

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW corner of Seling Avenue and Edwill Avenue *
14th Election District * DEPUTY ZONING COMMISSIONER
7th Councilmanic District *
(1513 Seling Avenue) * BALTIMORE COUNTY

Francis M. and Bernadine C. Amato
Petitioners * CASE NO. 07-534-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, Francis M. and Bernadine C. Amato. The variance request is for property located at 1513 Seling Avenue. The variance request is from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an enclosed and open projection additions with rear yard setbacks of 10 feet and 3 feet in lieu of the required 30 feet and 22.5 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a patio room and deck on the rear of the home. The patio room will be built on the existing deck and the existing lower deck will be removed. A neighbor also located on a corner lot has an addition that is larger than the Petitioners are requesting. In fact, there are 11 sunroom additions in the neighborhood. Ms. Amato provided a letter from her physician stating that she is unable to sit in direct sunlight and having a covered porch area would be in her best interest.

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 Bureau of Development Plans Review dated June 7, 2007. That Office commented that decks are considered to be permanent structures and therefore may not be built in County drainage or

RECEIVED PLAN REVIEW
6-28-07
[Signature]

utility easements. The proposed deck must be made smaller or the Petitioners may pay the County to release the easement. Revise the site plan for the former or contact the Bureau of Land Acquisition for the later. Dennis A. Kennedy, Supervisor, Bureau of Development Plans Review, stated that the Petitioner has agreed to shorten the deck to move it out of the drainage and utility easement. This will eliminate the need for the 3 foot variance in lieu of the required 22.5 feet.

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 June 3, 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

RECEIVED FOR FILE
6-28-07
C0829
PB

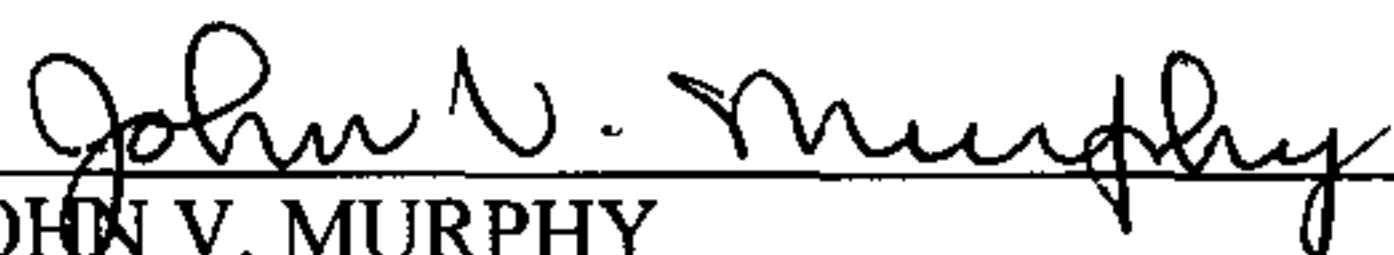
Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 28th day of June, 2007 that a variance from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an enclosed and open projection additions with rear yard setbacks of 10 feet in lieu of the required 30 feet be and is hereby GRANTED, subject to the following:

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

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILE
6-28-07
JVM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 20, 2007

FRANCIS M. AND BERNADINE C. AMATO
1513 SELING AVENUE
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 07-534-A
Property: 1513 Seling Avenue

Dear Mr. and Mrs. Amato:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1513 Seling Ave.
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) 1302.3 B AND 301.1 BCZR

To permit an enclosed and open projection additions with a rear yard setbacks of 10' and 3' in lieu of the required 30' and 22.5', respectively.

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):

Francis M. Amato

Name - Type or Print

Signature

Bernadine C. Amato

Name - Type or Print

Signature

1513 Seling Ave.

(410) 866-5930

Address

Telephone No.

Baltimore

MD

21237

City

State

Zip Code

Representative to be Contacted:

Bob Whitmer

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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 23 day of May, 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.

07-534-A

Reviewed By

JF

Date

5/25/07

REV 10/25/01

Estimated Posting Date

6/3/07

ORDER RECEIVED FOR FILING

6-28-07

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1513 Seling Ave.
Address
Baltimore MD 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to build a patio room (12'x20') and a (7'x20') open deck on the rear of our house. The problem is the size of our lot (75'x80') being only 5,694 sf. This and the fact we are a corner lot and our house is required to have the minimum front setback of 25ft. On Two sides of our property. With our home conforming to these front setbacks there is no possible way we can meet the required 30ft. Rear setback .

Our Lot is a non-conforming lot the rear setback to the home is currently only 22ft. This room will be built on an existing deck, With an existing door which will lead into the patio room. This is the only place we can construct the patio room therefore we are asking for a variance of 10ft for the patio room and 3ft for the open deck in lieu of the required 30ft, and 22.5ft respectively

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.

