IN RE: PETITION FOR ADMIN. VARIANCE
E side Burnside Farm Road, 1250 feet N
of c/l Greenspring Avenue
3rd Election District
2nd Councilmanic District
(10517 Burnside Farm Road)

Gabriel A and Suzanne G. Difurio Petitioners

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * BALTIMORE COUNTY
- * CASE NO. 07-533-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, Gabriel A and Suzanne G. Difurio. The variance request is for property located at 10517 Burnside Farm Road. The variance request is from Section 1A04.3.B.3 (1987 edition) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 60 foot setback to the centerline of the street in lieu of the required 75 feet and to amend the latest Final Development Plan for Burnside Farm, Lot 9. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 2-story addition. The available building area is constrained by the existing septic reserve area on the south and a private drive on the easement to the north. The proposed addition is in the rear of the home and is located such that the interior function and flow of the home will be preserved, and will allow an increase in size to meet family requirements. The character of the home, layout and function of the home would be adversely affected if the addition were relocated. The property is 2.121 acres in size.

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 June 8, 2007 which contains restrictions and a copy of which is incorporated herein and made a part hereof the file. That Office supports the request provided that the

 addition be constructed in accordance with the architectural elevation drawings, floor plans and site plans submitted with the Petition. Burnside Farm development plan approval in 1991 is prior to the effective date of Bill 55-04 (RC 5 Performance Standards) therefore, the RC 5 finding is not legally required.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 1, 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 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 July, 2007 that a variance from Section 1A04.3.B.3 (1987 edition) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 60 foot setback to the centerline of the street in lieu of the required 75 feet and to amend the latest Final Development Plan for Burnside Farm, Lot 9, be and is hereby GRANTED, subject to the following:

CAN COLLAND

- 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 addition shall be constructed in accordance with the architectural elevation drawings, floor plans and site plan submitted with the Petition.

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

HOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

THE CONTRACTOR OF THE PROPERTY OF THE PROPERTY



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

July 16 2007

HOWARD ALDERMAN, ESQUIRE LEVIN & GANN 502 WASHINGTON AVENUE, 8TH FLOOR TOWSON, MD 21204

> Re: Petition for Administrative Variance Case No. 07-533-A Property: 10517 Burnside Farm Road

Dear Mr. Alderman:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Gabriel A And Suzanne G. Difurio, 10517 Burnside Farm Road, Owings Mills MD 21117 Erica Nestlerode, Penza Bailey Architects, 401 Woodbourne Avenue, Baltimore MD 21212



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10517 BURNSIDE FARM ROAD which is presently zoned __ RC-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)

1A04.3B.3. – 1987 Edition BCZR To permit an addition with a 60-foot setback to the centerline of the street in lieu of the required 75-feet and to amend the latest F.D.P. for "Burnside Farm", Lot 9.

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.

			penjury, mat	emnly declare a l I/we are the leg ct of this Petition	dal Owner(s) of	r the penalties of the property which
Contract Purchas	ser/Lessee:		<u>Legal Ow</u>	<u>ner(s):</u>		•
Name - Type or Print			1ABRIE Name / Type	LA DIFL	IRIO	······································
Signature	·		Signature i	/W)_	<u></u>	
Address		Telephone No.	SuzaN Name - Type	NE G. D	FURIO	
City	State	Zip Code	Signature	anne	4 Din	vio
Attorney For Peti	tioner:		10517 B Address	URNSIDE F	ARM RD.	
Name Type or Print	MANA	·	OWINGS IN	MUS, MAR	State	Telephone No.
Signature	Ver &		<u>Represen</u>	tative to be		Zip Code
Company GAN	N. PA am FUR		ERICA NE	STLERODE "	/ PENZA BA	NEY ARCHITECTS
502 WASHINGTO	/3	21.4640 Telephone No.	A	PBOURNE !	•	435.6677
Towson MA	RYLAND State	212.04 Zip Code	BALT IM	DRE, MA	RYLAND State	Telephone No. 21212 Zip Code
A Public Hearing having this day of regulations of Baltimore C	been formally demand	ed and/or found to to t the subject matter of	e required, it is order this petition be set fo	red by the Zonir	ng Commissioner	
regulations of Baltimore Co	ounty and that the propert	y be reposted.			, aavoitioca, as i	equired by the Zoning
			Zonir	ng Commissioner	of Baltimore Cou	intv
CASE NO	7-533-1	Re	viewed By	\ 	Date <u>5力3</u>	i
REV 10/25/01	7-16-07	Es	timated Posting i		6/3/07	
State of the state	M		_		77	

