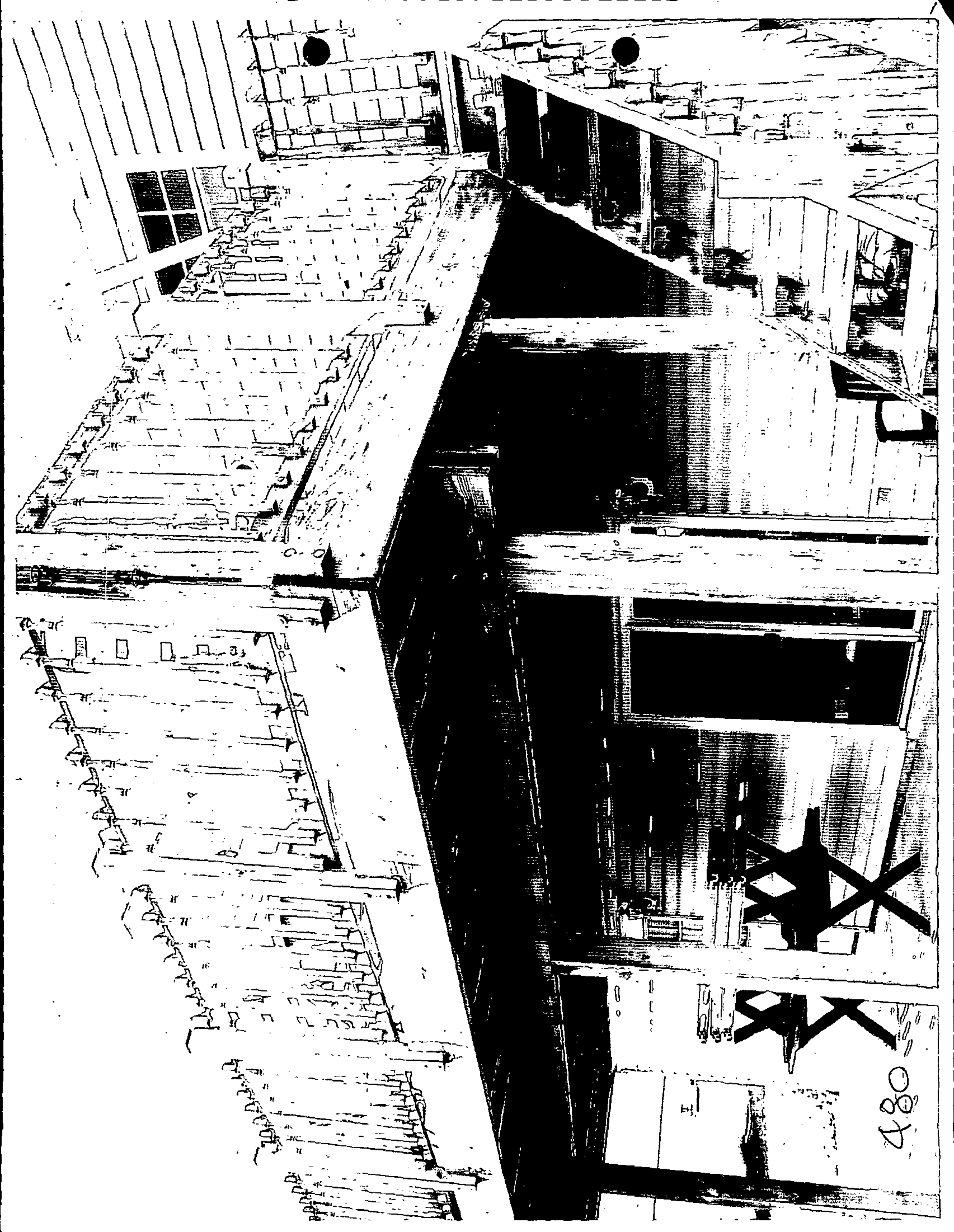


- Enclosed Storage Area will be on existing concrete pad.
- Very shallow rear yard due to storm water management pond (only on lots 30, 29, 28)