Francis M. Amato
Signature

Francis M. Amato
Name - Type or Print

Bernadine C. Amato
Signature

Bernadine C. Amato
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

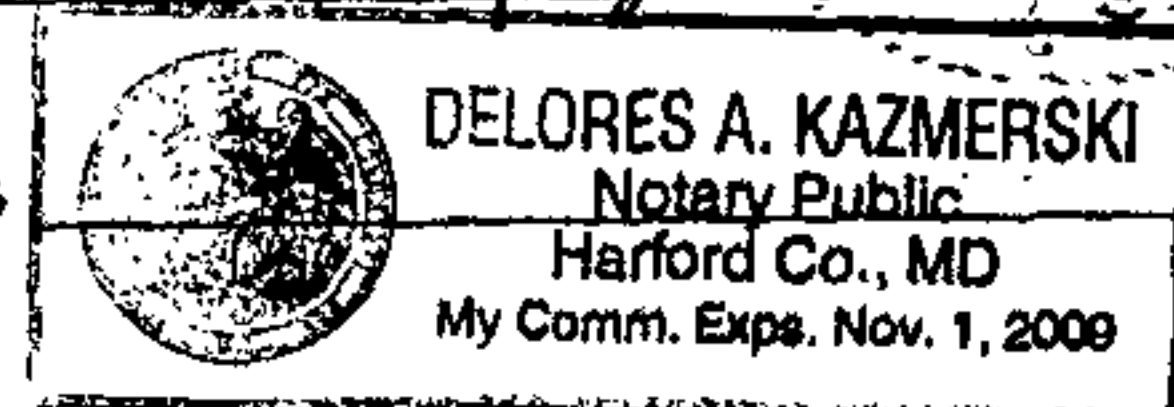
I HEREBY CERTIFY, this 14 day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Francis M. & Bernadine C. Amato
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
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 1513 Seling Ave.
Address
Baltimore MD 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to build a patio room (12'x20') and a (7'x20') open deck on the rear of our house. The problem is the size of our lot (75'x80') being only 5,694 sf. This and the fact we are a corner lot and our house is required to have the minimum front setback of 25ft. On Two sides of our property. With our home conforming to these front setbacks there is no possible way we can meet the required 30ft. Rear setback.

Our Lot is a non-conforming lot the rear setback to the home is currently only 22ft. This room will be built on an existing deck, With an existing door which will lead into the patio room. This is the only place we can construct the patio room therefore we are asking for a variance of 10ft for the patio room and 3ft for the open deck in lieu of the required 30ft, and 22.5ft respectively

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.

Francis M. Amato
Signature

Francis M. Amato
Name - Type or Print

Bernadine C. Amato
Signature

Bernadine C. Amato
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

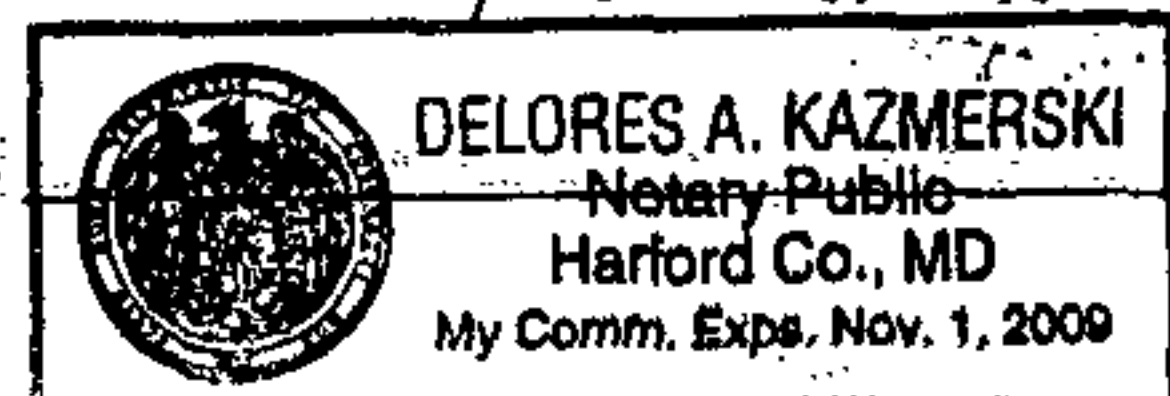
I HEREBY CERTIFY, this 14 day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Francis M. & Bernadine C. Amato
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1513 Seling Ave.
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 AND 301.1 BCZR

To permit an enclosed and open projection additions with a rear yard setbacks of 10' and 3' in lieu of the required 30' and 22.5', respectively.

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):

Francis M. Amato

Name - Type or Print

Signature

Bernadine C. Amato

Name - Type or Print

Signature

1513 Seling Ave. (410) 866-5930

Address Telephone No.

Baltimore MD 21237
City State Zip Code

Representative to be Contacted:

Bob Whitmer

Name

7110 Golden Ring Road 410-780-0062

Address Telephone No.

Baltimore MD 21221
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. 07-534-A

Reviewed By JF Date 5/25/07

REV 10/25/01

Estimated Posting Date 6/3/07

~~FOR REVIEW ONLY~~

6-28-07

pb

Zoning Description for 1513 Seling Ave.

Beginning at a point on the corner of Seling Ave. which is 50 ft. which intersects with Edwill Ave. which is 50 ft. wide. *Being lot #2, Block# C Section # D in the subdivision of Hillbrook as recorded in the Baltimore county Plat Book #26, Folio #75, containing 5,694 sq. ft. Also known as 1513 Seling Ave. and located in the 14th election district, 2nd Councilmanic District.

534

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 27947

DATE 5/25/07 ACCOUNT 001-000-6150

AMOUNT \$ 65.99

RECEIVED Angela

FROM: 1513 Selby A
Baltimore City Admin. Var.

07-534-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

5/25/2007 5:25:00 PM 001-000-6150
001-000-6150 5:25:00 PM 001-000-6150
RECEIPT # 52347 5/25/2007 001-000-6150
PMT 3 52347 001-000-6150
QTY NO. 027947

Receipt Tot \$65.99
\$65.99 13 9.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

I would like to make an addition to the justification on my Variance affidavit. According to the letter given to use from Ms Amato she has been diagnosed with glaucoma and is required not to sit in direct sunlight. This sunroom will benefit both Mr. & Ms Amato far more then there existing open deck. The patio room will be built on the existing deck and the existing lower deck will be removed. The Addition would not be unique to the neighborhood, Seeing there are at least 17 addition on the side or rear of homes within a 2 block span of the intersection of Edwill & Seling Avenues.

Also enclosed in our pictures is a photo of 1505 Seling Ave. Which is one block down from our home, Is a corner lot, and also has a Rear sunroom addition that is larger then our requested sunroom.

Here are a few Addresses in the area with Sunroom additions

8122 & 8104 Analee Ave.

8110 Edwill Ave.

1514 Neighbors Ave.

8113, 8114, 8123, 8127, 8126, 8124, & 8122 Wood Haven RD.

