

IN RE: **PETITION FOR ADMIN. VARIANCE**

SE side of Dorsey Avenue, 75 feet NE
of N. Taylor Avenue
(503 Dorsey Avenue)
15th Election District
7th Council District

Joseph A. and Sheila D. DiCara
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 07-553-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph A. and Sheila D. DiCara. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling and a proposed addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and

RECEIVED FOR FILED
7-10-07
R3

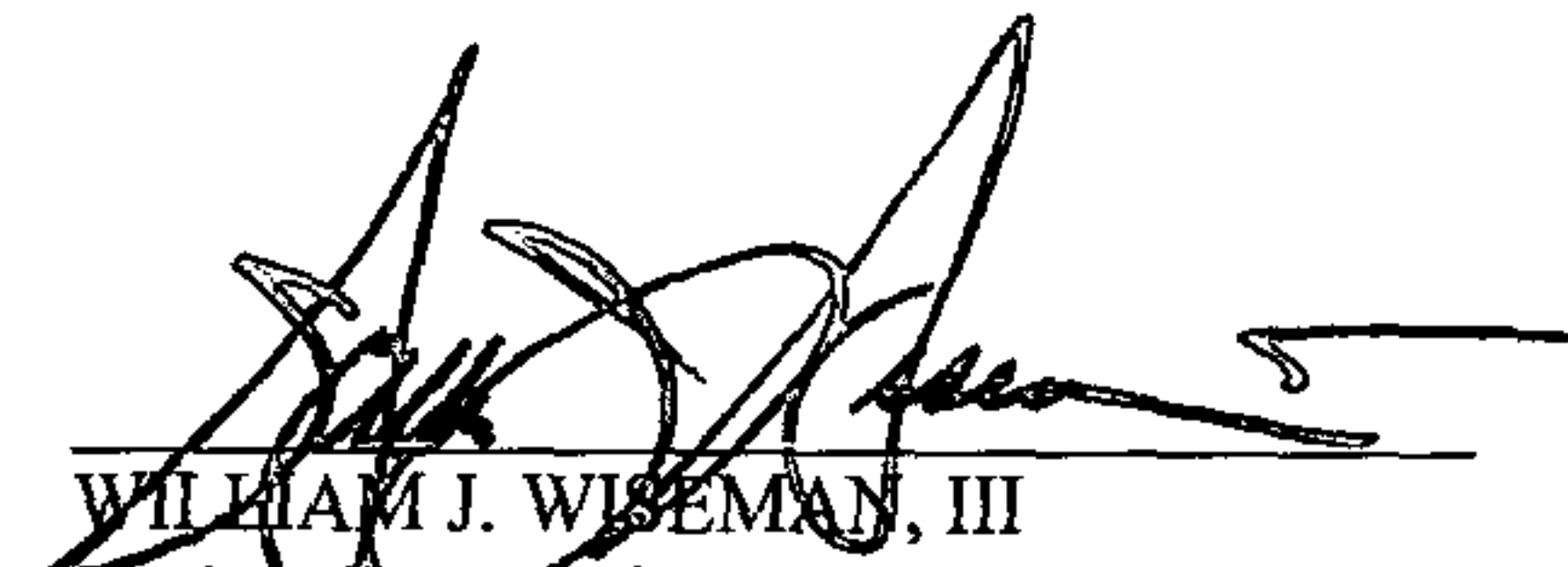
location of the existing dwelling thereon. The subject property is 50 feet wide and long at 145 feet. As shown on the site plan, the Petitioners propose to construct a 1-story addition measuring 437 square feet in size. The Petitioners' home was constructed in 1929 long before the imposition of zoning on the property. A 1-story addition measuring 500 square feet was constructed in 1992 and this addition complied with the setback requirements. The new addition will be in line with the original home and the 1992 addition. The regulations for side yard setbacks have changed since the construction of the 1992 addition.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

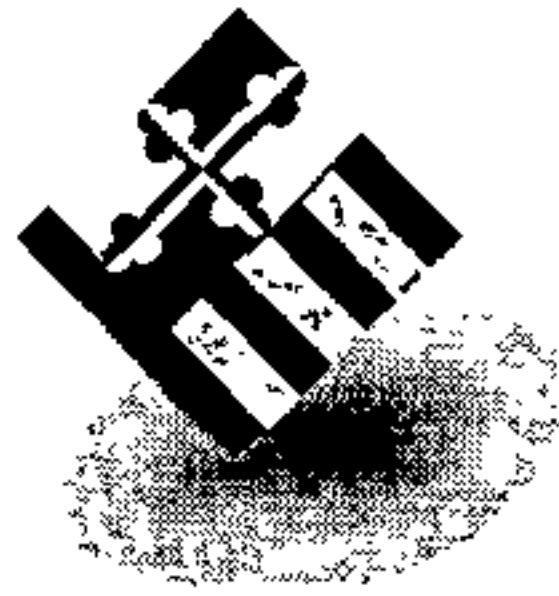
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of July, 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling and a proposed addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 10, 2007

Joseph A. and Sheila D. DiCara
503 Dorsey Avenue
Essex MD 21221

RE: Petition For Administrative Variance
Property: 503 Dorsey Avenue
Case No. 07-553-A

Dear Mr. and Mrs. DiCara:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", with a long horizontal flourish extending to the right.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 10, 2007

Joseph A. and Sheila D. DiCara
503 Dorsey Avenue
Essex MD 21221

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Property: 503 Dorsey Avenue
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WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Dorsey Avenue, 75 feet NE
of N. Taylor Avenue
(503 Dorsey Avenue)
15th Election District
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* ZONING COMMISSIONER

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The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and