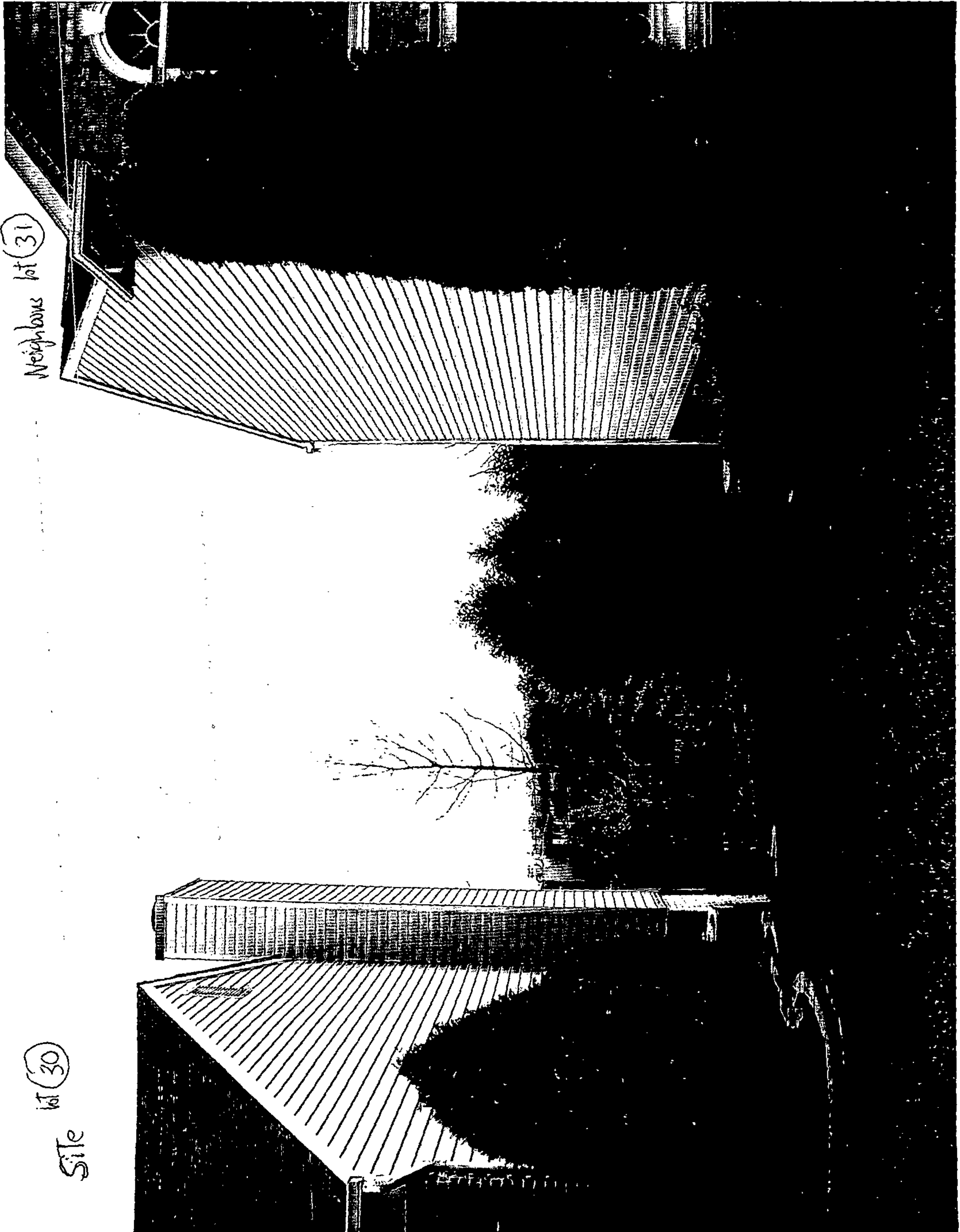


lot (30)