CERTIFICATE OF POSTING

RE: Case No.: 07-534-A

Petitioner/Developer: FRANCES +

BERNARDINE AMATO

Date of Hearing/Closing: 6-18-07

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:

1513 SELING AVE

The sign(s) were posted on

6-3-07

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

6-6-07
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

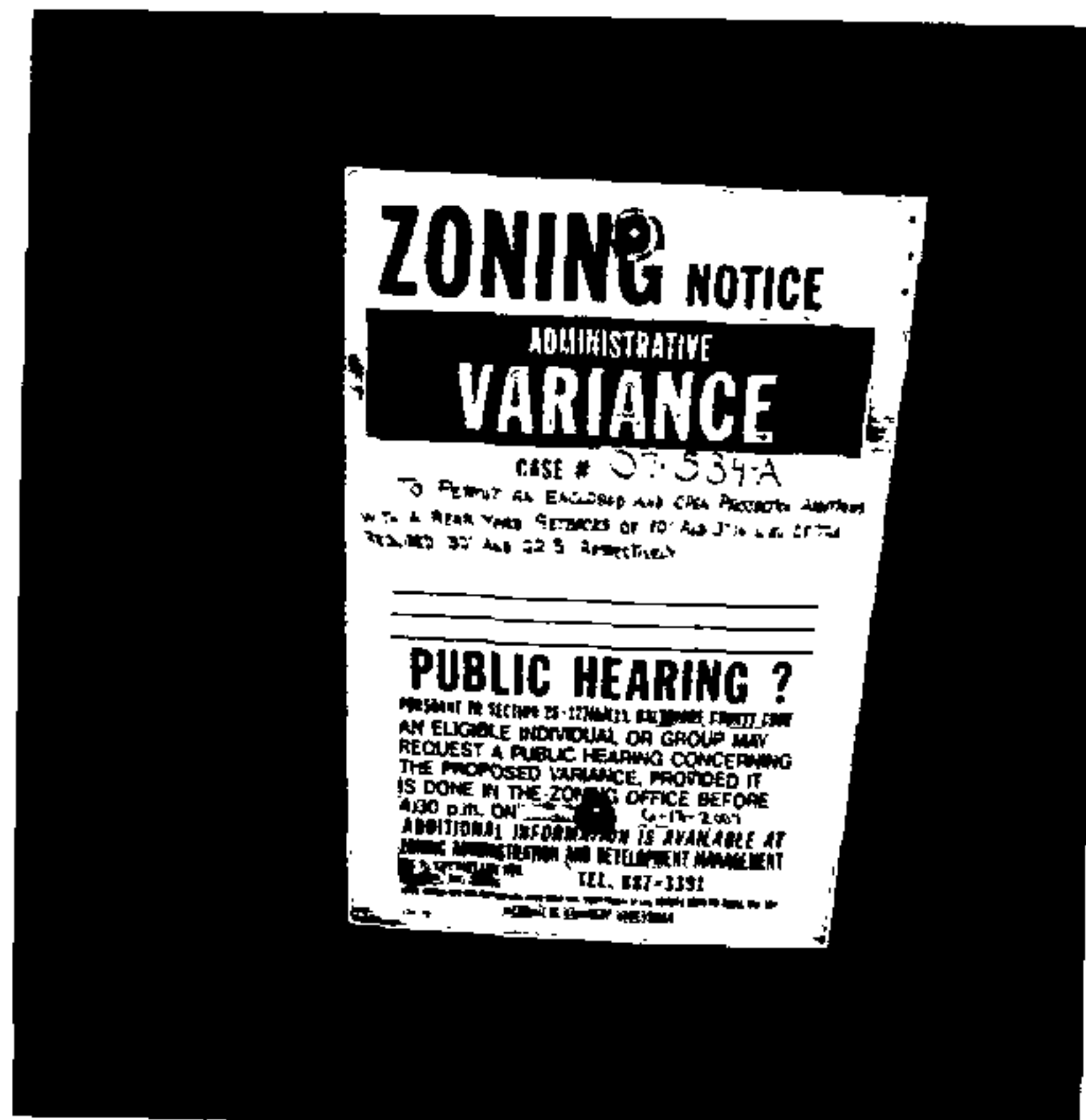
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 534 -A

Address 1513 SELING AVE.

Contact Person: JUN FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-25-07

Posting Date: 6-3-07

Closing Date: 6-18-07

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- 534 -A

Address 1513 SELING AVE

Petitioner's Name Francis & Bernadine Amato

Telephone 410-866-5930

Posting Date: 6-3-07

Closing Date: 6-18-07

Wording for Sign: To Permit an ~~and~~ enclosed and open projection
additions with a rear yard setbacks of 10' and 3' in
lieu of the required 30' and 22.5', respectively.

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: 07-534-A

Petitioner: Amato, Francis + Bernadine

Address or Location: 1513 Seling Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto. Md. 21221

Telephone Number: 410 780-0062



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

June 18, 2007

Francis M. Amato
Bernadine C. Amato
1513 Seling Avenue
Baltimore, MD 21237

Dear Mr. and Mrs. Amato:

RE: Case Number: 07-534-A, 1513 Seling Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 25, 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,

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
Bob Whitmer 7110 Golden Ring Road Baltimore 21221

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



Maryland Department of Transportation

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

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. 7-534-A
1513 SELING AVENUE
AMATO 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. 7-534-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,

A handwritten signature in black ink, appearing to read "Michael Bailey", is written over the typed name "Steven D. Foster".

Steven D. Foster, Chief
Engineering Access Permits
Division

For

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

534

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

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: June 7, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2007
Item No. 07-534

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Decks are considered to be permanent structures and therefore may not be built in county drainage and utility easements. The proposed deck must be made smaller or the petitioner may pay the county to release the easement. Revise the plan for the former or contact the Bureau of Land Acquisition for the latter.