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	10517 BURNSIDE FARM ROAD
	OWING MILLS MARYLAND 2117 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):

Lot No. 9 which your Petitioners purchased from the prior owners, is highly irregular in shape and the available building area is constrained by the pre-existing septic reserve area on the south and a private drive easement on the north. The proposed addition is in the rear of the home and will be located approximately 60 feet from the centerline of Burnside Farm Road (not a collector) in lieu of the 75 feet required. This home was constructed in 1886 and the proposed addition is located such that the interior function and flow of the home will be preserved and will allow a modest increase in size to meet family requirements. The character of the home, as well as the layout and function of the home would be adversely affected in any attempt to relocate the proposed addition. The existing, covered porch on the front of the home (east side) will be preserved. The architectural design of the home and configuration of the lot, neither of which your Petitioners had any role in determining, render this property unique from others in the district and that design and configuration and previously described constraints unreasonably prevent your Petitioners from improving an existing, antiquated residence. The requested relief can be granted to avoid the practical difficulty faced by your Petitioners, without increasing allowable residential density, it is the minimum relief necessary and, within the spirit and intent of the Zoning Regulations will do substantial justice to your Petitioners and others in the zoning district.

That the Affiant(s) acknowledge(s) that if a formal demand advertising fee and may be required to provide additional info	d is filed, Affiant(s) will be required to pay a reposting and remation.
Signature Signature	Suzanne J. Diturio
ABRIEL A. DIFURIO Name - Type or Print	SUZANNE G. DIFURIO Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 21 day of Maryland, in and for the County aforesaid, personally appear	
the Affiant(s) herein, personally known or satisfactorily identif	Di Furio
AS WITNESS my hand and Notarial Seal NOTARY PUBLIC PUBLIC My	Pamela S. Clevenger ary Public Commission Expires May 1, 2010
REV 10/25/01	



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10517 BURNSIDE FARM ROAD which is presently zoned 180-5

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)

1A04.3B.3. – 1987 Edition BCZR To permit an addition with a 60-foot setback to the centerline of the street in lieu of the required 75-feet and to amend-the latest F.D.P. for "Burnside Farm", Lot 9.

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:	<u>Legal Owner(s):</u>
Name - Type or Print	PARKIEL A. PIFURIO
Signature	Signature \
Address Telephone No.	SUZANNE G. DIFURIO Name - Type or Print
City State Zip Code	Signature J. Di/WWW
Attorney For Petitioner:	10517 BURNSIDE FARM RD. 410.653.772 Address
Name - Type or Print	OWINGS MILLS, MARYLAND 21117 City State Zip Code
Signature Signature	Representative to be Contacted:
Company CANN, PA	ERICA NESTLERODE % PENZA BALLEY ARCHITECTS
502. WASHINGTON AVE. A 410.321.4640 Address Telephone No.	401 WOODBOURNE ANE. 410.435.6677 Address Telephone No.
TOWSON MARYLAND 212 04 City State Zip Code	BALTIMORE, MARYLAND 21212 City State Zip Code
A Public Hearing having been formally demanded and/or found to be this day of that the subject matter of the regulations of Baltimore County and that the property be reposted.	
and that the property be reposted:	· · · · · · · · · · · · · · · · · · ·
•	Zoning Commissioner of Baltimore County
CASE NO	ewed By Date 5/23/07
REV 10/25/01 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	nated Posting Date 6/3/07
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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	10517 BURNSIDE FARM ROAD Address	
	MUNICIPALIC MARYLAND 21117	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):