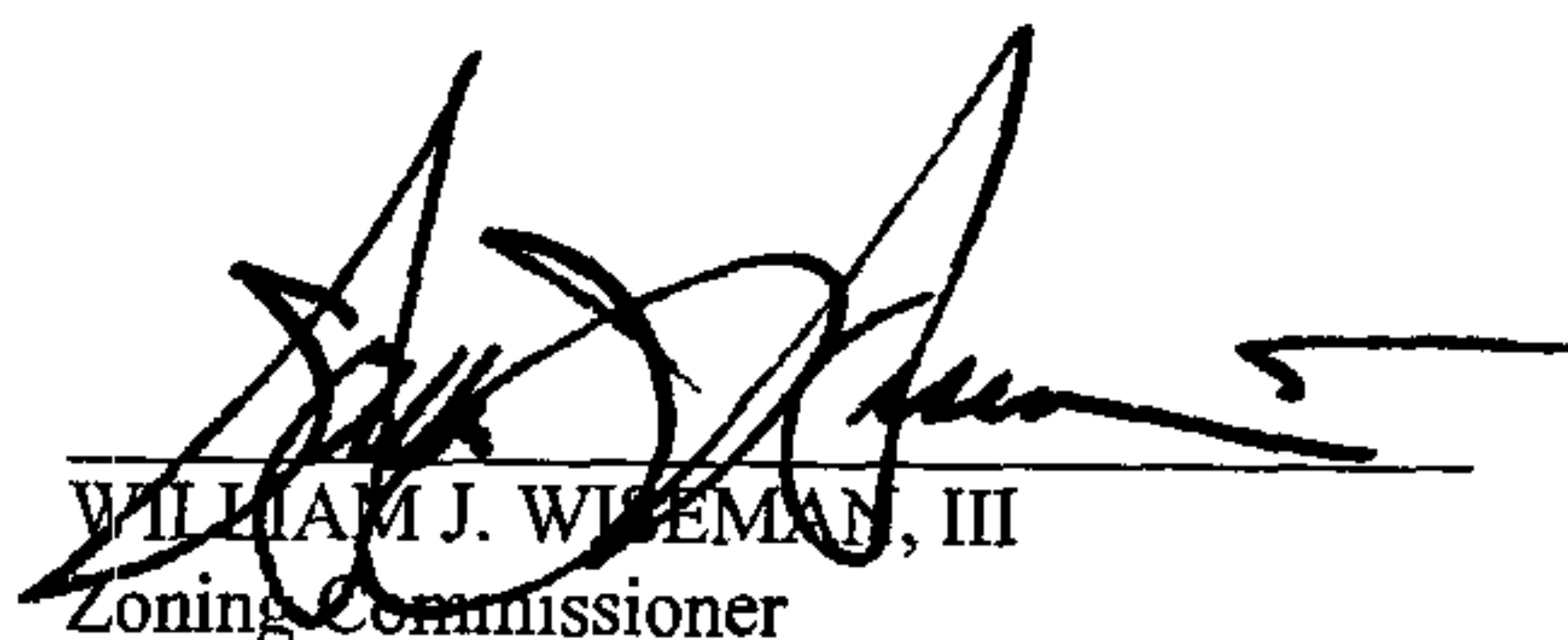
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There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of July, 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling and a proposed addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 503 DORSEY 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) 1 B02.3.C.1, BC2R, to permit an existing dwelling and a proposed addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet.

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.

CASE NO. 07-553-A

REV 10/25/01

Zoning Commissioner of Baltimore County
Reviewed By WCR/JNP Date 6/12/07
Estimated Posting Date 6/24/07

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 503 Dorsey Avenue
Address
Balto MD 21221
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):

- A. The house located at 503 Dorsey Ave was built in the 1920's with a sideyard set back of 5.5 ft. of the western boundary
- B. In 1992 an addition was added to the existing structure and complied with regulations of sideyard setback of 7 ft on the western side of said addition.
- C. Since 1992 the regulation for sideyard setback has changed from 7 ft to 10 ft.
- D. We are petitioning for a variance of 7' in lieu of the 10' setback to have continuity with the 1992 addition.
- E. There are no buildings on the adjoining property in proximity to the new structure

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.

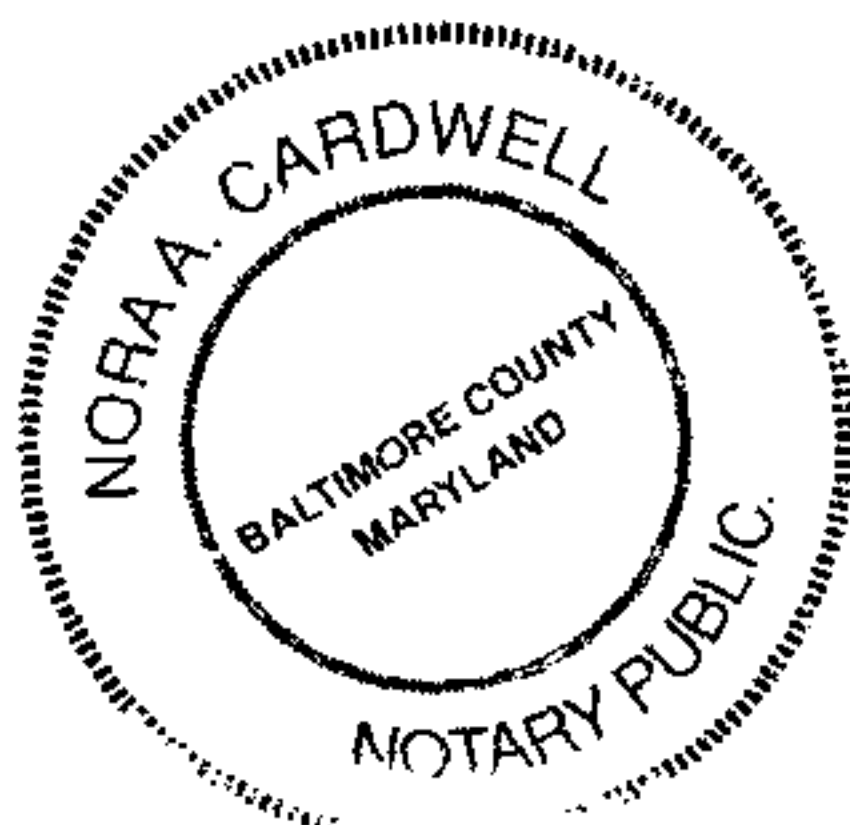
Joseph A. DiCara
Signature
Joseph A. DiCARA
Name - Type of Print