Post-it® Fax Note 7671		Date 6-21	# of pages 1
To <i>Gerry</i>		From <i>Patti</i>	
Co./Dept. <i>Anderson</i>		Co.	
Phone #		Phone #	
Fax # 410-780-2648		Fax #	

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-534-06072007.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

410 887 ~~3987~~
3757

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

DATE: June 7, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2007
Item No. 07-534

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Decks are considered to be permanent structures and therefore may not be built in county drainage and utility easements. The proposed deck must be made smaller or the petitioner may pay the county to release the easement. Revise the plan for the former or contact the Bureau of Land Acquisition for the latter.

Post-it® Fax Note	7671	Date	6-21	# of pages	1
To	Gerry	From	Patti		
Co/Dept	Anderson	Co.			
Phone #		Phone #			
Fax #	410-780-2648	Fax #			

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-534-06072007.doc

Mr. Wiseman,

The petitioner has agreed to shorten the deck to move out of the drainage and utility easement. This will eliminate the need for the variance.

Dennis Kennedy

LERNER, MD PA
7434 HOLABIRD AVENUE
BALTIMORE, MD 21222
(410) 284-2273

May 17, 2007

To Whom It May Concern:

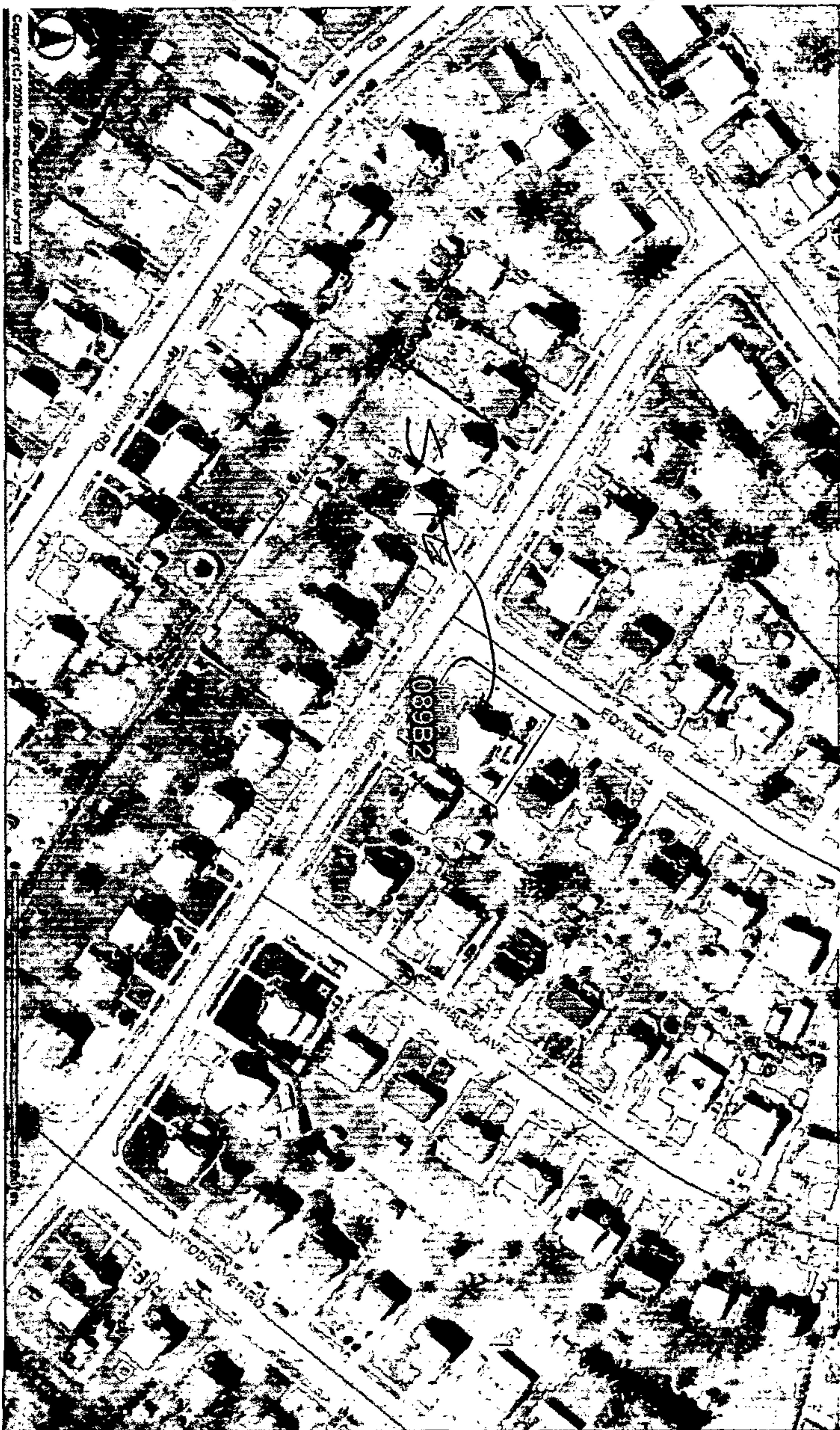
My patient, Bernadine Amato, can not sit in direct sunlight due to her condition of glaucoma and trichiasis. It would be in her best interest to be under a covered porch.

If you have any questions, please feel free to contact us at 410-284-2273.