Lot No. 9 which your Petitioners purchased from the prior owners, is highly irregular in shape and the available building area is constrained by the pre-existing septic reserve area on the south and a private drive easement on the north. The proposed addition is in the rear of the home and will be located approximately 60 feet from the centerline of Burnside Farm Road (not a collector) in lieu of the 75 feet required. This home was constructed in 1886 and the proposed addition is located such that the interior function and flow of the home will be preserved and will allow a modest increase in size to meet family requirements. The character of the home, as well as the layout and function of the home would be adversely affected in any attempt to relocate the proposed addition. The existing, covered porch on the front of the home (east side) will be preserved. The architectural design of the home and configuration of the lot, neither of which your Petitioners had any role in determining, render this property unique from others in the district and that design and configuration and previously described constraints unreasonably prevent your Petitioners from improving an existing, antiquated residence. The requested relief can be granted to avoid the practical difficulty faced by your Petitioners, without increasing allowable residential density, it is the minimum relief necessary and, within the spirit and intent of the Zoning Regulations will do substantial justice to your Petitioners and others in the zoning district.

The Animant of the Country of Baltimore, to wit:

I HEREBY CERTIFY, this 2 day of Many and for Maryland, in and for the Country aforesaid, personally appeared

Gabriel A. and Suzane G. Di Furio

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

As WITNESS my hand and Notarial Seal

Pane a S. Coevenger

Notary Public

My Commission Expires May 1, 2010

ALTIMORE CO

REV 10/25/01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10511 BURNSIDE FARM ROAD which is presently zoned RC-5

I/We do solemnly declare and affirm, under the penalties of

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)

1A04.3B.3. – 1987 Edition BCZR To permit an addition with a 60-foot setback to the centerline of the street in lieu of the required 75-feet and to amend the latest F.D.P. for "Burnside Farm", Lot 9.

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.

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	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	PABRIEL A DIFURIO
Signature	Signature
Address Telephone No.	SUZANNE G. DIFURIO Name - Type or Print
City State Zip Code	Signature / Signature / Signature /
Attorney For Petitioner:	10517 BURNSIDE FARM RD. 410.653.772 Address
Name - Type or Print	OWINGS MILLS, MARYLAND 21117 City State Zip Code
Signature Cut	Representative to be Contacted:
Company CANN PA	ERICA NESTLERODE % PENZA BALLEY ARCHITECTS
502. WASHINGTON AVE. A 410.321.4640 Address Telephone No.	401 WOODBOURNE ANE. 410.435.6677 Address Telephone No.
TOWSON MARYLAND 217 04 City State Zip Code	EALT IMORE, MARYLAND 21212 Zip Code
A Public Hearing having been formally demanded and/or found to be rethis day of that the subject matter of the regulations of Baltimore County and that the property be reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County, is petition be set for a public hearing, advertised, as required by the zoning
, (•
•	Zoning Commissioner of Baltimore County
CASE NO. 37-533-A Revie	
1/-/\e-0/\ Estin	nated Posting Date

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 10517 BURNSIDE FARM ROAD
Address
Address
Address
Address

City 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):

Lot No. 9 which your Petitioners purchased from the prior owners, is highly irregular in shape and the available building area is constrained by the pre-existing septic reserve area on the south and a private drive easement on the north. The proposed addition is in the rear of the home and will be located approximately 60 feet from the centerline of Burnside Farm Road (not a collector) in lieu of the 75 feet required. This home was constructed in 1886 and the proposed addition is located such that the interior function and flow of the home will be preserved and will allow a modest increase in size to meet family requirements. The character of the home, as well as the layout and function of the home would be adversely affected in any attempt to relocate the proposed addition. The existing, covered porch on the front of the home (east side) will be preserved. The architectural design of the home and configuration of the lot, neither of which your Petitioners had any role in determining, render this property unique from others in the district and that design and configuration and previously described constraints unreasonably prevent your Petitioners from improving an existing, antiquated residence. The requested relief can be granted to avoid the practical difficulty faced by your Petitioners, without increasing allowable residential density, it is the minimum relief necessary and, within the spirit and intent of the Zoning Regulations will do substantial justice to your Petitioners in the zoning district.