Sheila D. DiCara
Signature
SHEILA D. DiCARA
Name - Type of Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

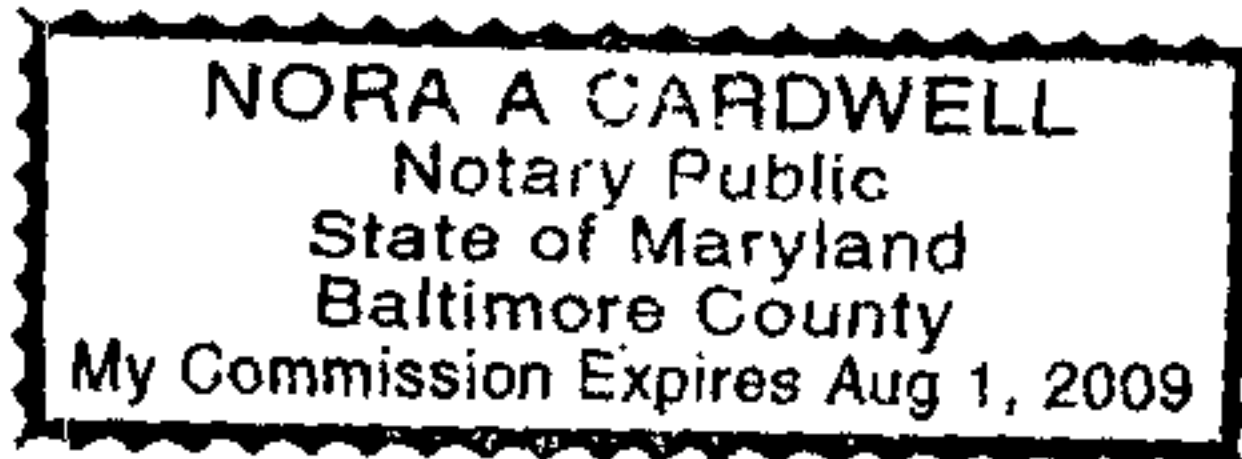
I HEREBY CERTIFY, this 12th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joseph A. DiCara & Sheila D. DiCara
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Nora A. Cardwell
Notary Public
My Commission Expires 8/1/09



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 503 DORSEY AVE
City Baltimore State MD Zip Code 21221

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):

- A. The house located at the 503 Dorsey Ave was built in the 1920's with a sideyard setback of 5.5ft of the western boundary.
- B. In 1992 an addition was added to the existing structure and complied with regulations of a sideyard setback of 7ft on the western side of said addition.
- C. Since 1992 the regulation for sideyard setback has changed from 7ft to 10ft.
- D. We are petitioning for a variance of 7' in lieu of the 10' setback to have continuity with the 1992 addition.
- E. There are no buildings on the adjoining property in proximity to the new structure.

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.

Joseph A. DiCara
Signature
JOSEPH A. DiCARA
Name - Type or Print

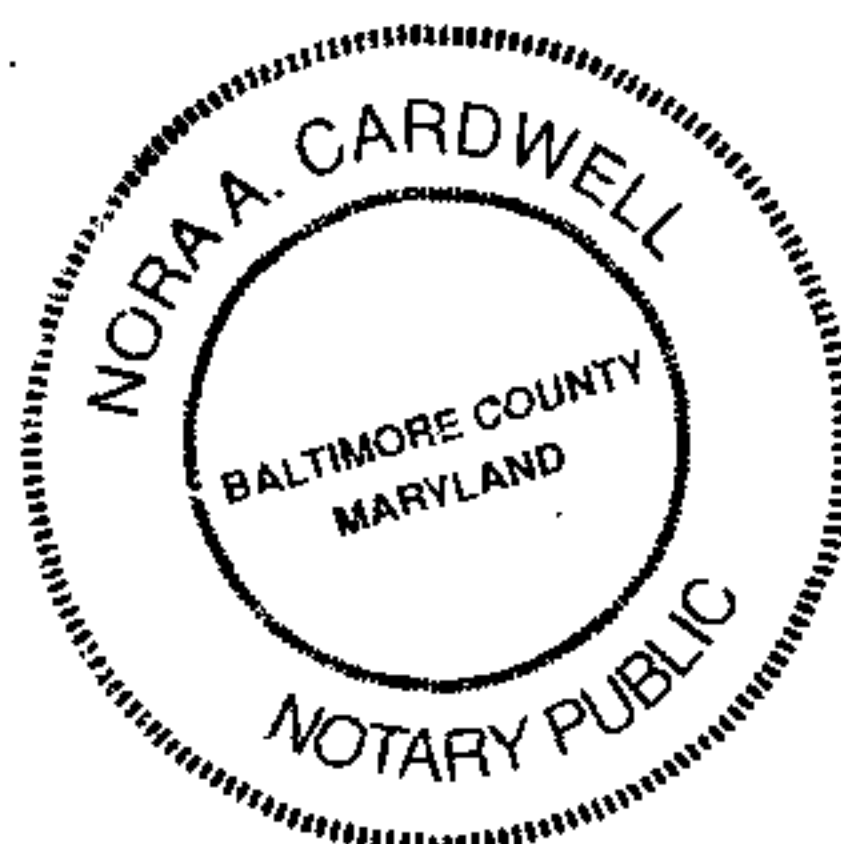
Sheila D. DiCara
Signature
SHEILA D DiCARA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 2007 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph A. DiCara & Sheila D. DiCara
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Nora A. Cardwell
Notary Public
My Commission Expires 8/1/09
NORA A CARDWELL
Notary Public
State of Maryland
Baltimore County
My Commission Expires Aug 1, 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 503 Dorsey Avenue
which is presently zoned DR5.5

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, C.1, BC2R, to permit an

existing dwelling and a proposed addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet.