Thank you,



Renee A Lerner, MD



#534

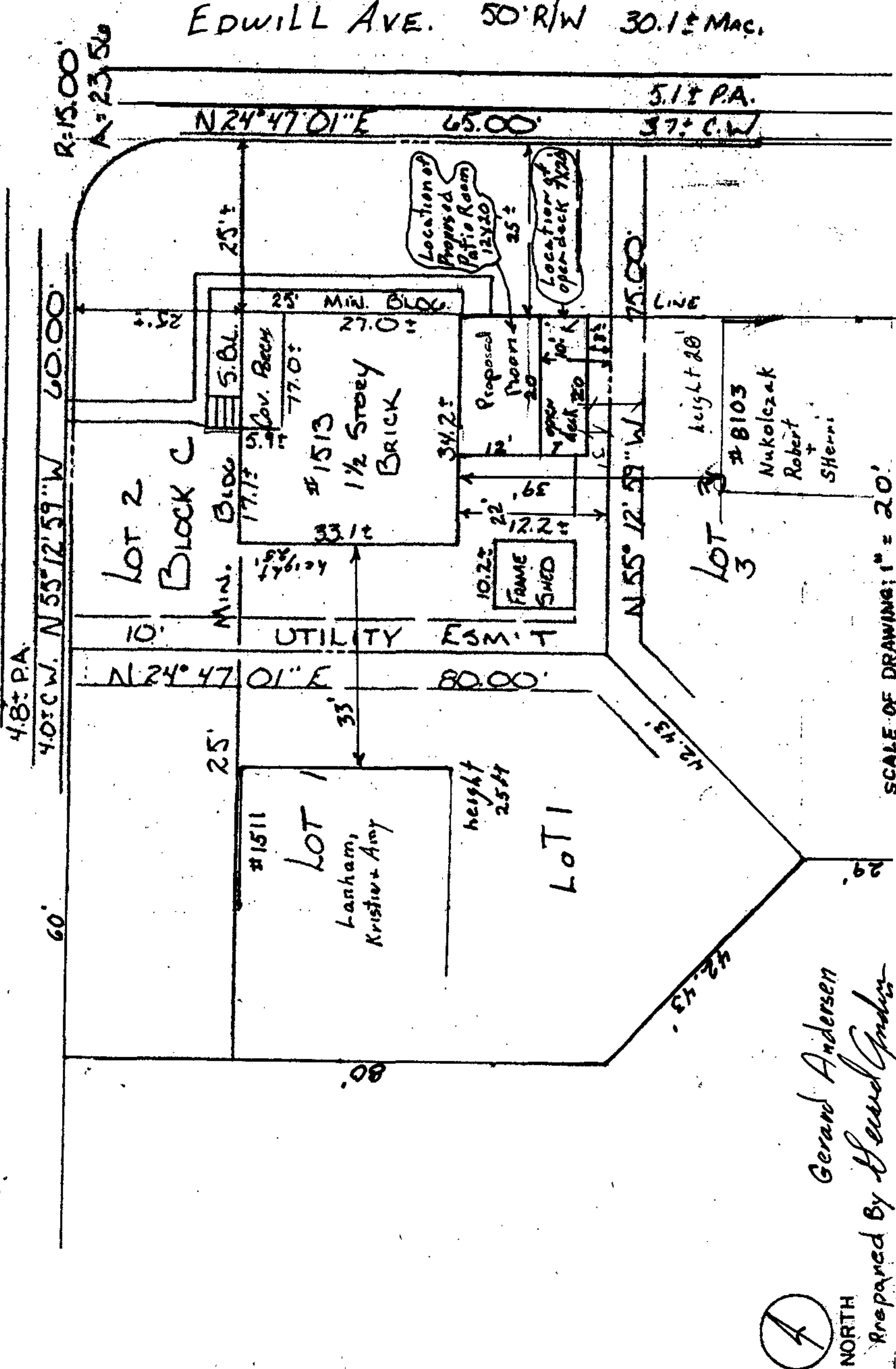
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 1513 Seeling Ave

SUBDIVISION NAME Hillbrook

PLAT BOOK # 26 FOLIO # 75 LOT # 2 SECTION # 2

OWNER Amato, Francis + Bernadine



Gerard Andersen
Prepared By Howard Gindun

NORTH

SCALE OF DRAWING: 1" = 20'

EDWILL AVE. 50' R/W 30.1 ± MAC

5.15 P.A.

374 C.W.

LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 089B2

ZONING DR 5.5

LOT SIZE
ACREAGE
5.694
SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA.