That the Affiant(s) acknowledge(s) that if a formal demand advertising fee and may be required to provide additional info	d is filed, Affiant(s) will be required to pay a reposting and remation.
Hall all	Sugane J. Dikurio
Signature ABRIFL A. DIFURIO Name - Type or Print	Pura C. Durunia
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
of Maryland, in and for the County aforesaid, personally appe	eared $\frac{2007}{\text{Full}}$, before me, a Notary Public of the State
the Affiant(s) herein, personally known or satisfactorily identification.	ied to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal Seal NOTARY Not	Panela S. Cowenger ary Public
(2 NOTARY) / Not	Commission Expires May / 2010

REV 10/25/01

ZONING DESCRIPTION FOR 10517 BURNSIDE FARM ROAD, OWINGS MILLS, MD 21117

Beginning at a point located on the East side of Burnside Farm Road which is +/-40 feet wide at the distance of +/-1250 feet North of the centerline of the nearest improved intersecting street, Greenspring Avenue wich is 120 feet wide. Being lot #9, Section #1 as recorded in Baltimore County Plat Book # 64, Folio #46 containing 2.12 acres +/-. Also known as 10517 Burnside Farm Road and located in the 3rd Election District, 2nd Councilmanic District.

Typical metes and bounds: South 08° 11' 30" E 135.00 feet, S00° 15' 12"E 30.98 feet, N89° 44' 48"E 185.00 feet, S55° 05' 12"E 270.25 feet, N 18° 54' 11"E 106.66 feet, to a curve with a radius of 166.32 feet for a distance of 86.94 feet (chord of said arc bearing N 03° 55' 42"E 85.95 feet) to a curve with a radius of 458.18 feet for a distance of 121.90 feet (chord of said arc bearing N 07° 57' 14"E 296.54 feet) to S 88° 41' 30"E 459.29 feet to place of beginning.

Dattions in edy, fry land THE RIVE M.C. I. CASHIER'S VALIDATION ACTIMIT. WHETE IN A STATE OF THE STATE O tile, m cr. 賴餅 factor for 20 ES 四年7年55 5/24/2007 KE KIN 保訊, No. 2797 ANEOUS OFFICE OF BUDGET BALTIMORE DISTRIBUTION WHITE - CASHIER MISCELL RECEIVED FROM:

SON THURS HAVE TONIUM Signal mount 111 September 1

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VIEW TOWARD PROPOSED ADDITION SIDE FROM BURNSIDE FARM ROAD



VIEW OF EXISTING GARAGE FROM BURNSIDE FARM ROAD

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 Numi	ber or Case Number:								
Petitioner:	DIFURIO								
Address o	r Location: 10517 BURNSIDE FARM RD.								
•									
PLEASE F	FORWARD ADVERTISING BILL T-O:								
Name:	MS. ERICA NESTLERODE								
Address:	PENZA BAILY ARCHITECTS								
	401 WOODBOURNE AVE.								
	BALTIMORE, MD 21212								
Telephone	e Number: 410-435-6677								

Revised 2/20/98 - SCJ



VIEW OF INTERSECTION OF BURNSIDE FARM ROAD AND PRIVATE DRIVE



VIEW OF EXISTING DETATCHED GARAGE FROM PRIVATE DRIVE

CERTIFICATE OF POSTING

RE: Case No.: 07-533-A

Petitioner/Developer: DIFUR10

Date of Hearing/Closing: JUUG 18, 2007

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

Attention: Christen Matthews

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the propery located at

10517 BURNSIDE FARM ROAD

The sign(s) were posted on JUNG 151 2007

(Month, Day, Year)

ADMINISTRATIVE

CASE # 07-533-A

TO PERMIT AN ADDITION WITH A GO FOOT SET BACK TO CENTERLINE OF STREET IN LIEU OF THE REQUIRED 75 FEET AND

TO AMEND THE LATEST F.D.P. FOR

BURNSIDE FARM", LOT 9

dition.

...

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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 --- JUNE 18, 2007 ADDITIONAL INFORMATION IS AVAILABLE AT TOWNSON ME 21204 TEL. 887-3391

TOWNSON ME 21204 TEL 887-3391

MEETING AS HANDICAP ACCESSIBLE ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

Sincerely,

(Signature of Sign Poster and Date)

CARLAGE E, MOORE -(Printed Name)

3225 RYERSONI CIRCLE (Address)

BALTIMORE, MD, 21227 (City, State, Zip Code)

(410) 242-4263 (Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case N	Number 0	7- 5%	33	-A	Address	10517	BURNS	310E FA	em RD.	
	ct Person:		DNNAT	HOMPSO		<u></u>	Pho	ne Numb	er: 410-8	87-3391
	•	. 1		Please Print Your N		.31 1 0				المامة الما
Filing	Date:	5/23/0	1	Post	ting Date:	10/3/01	-	Closing	Date: 🔟	18/01
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2.	a formal	request	for a pu	date is the dealing the proces	g. Please	understar	nd that	even it t	nere is n	et to file o formal
	commission order that	oner. H t the ma within 7	e may: atter be to 10 da	ng date, the (a) grant the set in for a sys of the cichhearing. The	e requeste a public he osina date)	d relief; (bearing. Your as to whet	o) deny ou will ther the	the requireceive version !	ested relie written no has been	er; or (c) itification granted,
4.	(whether commission changed of	due to oner), n giving no ertification	a neighlotification of the office of the off	bor's formal n will be for he hearing of change and	request orwarded to date, time a	r by order by you. The and location	r of the he sign n. As w	zoning on the when the	or deputy property sign was o	y zoning must be originally
		,		(Deta	ach Along Dotted	Line)				
Petitic	oner: This	s Part of	the For	m is for the	Sign Post	ter Only				
		UŠ	E THE	DMINISTRA	ATIVE VAR	NANCE SI	GN FO	RMAT		
Case	Number 0	7- 52	ろ -A	Addr	ress <u>105</u>	17 BURN	SIDE	FARM K	<u> </u>	<u></u>
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	15-21-1-1	المستسلك				<u> </u>				
						 				



VIEW OF WEST SIDE OF EXISTING HOUSE FROM BURNSIDE FARM ROAD



VIEW OF NORTH SIDE OF EXISTING HOUSE FROM PRIVATE DRIVE



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

June 18, 2007

Howard Alderman Levin & Gann, PA 502 Washington Avenue, 8th Floor Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 07-533-A, 10517 Burnside Farm Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf Enclosures

c: People's Counsel

Gabriel A. Difurio Suzanne G. Difurio 10517 Burnside Farm Road Owings Mills 21117 Erica Nestlerode c/o Penza Bailey Architects 401 Woodbourne Avenue Baltimore 21212

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 7, 2007

Department of Permits & Development Management

1

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review .

SUBJECT:

Zoning Advisory Committee Meeting

For June 11, 2007

Item Nos. 07-526, 527, 528, 529, 530, 532,

1533, 535, 536, 537, 538, and 540

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-06072007.doc

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

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

Maryland Department of Transportation

Date: JUNE 6, 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.7-533-A

DIFURIO PROPERTY

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. 7-533-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).

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

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 June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

533

Item Number: 526 Through 541

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

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 8, 2007

Department of Permits and Development Management

FROM:

· Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-533- Admin. Variance & Special

Hearing

The Office of Planning has reviewed the above referenced case(s) and supports the variances and Special hearing to amend the FDP provided that, the addition shall be constructed in accordance with the architectural elevation drawings, floor plans and site plan submitted with the Variance/Special Hearing request. Burnside Farm development plan approval in 1991 is prior to the effective date of Bill 55-04 (RC 5 performance standards) therefore the RC 5 finding is not legally required.

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

Prepared By

Division Chief:

CM/LL

Exempt Class:



Go Back View Map **New Search** GroundRent

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* NONE *

Patricia Zook - Case 07-533-A (administrative variance closed 6-18)

From:

Patricia Zook

To:

Murray, Curtis

Date:

7/16/2007 9:22 AM

Subject: Case 07-533-A (administrative variance closed 6-18)

Hi Curtis -

The Petitioner just called again is asking when the Planning comments will be finished and she can receive an Order.

Hi Curtis -

We are in need of Planning comments from the Planning Office.

Thanks for your help.

Patti Zook **Baltimore County** Office of the Zoning Commissioner 410-887-3868 pzook@baltimorecountymd.gov

Patricia Zook - Case 07-533-A (administrative variance closed 6-18)

From:

Patricia Zook

To:

Murray, Curtis

Date:

7/10/2007 1:14 PM

Subject: Case 07-533-A (administrative variance closed 6-18)

Hi Curtis -

We are in need of Planning comments from the Planning Office.

Thanks for your help.

Patti Zook Baltimore County Office of the Zoning Commissioner 410-887-3868 pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: June 8, 2007

DECEIVE JUL 1 3 2007

BY:____

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-533- Admin. Variance & Special-

Hearing-

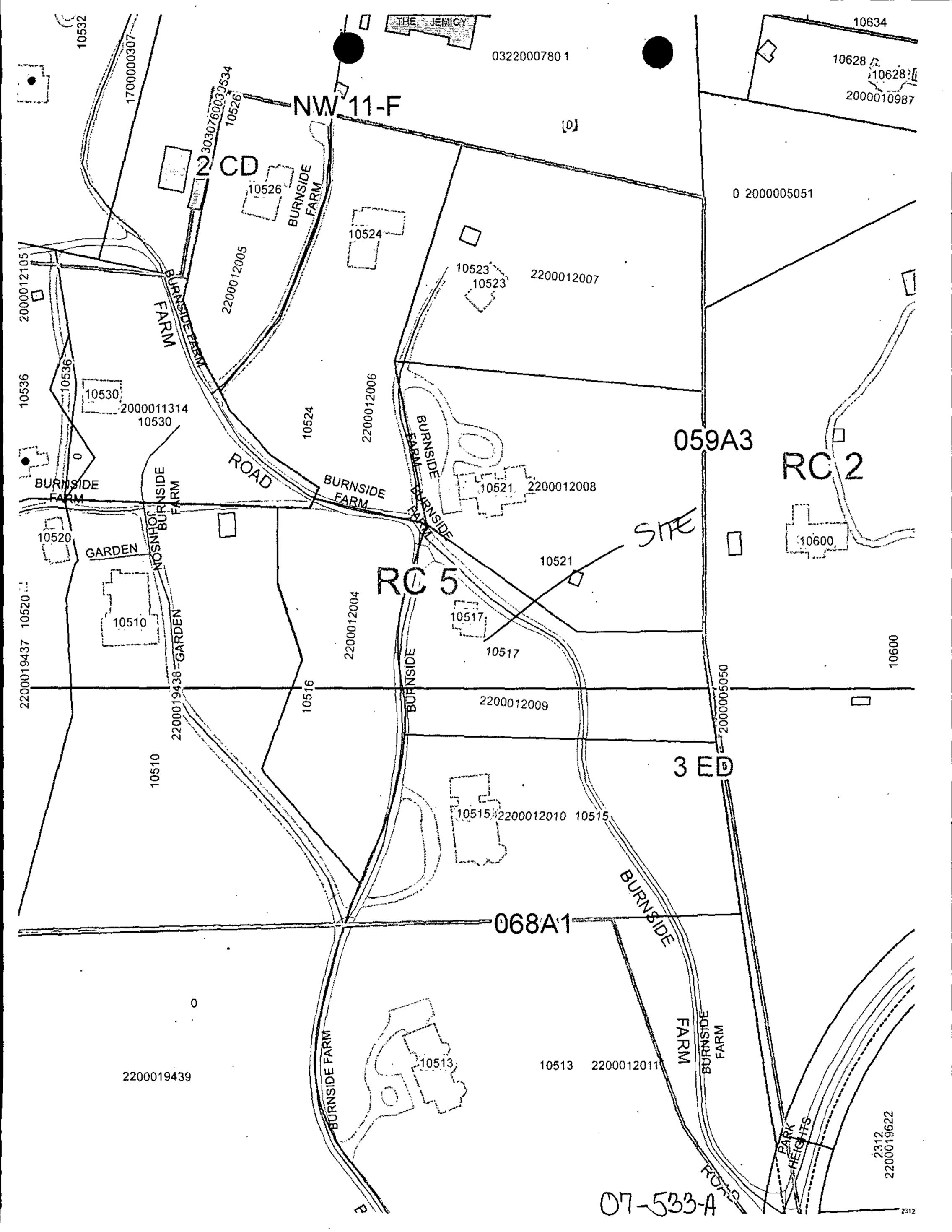
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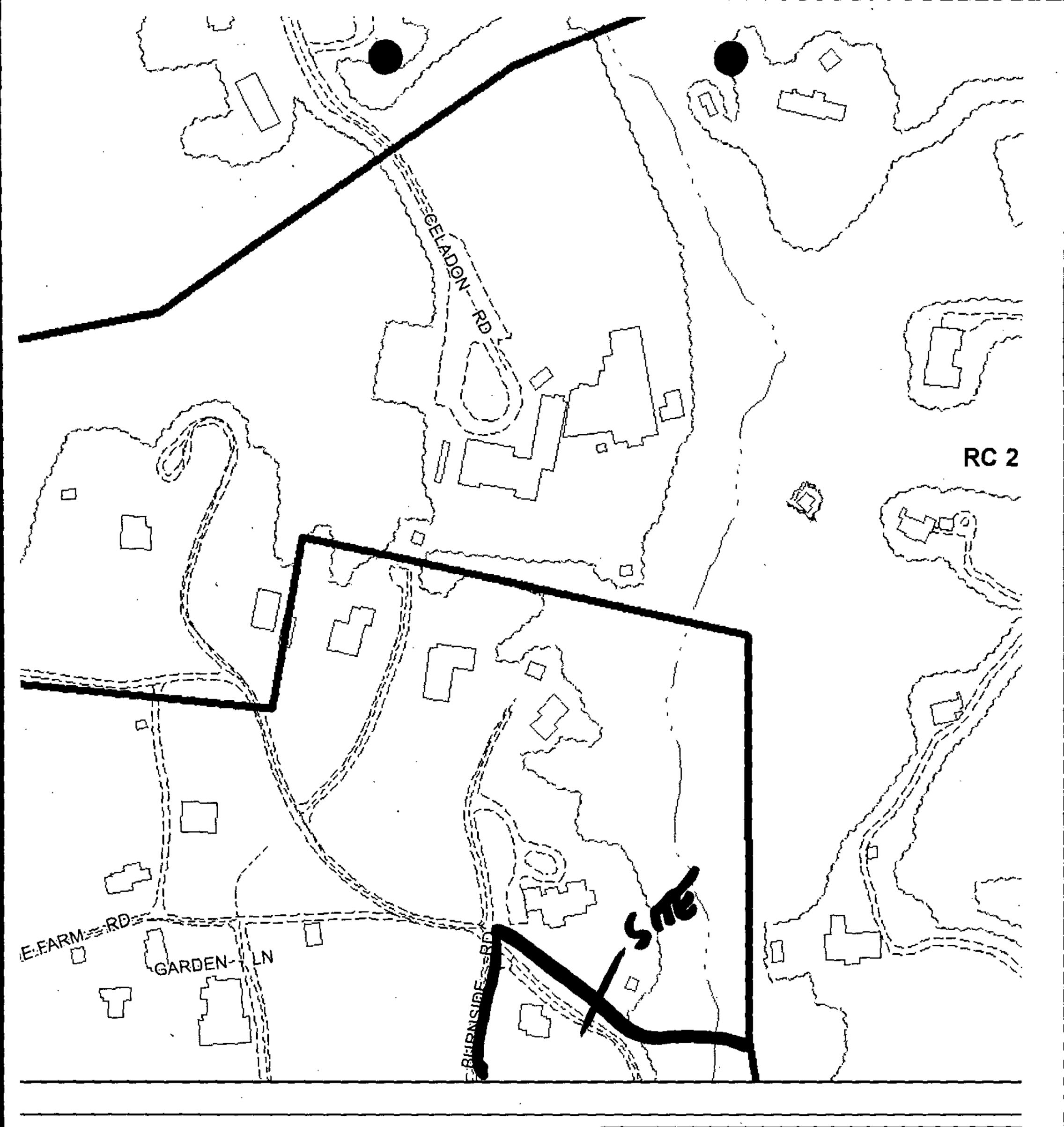
For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL





more County lanning and Zoning al Zoning Map

058B2	058C2	059A2	059B2
058B3	058C3	058A3	059B3
067B1	067C1	068A1	068B1

07-533-4