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):

Joseph A. DiCara
Name - Type or Print _____
Joseph A. DiCara
Signature _____
Sheila D. DiCara
Name - Type or Print _____
Sheila D. DiCara
Signature _____
503 Dorsey Ave 410-687-7718
Address _____ Telephone No. _____
Essex Mo 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-553-A

REV 10/25/01

Reviewed By WCR/JNP Date 6/12/07

Estimated Posting Date 6/24/07

7-10-07
26

ZONING DESCRIPTION

503 Dorsey Avenue
Essex, MD 21221

Beginning at a point on the southeast side of Dorsey Avenue, which is 50' wide at the distance of 75' northeast of the centerline North Taylor Avenue which is 50' wide. Being Lot #31, Block D, Section A in the subdivision of Essex as recorded in Baltimore County Plat Book 3, Folio #15 containing 7250 sq. ft. Also known as 503 Dorsey Avenue and located in 15th Election District, 7th Councilmanic District,

07-553-A



BALTIMORE COUNTY
MARYLAND

Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204

POSTAGE
PAID
PERMIT NO. 1000
BALTIMORE, MD



015426512953

9.00.33

Return Service Requested

447112-07EAL1M3212PRST157C

JOSEPH A. AND SHEILA D. DICARA
503 DORSEY AVENUE
ESSEX MD 21221

ESSEX MD 21221

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27950

DATE 6/12/07 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Joseph A DiCaro

FOR: Adm. Variance - 503 Dorsey Avenue

07-553-A (DiCaro)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

CASHIER: ACTUAL TIME: 10:14
6/12/2007 6/12/2007 14:14:09
RECEIPT NO. 07553A 6/12/2007 OF 01

Rept: 5 520 200706 VERIFICATION

TX NO: 027954

Rept Int: 65.00 0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-553-A

Petitioner/Developer: JOSEPH A.
SHEILA D. DICARA

Date Of Hearing/Closing: 7/9/07

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

Attention:

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
at 503 DORSEY AVENUE

This sign(s) were posted on June 23, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 6/23/07
(Signature of sign Poster and Date)

Martin Ogle

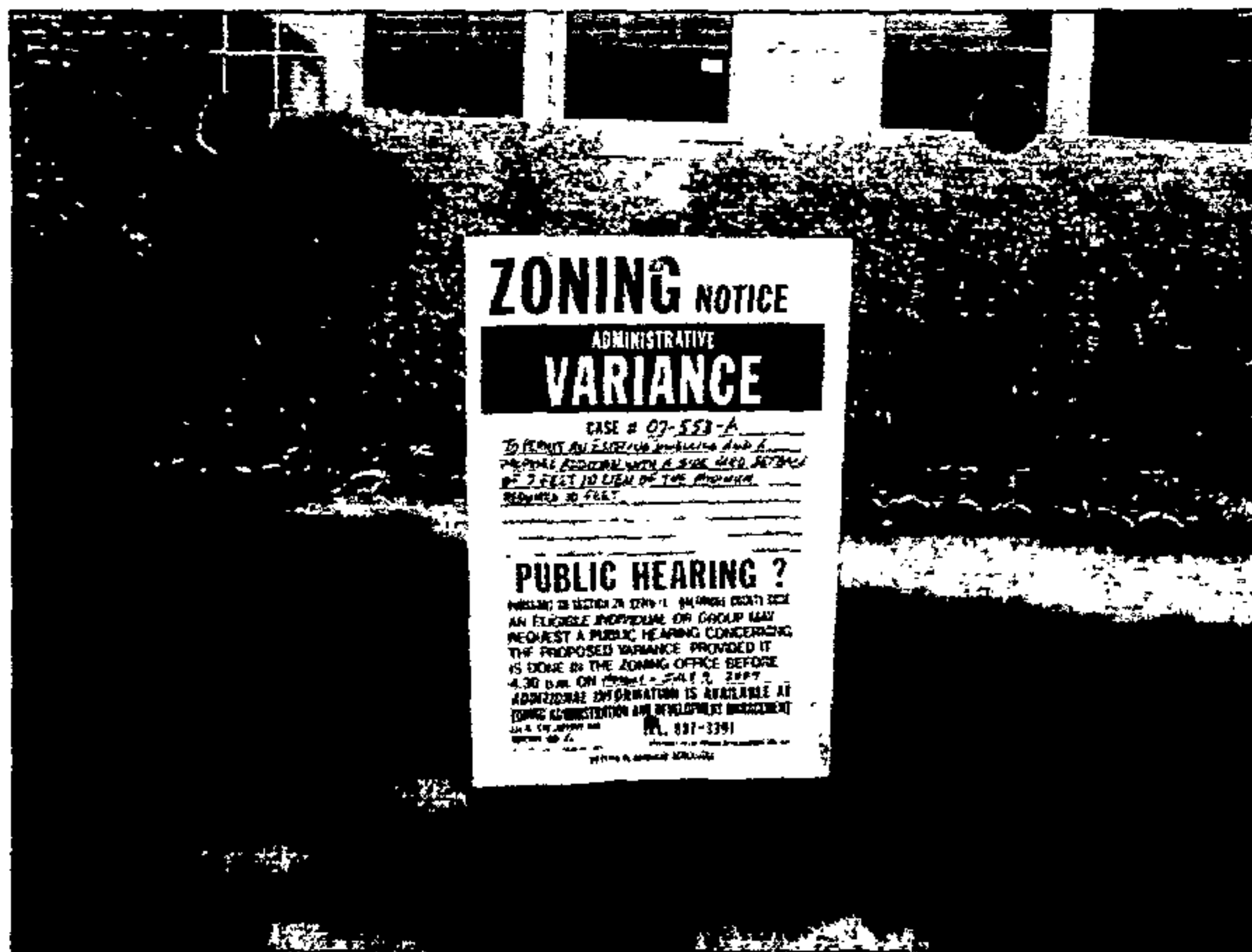
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



myattmgle 6/23/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 553 -A Address 503 Dorsey Avenue
Contact Person: W. Carl Richards / Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/12/07 Posting Date: 6/24/07 Closing Date: 7/9/07

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- 553 -A Address 503 Dorsey Avenue
Petitioner's Name Joseph A. Di Cara Telephone 410-687-7718
Posting Date: 6/24/07 Closing Date: 7/9/07
Wording for Sign: To Permit an existing dwelling ~~and~~ and a proposed addition with a side yard setback of 7 feet in lieu of the minimum required 10 feet.



Planner II
Zoning Review

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 9, 2007

Joseph A. DiCara
Shiela D. DiCara
503 Dorsey Avenue
Essex, MD 21221

Dear Mr. and Mrs. DiCara:

RE: Case Number: 07-553-A, 503 Dorsey Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 12, 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

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



Maryland Department of Transportation

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

Date: JUNE 19, 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. 7-553-A
503 DORSEY AVENUE
D. CARA 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. ~~7-553-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 that reads "Michael Bailey".

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

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 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 18, 2007

Item Number: ⁵⁵³5506 Through 554 and 556

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

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2007

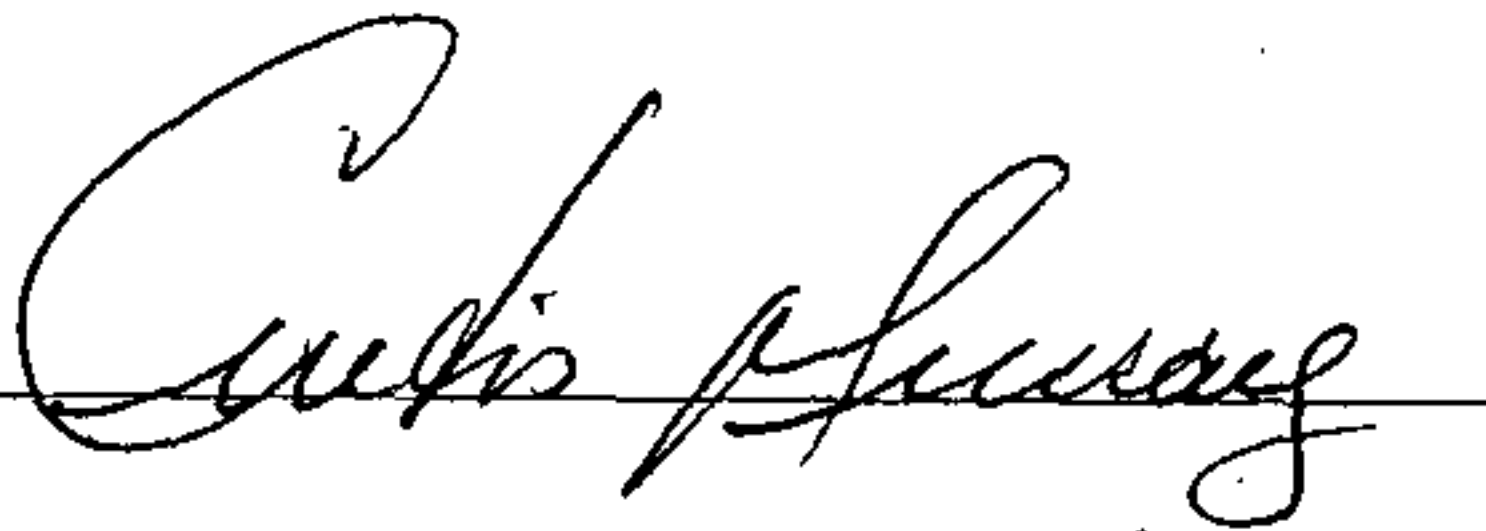
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-553- Administrative Variances**

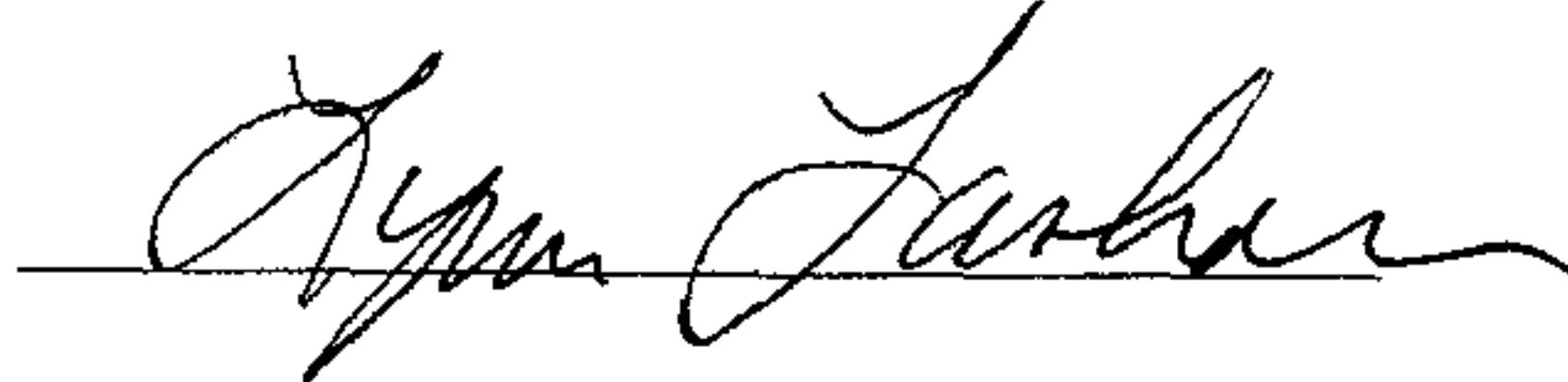
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2007
Item Nos. 07-550, 551, 552, 553, and 556

DATE: June 21, 2007

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-06212007.doc



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

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

Account Identifier: District - 15 Account Number - 1513750830

Owner Information

Owner Name: DI CARA JOSEPH A
 DI CARA SHEILA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 503 DORSEY AVE
 BALTIMORE MD 21221-6713
Deed Reference: 1) / 5765/ 867
 2)

Location & Structure Information

Premises Address
 503 DORSEY AVE

Legal Description

50 NE TAYLOR AV
 ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
97	2	374			A	D	31	3		3/ 15

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built
 1929

Enclosed Area
 1,748 SF

Property Land Area
 7,250.00 SF

County Use
 04

Stories
 2

Basement
 YES

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	32,060	62,060		
Improvements:	84,370	119,920		
Total:	116,430	181,980	138,280	160,130
Preferential Land:	0	0	0	0

Transfer Information

Seller: ROGERS JESSE T	Date: 06/16/1977	Price: \$38,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5765/ 867	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

07-553-A



1



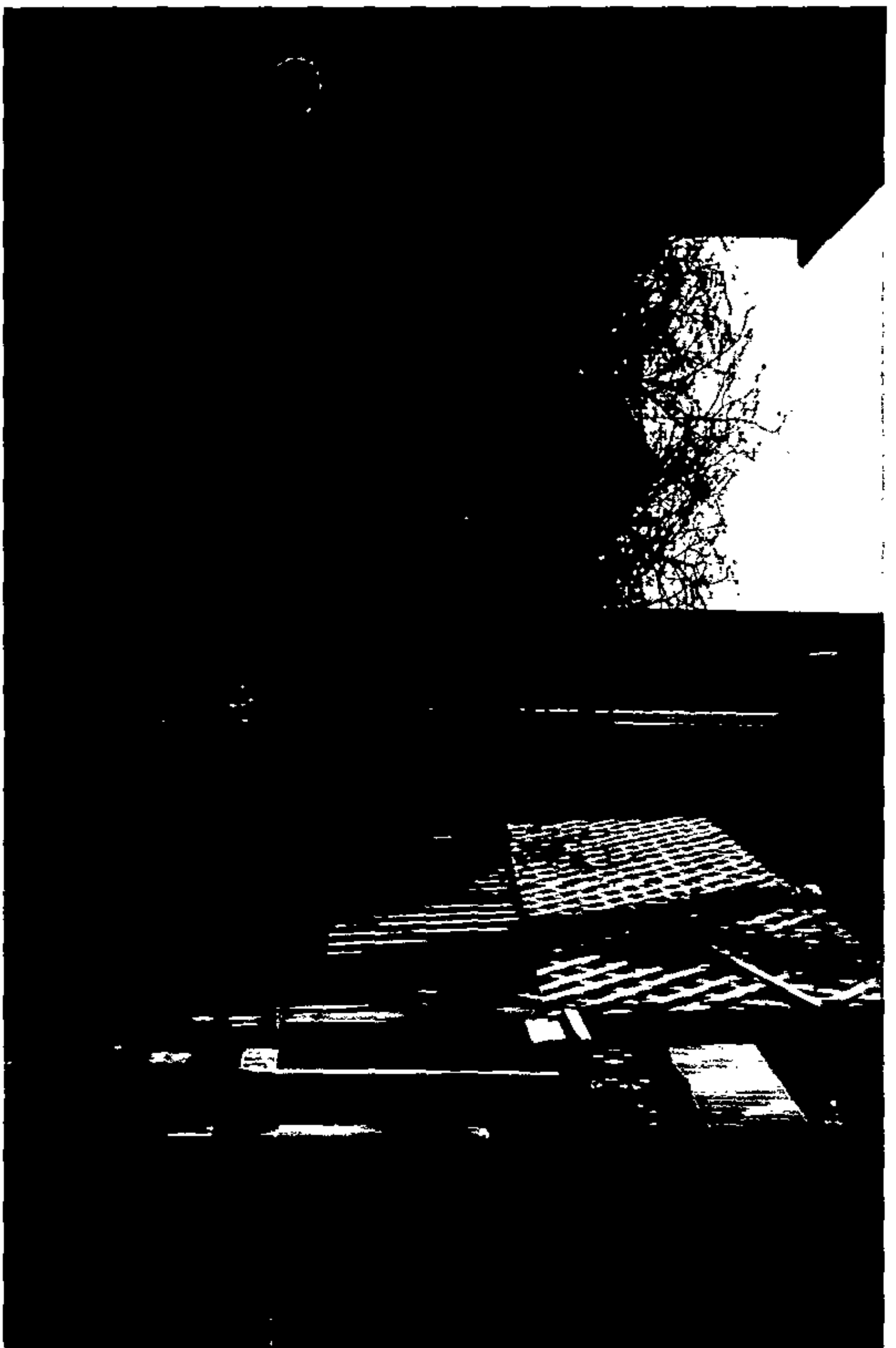
2



3

- 1. Rear yard - Existing deck
- 2. View from front - like
- 3. Side yard - East side

07-553-A



21. West side from rear w/ deck



22. Existing addition w/ deck
deck to be removed

} → Rear
yard
Look EAST

☒ VARIANCE ☐

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

ESSEx

Joseph R + Sheila D. DiCarra



This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.

TAD

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 097A1

ZONING DR 5.5

LOT SIZE 1667 7,250

ACREAGE	SQUARE FEET
10	10
20	20
30	30
40	40
50	50
60	60
70	70
80	80
90	90
100	100
110	110
120	120
130	130
140	140
150	150
160	160
170	170
180	180
190	190
200	200
210	210
220	220
230	230
240	240
250	250
260	260
270	270
280	280
290	290
300	300
310	310
320	320
330	330
340	340
350	350
360	360
370	370
380	380
390	390
400	400
410	410
420	420
430	430
440	440
450	450
460	460
470	470
480	480
490	490
500	500
510	510
520	520
530	530
540	540
550	550
560	560
570	570
580	580
590	590
600	600
610	610
620	620
630	630
640	640
650	650
660	660
670	670
680	680
690	690
700	700
710	710
720	720
730	730
740	740
750	750
760	760
770	770
780	780
790	790
800	800
810	810
820	820
830	830
840	840
850	850
860	860
870	870
880	880
890	890
900	900
910	910
920	920
930	930
940	940
950	950
960	960
970	970
980	980
990	990
1000	1000

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 #

UC2/INP	553	07-553-A
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PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 503 DORSEY AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ESSEX

PLAT BOOK # 3 FOLIO # 15 LOT # 31 SECTION # A Block "D"

OWNER Joseph R + Sheila D. DiCava

This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation thought believed accurate is not guaranteed.