100 YEAR FLOOD PLAIN

**HISTORIC PROPERTY/
BUILDING**

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** **CASE #**

534 H

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

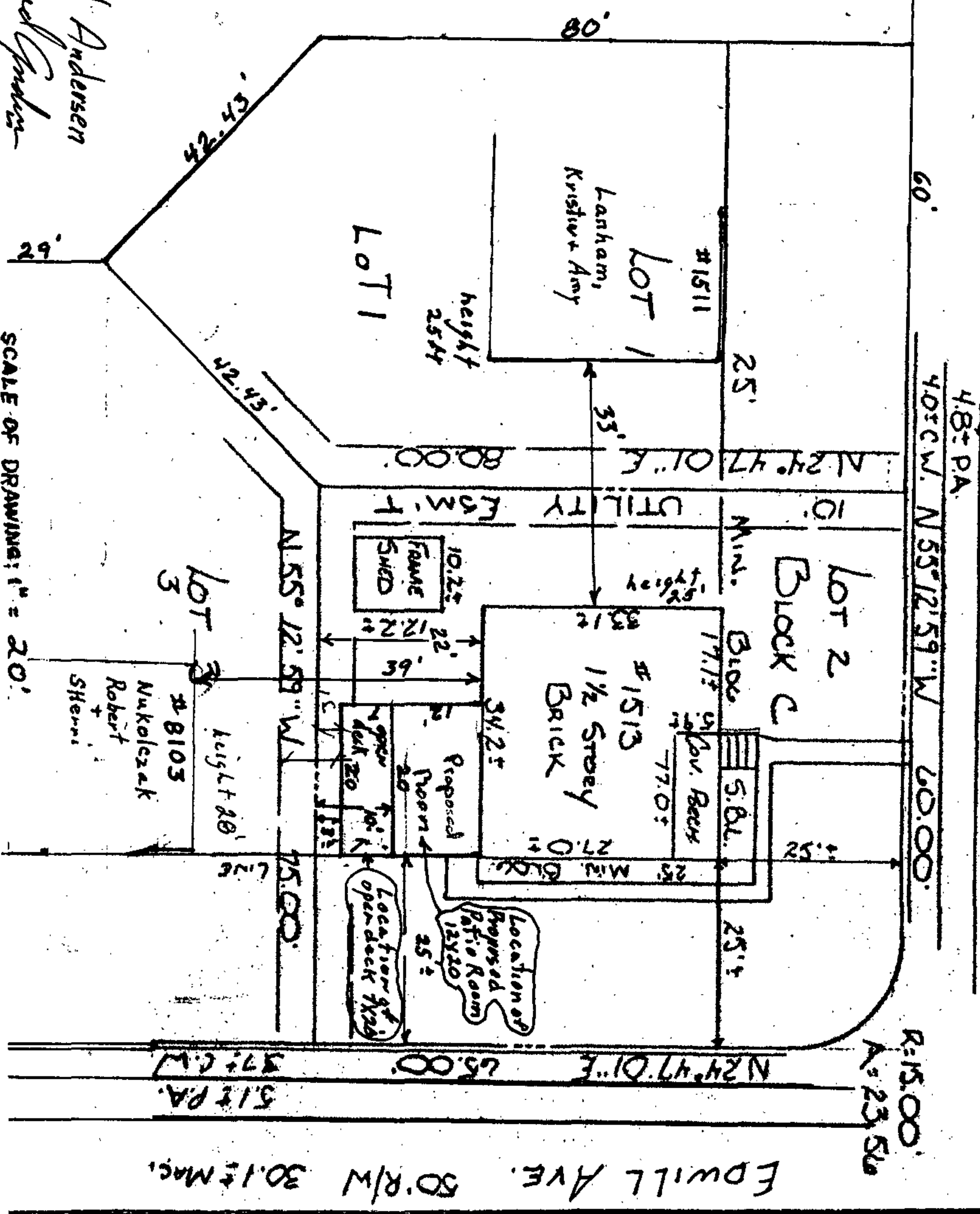
PROPERTY ADDRESS 1513 Seling Ave

SUBDIVISION NAME Hillbrook

PLAT BOOK # 24 FOLIO # 25 LOT # 2 SECTION # 2

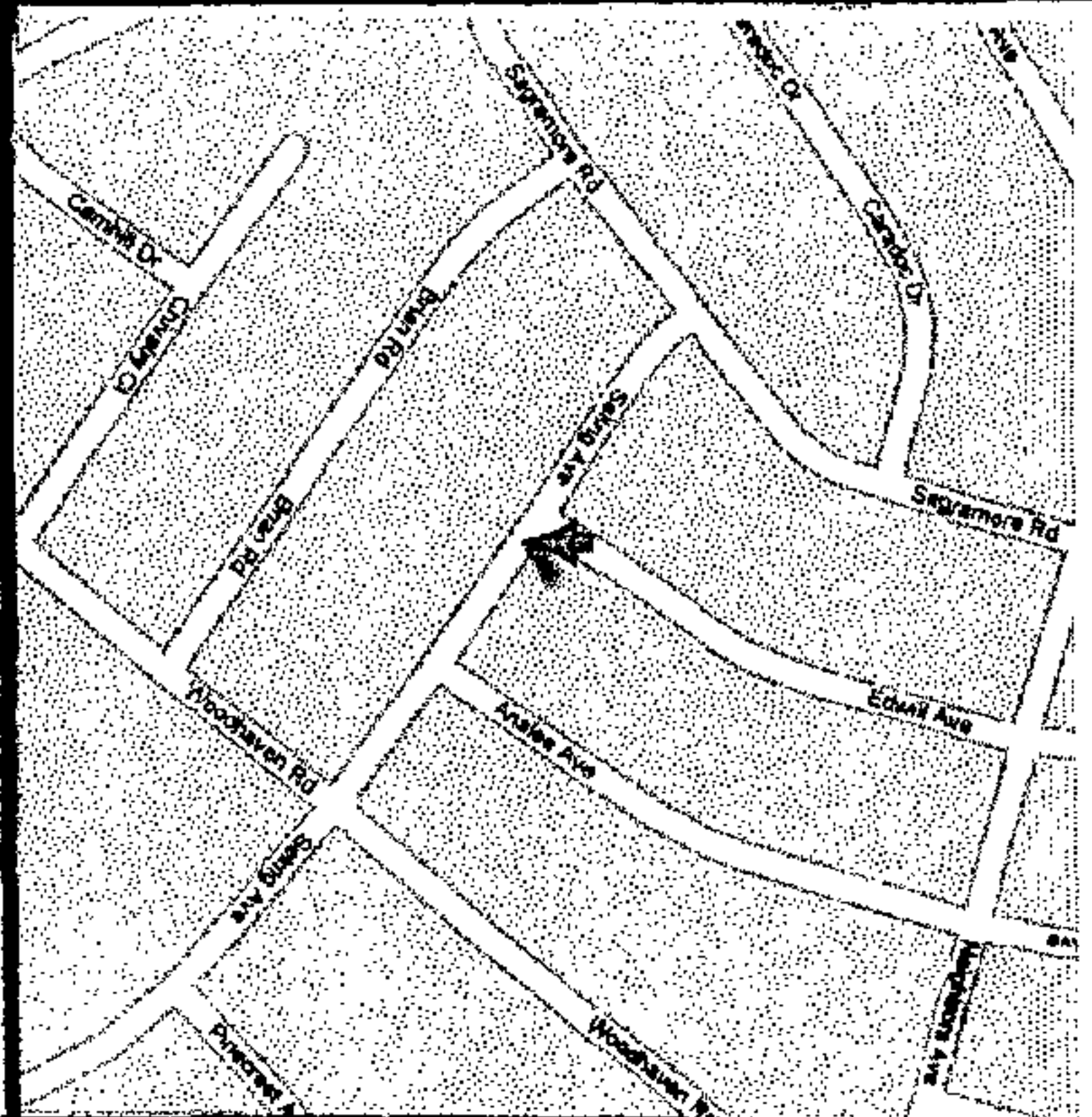
OWNER Amato, Francis + Bernadine

SELING AVE
50.4W 30.25Mc



4
NORTH
Gerard Andersen
Prepared By Gerard Andersen

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 089B2

ZONING DR 5.5