Rear View of property

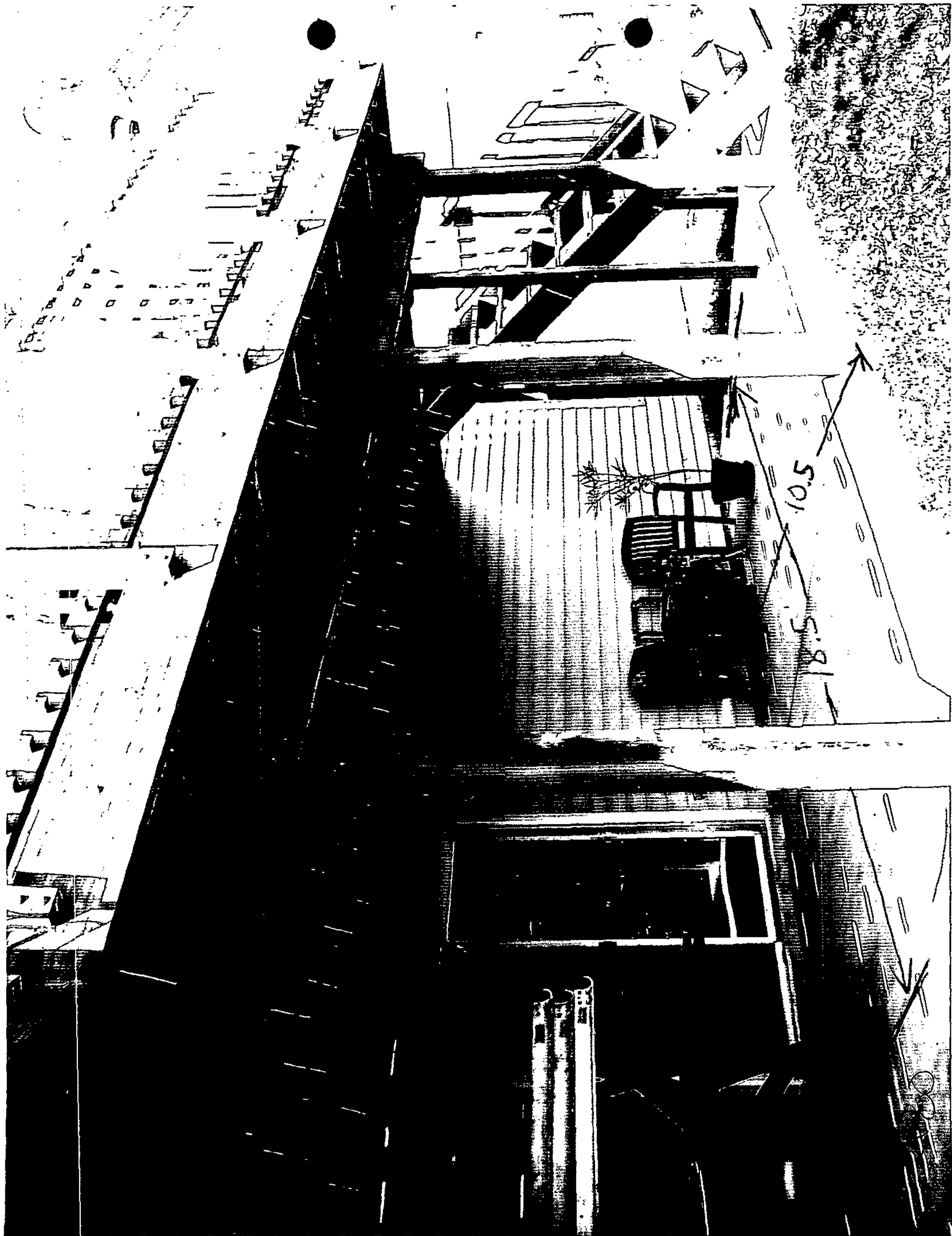


- Construct addition on existing deck
- Enclose under addition for needed storage/shed



Neighbours lot (31)

lot (30)
Site



Enclosed storage area/shed will
be directly under addition and not
exceed past existing concrete patio