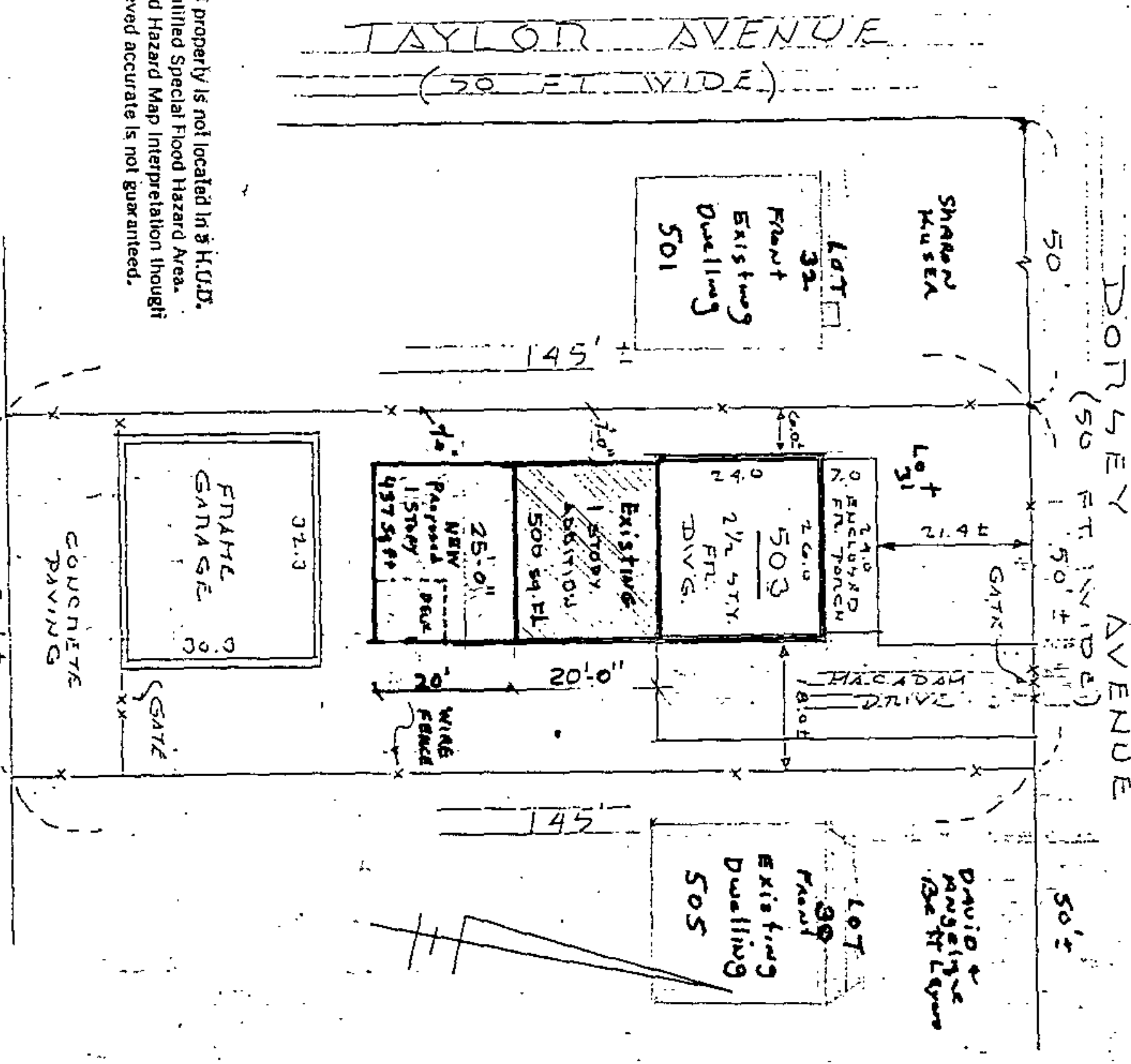
NORTH



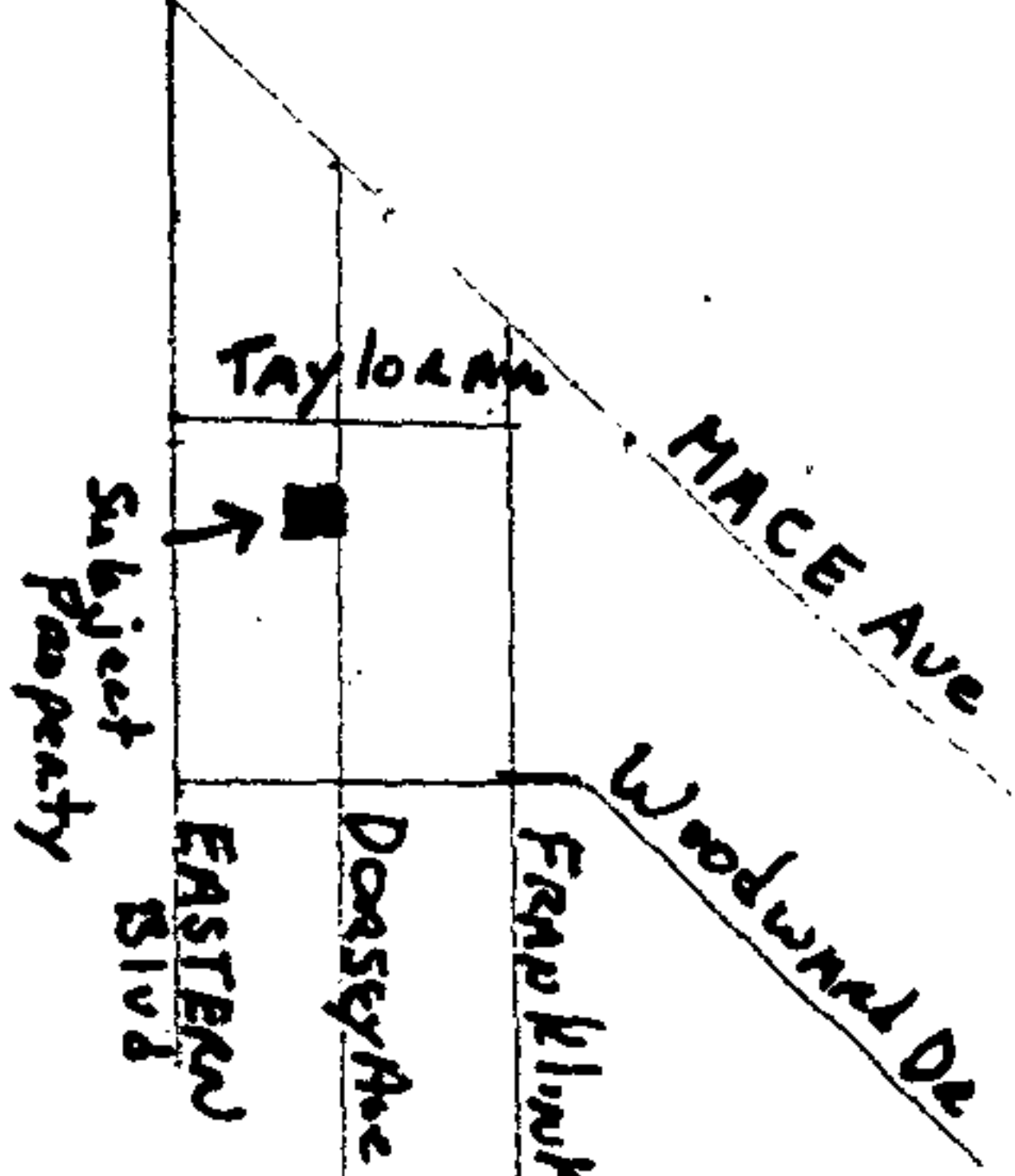
PREPARED BY

JAD

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 097A1

ZONING OR 5.5

LOT SIZE .1667 ACREAGE 7,250 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 None

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

Wcel/TNP 553 107-553-A

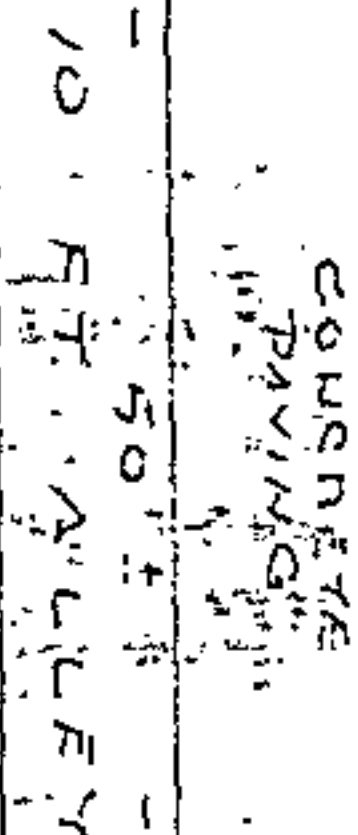
☐ SPECIAL HEARING

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

Essex

K # 3 FOLIO # 15 LOT # 31 SECTION # A Block "D"

Joseph A + Sheila D. DiCarra



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TAD

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VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 097A1

ZONING DR 5.5

LOT SIZE 1667 7,250

	<u>ACREAGE</u>	<u>SQUARE FEET</u>
1	1.00	13,600
2	1.00	13,600
3	1.00	13,600
4	1.00	13,600
5	1.00	13,600
6	1.00	13,600
7	1.00	13,600
8	1.00	13,600
9	1.00	13,600
10	1.00	13,600
11	1.00	13,600
12	1.00	13,600
13	1.00	13,600
14	1.00	13,600
15	1.00	13,600
16	1.00	13,600
17	1.00	13,600
18	1.00	13,600
19	1.00	13,600
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21	1.00	13,600
22	1.00	13,600
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32	1.00	13,600
33	1.00	13,600
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37	1.00	13,600
38	1.00	13,600
39	1.00	13,600
40	1.00	13,600
41	1.00	13,600
42	1.00	13,600
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101	1.00	13,600
102	1.00	13,600
103	1.00	13,600
104	1.00	13,600
105	1.00	13,600
106	1.00	13,600
107	1.00	13,600
108	1.00	13,600
109	1.00	13,600
110		

PUBLIC PRIVATE

SEWER ☒ []

WATER ☒

□

CHESAPEAKE BAY

☐ ☒

100 YEAR FLOOD PLAIN

☒

HISTORIC PROPERTY/
CIVIL RIGHTS

☒

PRIOR ZONING HEARING

2020

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

uacelTNP | 553 | 07-553-A