LOT SIZE 5.694 ACRES

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # 534 CASE #

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

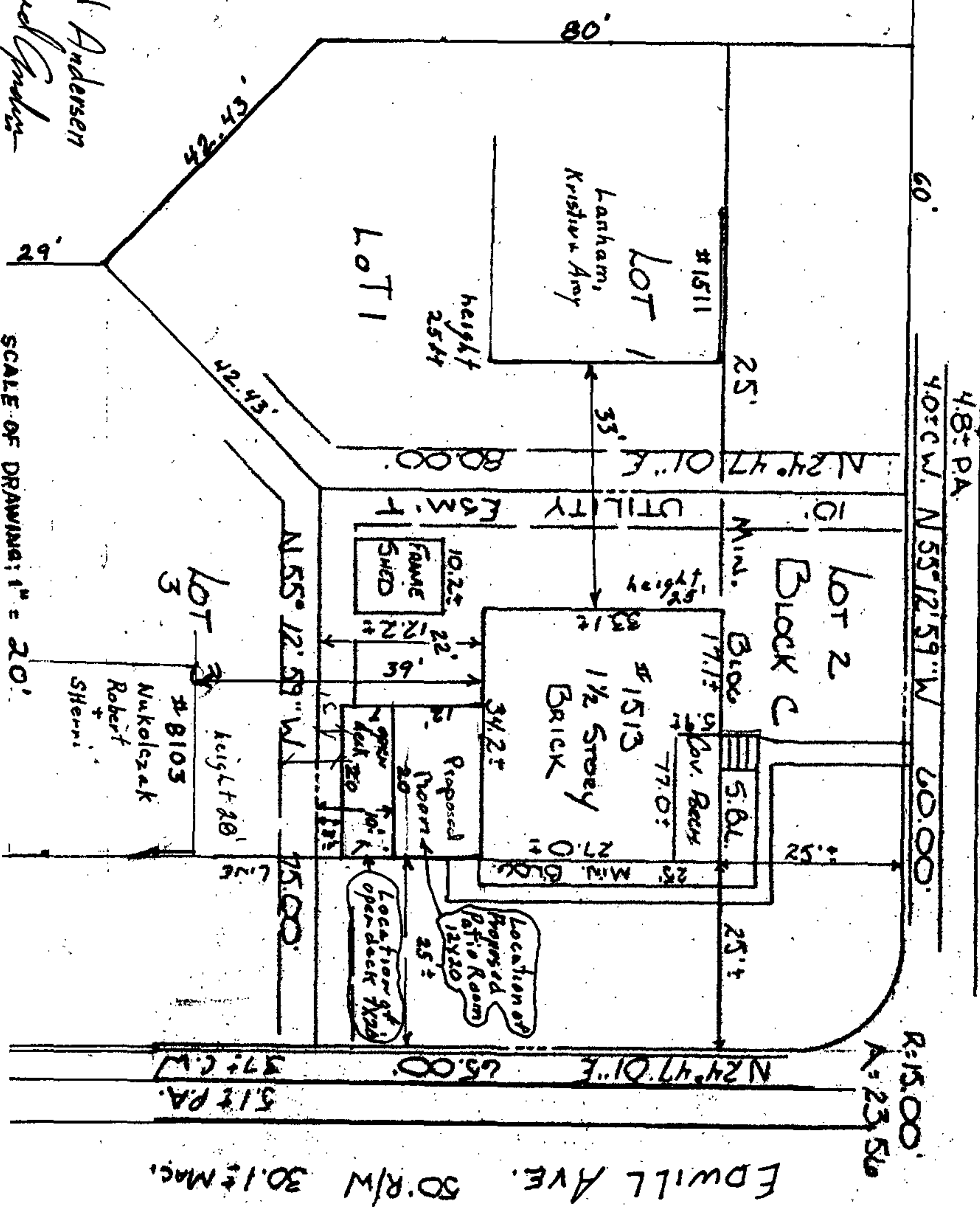
PROPERTY ADDRESS 1513 Seling Ave

SUBDIVISION NAME Hillbrook

PLAT BOOK # 24 FOLIO # 25 LOT # 2 SECTION # 2

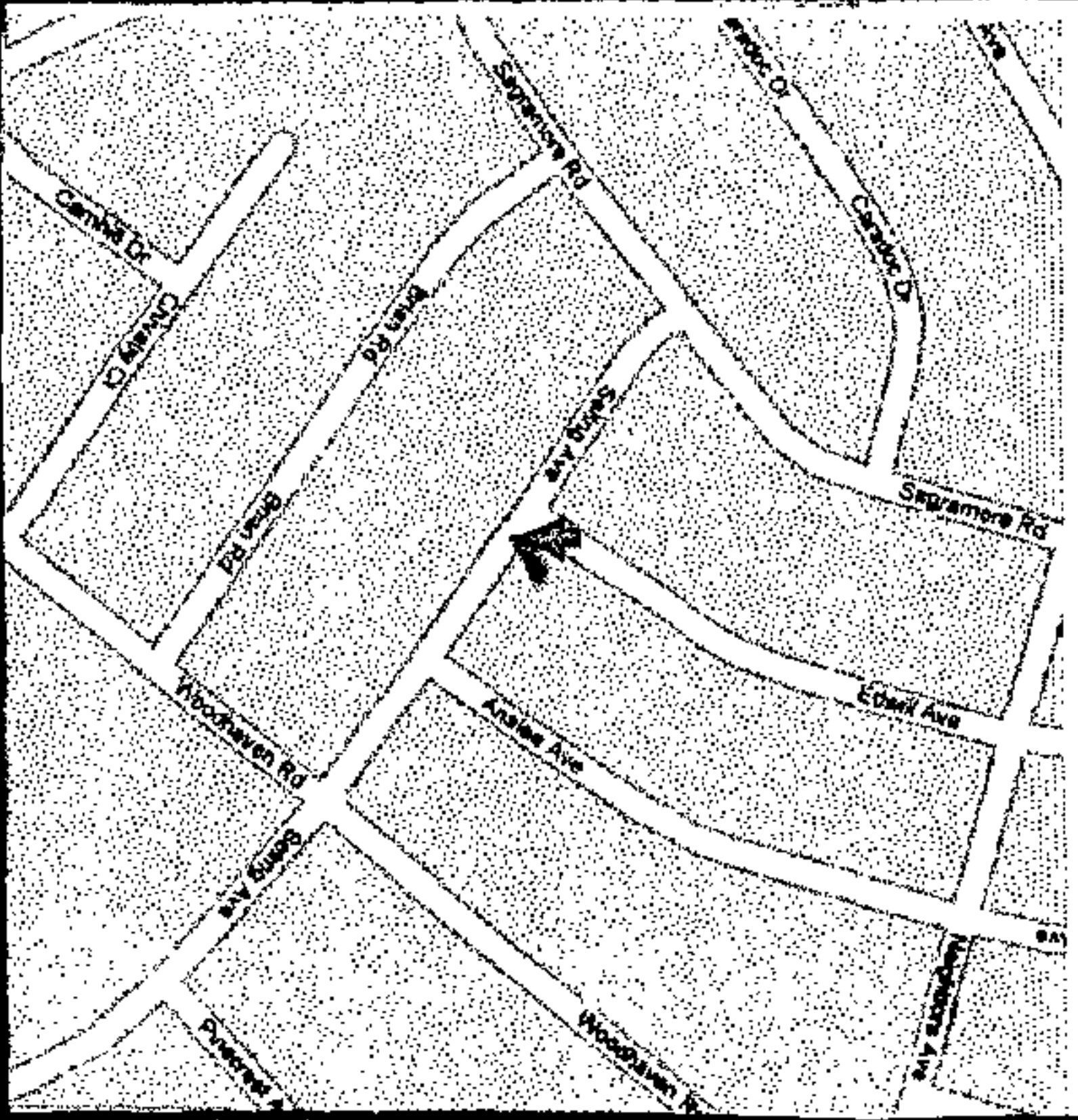
OWNER Amato, Francis + Bernadine

SELING AVE
50' R/W 30.25' M.C.



4
NORTH
Gerard Andersen
Prepared By David Gendron

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 08982

ZONING DR 5.5

LOT SIZE 5.694 ACREAGE 5.694 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☒ YES ☐ NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 534 CASE #

54



Front veiw of 1523 Seling Ave.



Location of proposed sunroom on read of house.



Veiw of 1505 Seling ave.
Also a corner lot with an Addition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 18, 2007

RECEIVED
JUN 25 2007

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

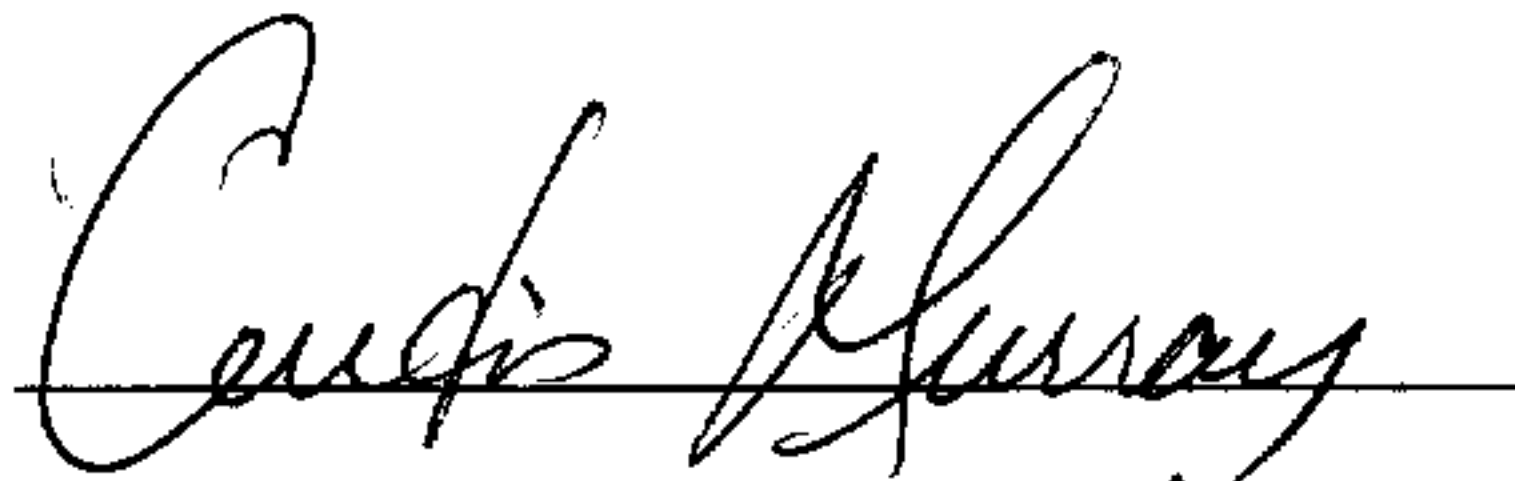
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-534- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL