

IN RE: PETITION FOR ADMIN. VARIANCE *

S/W Side Carrington Drive, 978' E of *

Philadelphia Road *

(5623 B Carrington Drive) *

11th Election District *

5th Council District *

Keith R. Drecchio, et ux *

Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-566-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Keith and Nicole Drecchio. The Petitioners seek relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line). The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and accepted into evidence as Petitioners' Exhibit 1.

This case was originally filed as an Administrative Variance, pursuant to Section 32-3-303 of the Baltimore County Code (B.C.C.). That section allows an individual to seek variance relief for an owner-occupied residential property without a formal hearing provided certain conditions are met. First, the property is duly posted and advertised giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question can request a public hearing within fifteen (15) days of the sign posting, if that person objects to the relief requested. If no hearing is requested, the matter can be considered and an Order issued by the Zoning Commissioner/Deputy Zoning Commissioner based on the documentation contained in the file. In the instant case, the property was duly posted and within the requisite time period, the nearby property owner, Robert Holthaus filed a

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Date 8-8-07
By [Signature]

request for a public hearing. This matter was, therefore, scheduled for a public hearing which was held on August 6, 2007.

Appearing at the requisite public hearing in support of the request were Keith and Nicole Drecchio, property owners. Appearing as a Protestant was Robert Holthaus, adjacent property owner, and Shirley Mellon, appeared as an interested person.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, containing a gross area of 0.6842 acres (29,803 square feet), more or less, zoned D.R.2 and located in the White Marsh area. The property is within the Darryl Gardens subdivision, recorded in the Land Records of Baltimore County and the Petitioners have owned the property since 2003. The property is improved with a two-story single family dwelling which is accessed by way of a panhandle driveway that runs in a southerly direction off of Carrington Drive past neighboring residences at 5623 and 5623A Carrington Drive. The subject of the variance request relates to Petitioners desire to erect a 6-foot high board-on-board fence that will run along the rear of the property. As shown in photographs submitted at the hearing, as well as the plat of the property, the fence extends some 234 feet along the entire southeastern boundary of the property in order to buffer the view (aesthetics) of the Holthaus property and a BG&E transmission line that bisects that property and to provide for the Petitioners children's safety.

Under the B.C.Z.R. and Baltimore County Building Code, the proposed fence can be constructed and is permitted by right in the side and rear yards. However, variance relief is required to allow the fence to be constructed in the front yard of a lot which adjoins another on which a residence has been built. Under Section 427 of the B.C.Z.R., the fence cannot exceed a height of 42 inches (3.5 feet) in that area.

Mr. & Mrs. Drecchio offered testimony during the hearing about the need for the fence. They indicated that their request is based on a desire for privacy from nearby yards. They fear construction of the underground liquid nitrogen line that would transverse the entire length of the rear yard should the contemplated Liquefied Natural Gas (LNG) Plant be ultimately

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Date 8-8-07
By [Signature]

approved by the Federal Energy Regulatory Commission. They believe there is a real concern for the well-being of their four (4) minor children as their rear yard is clearly visible from Carrington Drive and can easily be accessed through their neighbor's yard at 5625 Carrington Drive that has been used as a rental property in the past years. Their goal is to limit visibility and access to their yard, thereby providing safety and security for their young family.

The Zoning Commissioner is authorized to grant variance relief by Section 32-3-301 of the Baltimore County Code. Moreover, variances can only be granted if the standards set forth in Section 307.1 of the B.C.Z.R. have been satisfied. That Section has frequently been construed and interpreted by this Zoning Commissioner, the County Board of Appeals, the Circuit Court of Maryland for Baltimore County, and Appellate Courts of this State. One of the leading cases in interpreting this Section is *Cromwell v. Ward*, 102 Md. App. 691 (1995). In *Cromwell*, the Court of Special Appeals reversed the judgment of the Circuit Court of Baltimore County, which had affirmed an Order of the Board of Appeals granting a height variance for an accessory building.

In construing Section 307, the Court of Special Appeals indicated as a first step, that there must be a finding of uniqueness or peculiarity of the subject property. Noted the Court, "However, as is clear from the language of the Baltimore County ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of that piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist." (ID @ 698-699). In *Cromwell*, and the cases that followed, the Courts of this State have held that before a variance can be granted, the administrative body (i.e. Zoning Commissioner) must find that the subject property is somehow unique or different from other properties in the vicinity. Only upon a finding of uniqueness can the second test for variance relief be considered, i.e. whether that uniqueness results in the imposition of a practical difficulty upon the Petitioner as a result of the strict implementation of the zoning ordinance. Concluded the Court in *Cromwell*, "...the law in Maryland and Baltimore County under its Charter and Ordinance

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Date 8-8-07
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remains as it has always been – a property's peculiar characteristic or unusual circumstances relating only and uniquely to that property must exist in conjunction with the ordinance's more severe impact on the specific property because of the property's uniqueness before any consideration will be given to whether practical difficulty or unnecessary hardship exists." (Pg. 721).

In the instant case, there is no finding of uniqueness. Although the property is unusually shaped with a power line right-of-way running behind the Petitioners lot, that configuration does not drive the need for the variance requested. Moreover, other properties in the vicinity are similarly shaped. Furthermore, it is of particular note that the variance requested in this case relates only to the portion of the property that extends past the front yard of the home located on lot 5625 Carrington Drive. Even assuming arguendo that the property's shape or the existence of the Susquehanna transmission power line right-of-way property were unique factors, there is no reasonable nexus between those factors and the adjacent property owner's front yard. That is, the variance requested here is to allow a fence higher than is permitted in the front yard of another adjoining residence. The nature of that relief bears no reasonable relationship to the factors identified at the hearing by the Petitioners to support a finding of uniqueness.

Under these circumstances, the relief requested herein cannot be granted. I find that the Petitioners have not met the first step of the test enunciated in *Cromwell v. Ward*, supra, that a uniqueness of this property exists in conjunction with the ordinance's more severe impact on this specific site. Thus, the Petition must be denied.

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 denied.

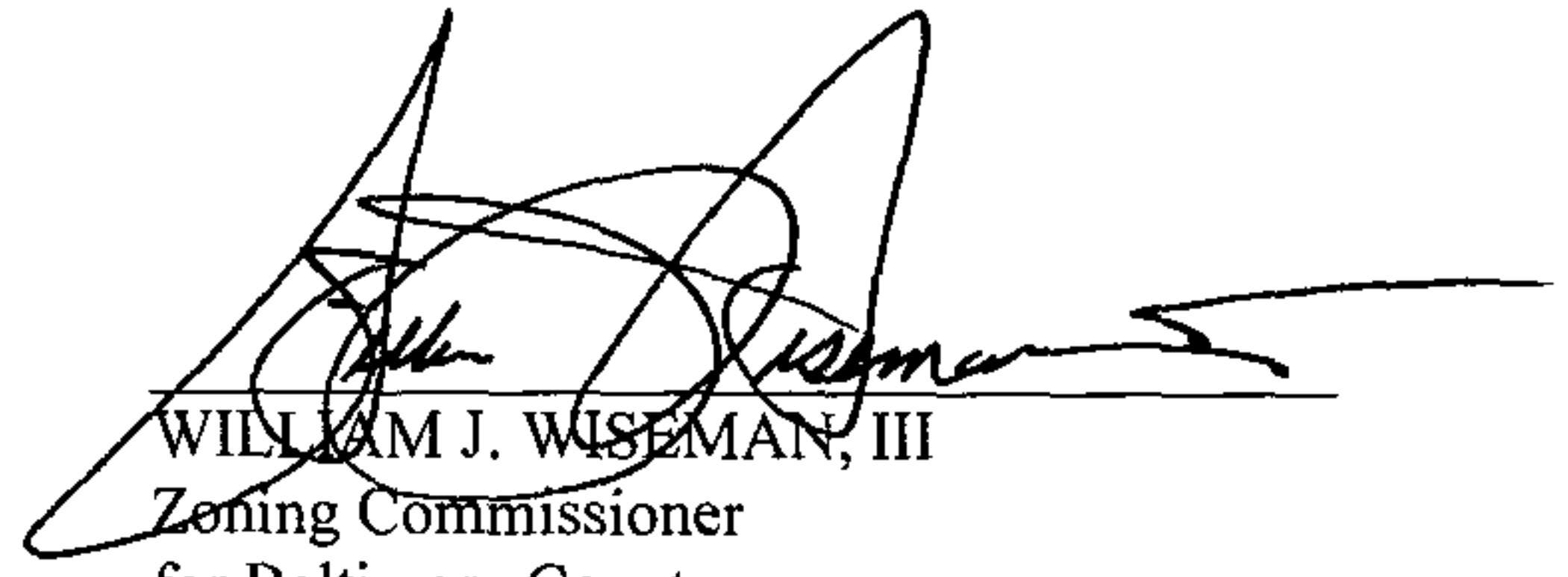
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of August 2007, that the Petition for Variance seeking relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the

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Date 8-8-07
BY [Signature]

maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line), in accordance with Petitioners' Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners have thirty (30) days from the date of this Order to file an appeal of this decision.

WJW:dlw



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8-8-07
By 103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 8, 2007

Keith and Nicole Drecchio
5623B Carrington Drive
White Marsh, Maryland 21162

RE: PETITION FOR ADMIN. VARIANCE
S/W Side Carrington Drive, 978' E of Philadelphia Road
(5623 B Carrington Drive)
11th Election District - 5th Council District
Keith R. Drecchio, et ux – Petitioners
Case No. 07-566-A

Dear Mr. and Mrs. Drecchio:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied 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 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Robert Holthaus, 5625 Carrington Drive, White Marsh, Md. 21162
Shirley Mellon, 405 Winslow Drive, Bel Air, Md. 21015
People's Counsel; File

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 July 2, 2007
Item Nos. 07-521, 555, 557, 558, 559, 560,
561, 562, 563, 564, 565, 566, 567, 568, 569,
570, 571, and 572.

DATE: June 27, 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-06272007.doc

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 25, 2007

564

Item Number: 555 through 572

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

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-586-A

5623 B Carrington Drive
S/West side of Carrington Drive, 978 feet east of Philadelphia Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Keith & Nicole Drechlo

Variance: to permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line).

Hearing: Monday, August 6, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing. Contact the Zoning Review Office at (410) 887-3391.

7/24/07 July 19

142358

CERTIFICATE OF PUBLICATION

7/19/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/19/2007

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 07-566-A

Petitioner/Developer:

KEITH & NICOLE DRECCHIO

Date of Hearing/Closing: 8/6/07

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

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 located at _____

5623 B CARRINGTON DR.

The sign(s) were posted on

7/21/07

(Month, Day, Year)

Sincerely,

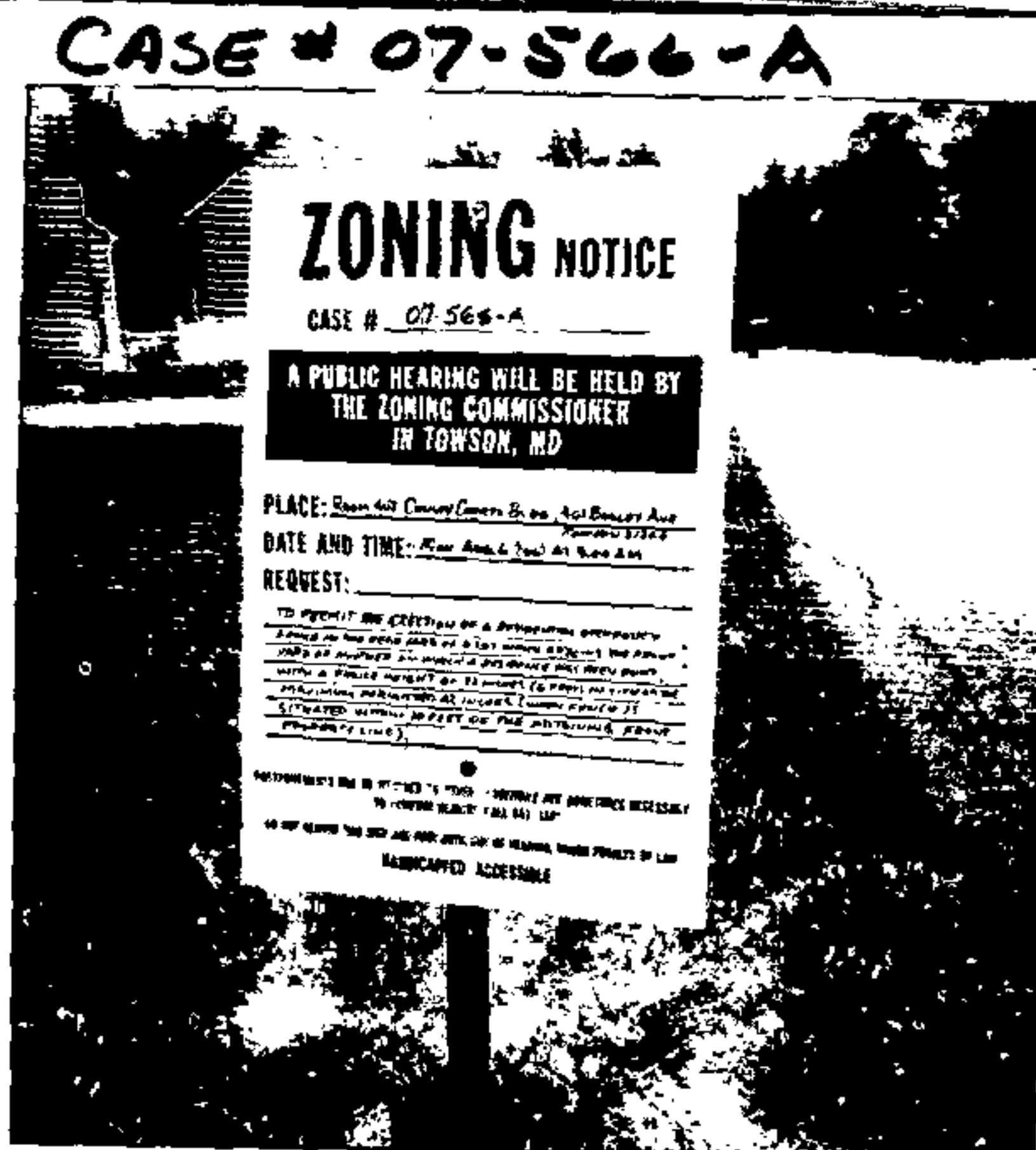
Richard E. Giff 7/21/07
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



5623 B CARRINGTON DR.
POUTED 7/21/07
OJuk/EJL 7/21/07



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 9, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-566-A

5623 B Carrington Drive

S/west side of Carrington Drive, 978 feet east of Philadelphia Road

11th Election District – 5th Councilmanic District

Legal Owners: Keith & Nicole Drecchio

Variance to permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line).

Hearing: Monday, August 6, 2007 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Keith & Nicole Drecchio, 5623B Carrington Drive, White Marsh 21162
Robert Holthaus, 5625 Carrington Drive, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 21, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2007 Issue - Jeffersonian

Please forward billing to:

Keith Drecchio
5623B Carrington Drive
White Marsh, MD 21162

410-529-0866

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-566-A

5623 B Carrington Drive

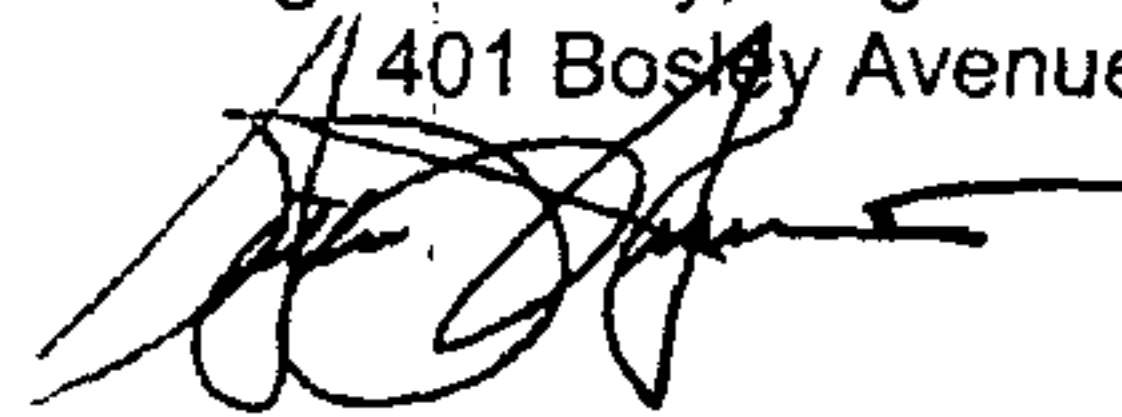
S/west side of Carrington Drive, 978 feet east of Philadelphia Road

11th Election District - 5th Councilmanic District

Legal Owners: Keith & Nicole Drecchio

Variance to permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line).

Hearing: Monday, August 6, 2007 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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
July 9, 2007

Keith Drecchio
Nicole Drecchio
5623 B Carrington Drive
White Marsh, MD 21162

Dear Mr. & Mrs. Drecchio:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 07-566-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superseded by a timely public hearing demand requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jeffrey Perlow at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Robert Holthaus, 5625 Carrington Drive, White Marsh 21162

7-9-07

I am not in favor of constructing a 6 ft fence along the front of my property. I feel it will take away from the appearance of my home. When selling property curb appearance is important. There is no advantage to constructing a high fence that would benefit my investment.

Robert Hattaus



FORMAL DEMAND FOR HEARING

CASE NUMBER: # 07-566-A

Address: 5628B CARRINGTON DR.

Petitioner(s): Robert A. Holthaus

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We Robert Holthaus
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
5625 CARRINGTON DR.
Address

White Marsh MD. 21162
City State Zip Code

Cell # 410-274-9922
Telephone Number

which is located approximately 60 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Robert Holthaus 7-5-07
Signature Date

Signature
Revised 9/18/98 - wcr/scj

Date

SECRET

DATE	BUSINESS	ACTUAL	TIME
7/10/2007		7/10/2007	14:11:59

Date:

DATE	TIME	LOCATION	REMARKS
11/11/2007	14:11:34	7/10/2007	1

THE NEW YORK PUBLIC LIBRARY

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U.S. DEPT. OF JUSTICE

5 FEB 20/10 VERIFICATION

001917

SECRET

1.00 50.00 CA

Baltimore County, Maryland

36

Total: 50

Rec From:

FOR

London 21st April 1892

Case # 07-566-A

DISTRIBUTION.

WHITE - CASHIER

PINK - AGENCY

YELLOW : CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-566-A

Petitioner/Developer: _____

KEITH & NICOLE DRECHID

Date of Hearing/Closing: 7/14/07

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

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 located at _____

5623 B CARRINGTON DR.

The sign(s) were posted on

7/1/07

CASE # 07-566-A

(Month, Day, Year)

Sincerely,

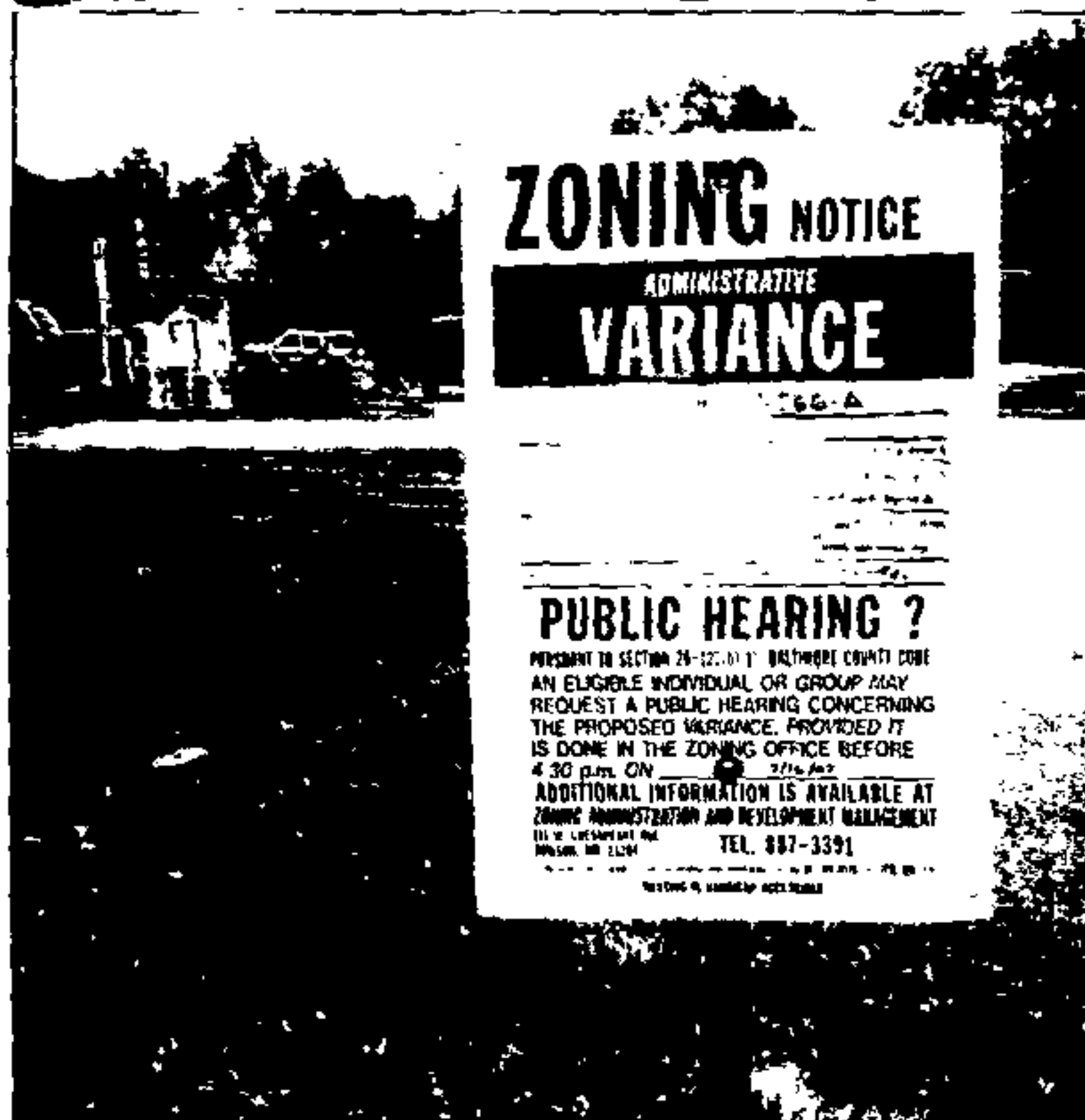
Richard E. Hoffman 7/1/07
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

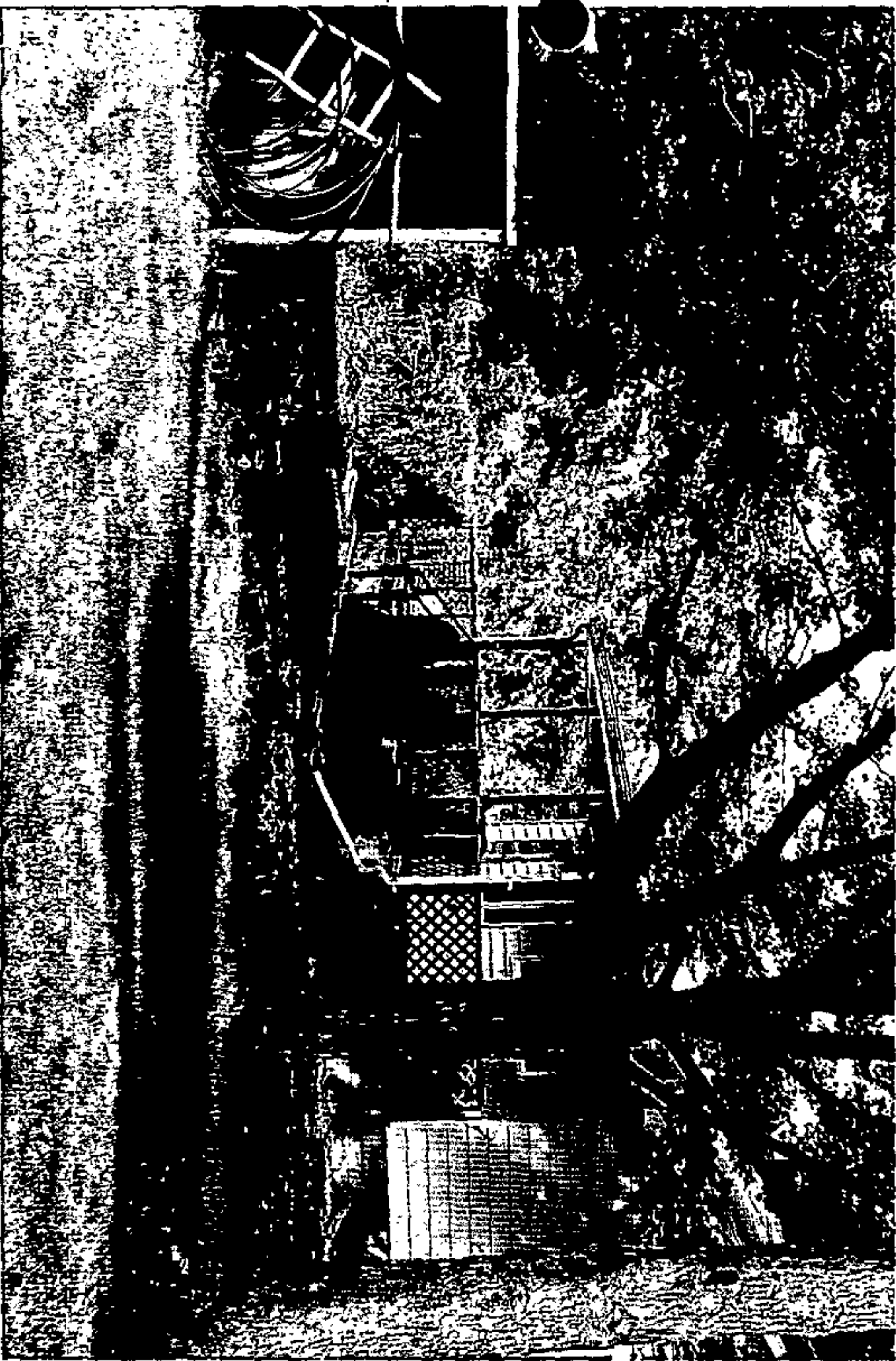
904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



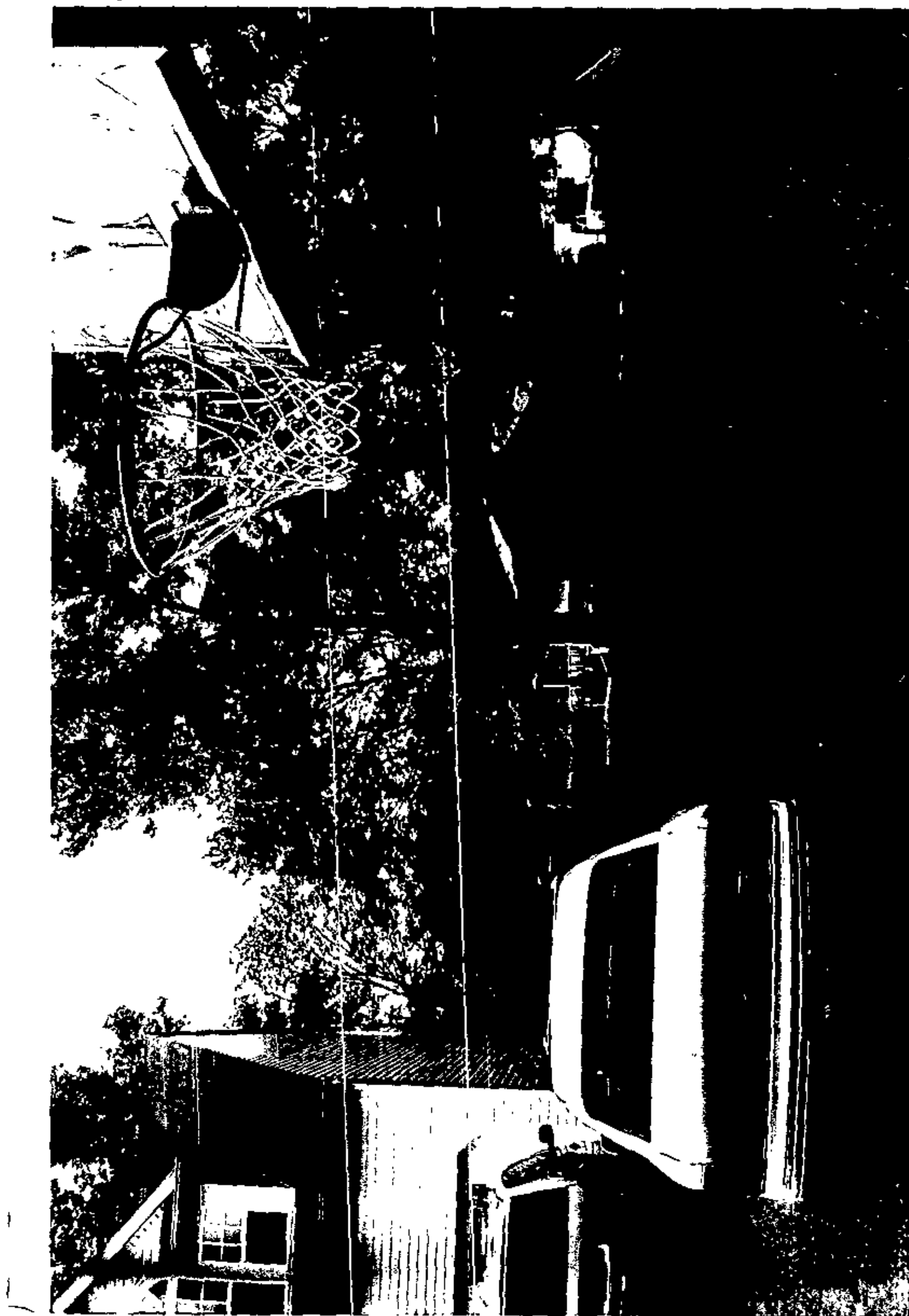
5623 B CARRINGTON DR.
POSTED 7/1/07
Richard E. Hoffman 7/1/07



Standing in rear yard of 5623B
 looking at side/front yard of
 5625 Carrington Drive
 (where proposed fence will be)

07-566-A

front of
5023B
Larrington
looking at
side of
5025
Larrington
Drive



07-566-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 566 -A

Address 5623 B Carrington Drive

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/19/07

Posting Date: 7/1/07

Closing Date: 7/16/07

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- 566 -A

Address 5623 B Carrington Drive

Petitioner's Name Keith & Nicole Drecchio

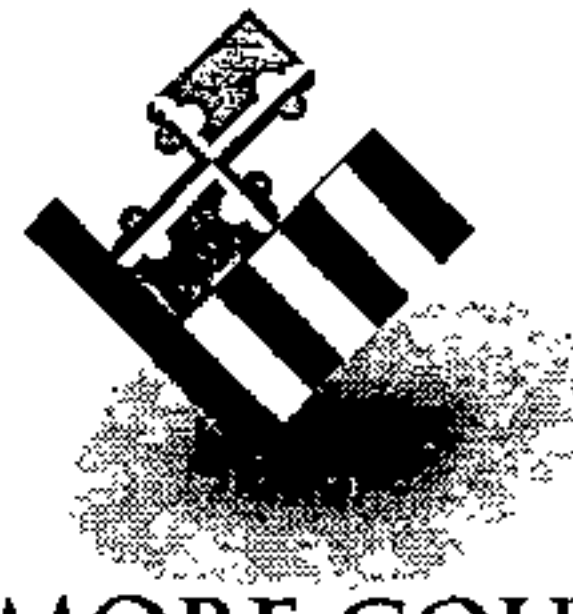
Telephone 410-529-0866

Posting Date: 7/1/07

Closing Date: 7/16/07

Wording for Sign: To Permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line.)

WCR - Revised 6/25/04



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

August 1, 2007

Keith R. Drecchio
Nicole J. Drecchio
5623 B Carrington Drive
White Marsh, MD 21162

Dear Mr. and Mrs. Drecchio:

RE: Case Number: 07-566-A, 5623 B Carrington Drive

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



State Highway
Administration

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

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

Maryland Department of Transportation

Date: JUNE 26, 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. 7-566-A
5623 B. CARRINGTON DRIVE
DRECCIO 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. 7-566A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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

Case No.: 07-566-A 5623 B CARRINGTON DRIVE

Exhibit Sheet

Petitioner/Developer

Protestant

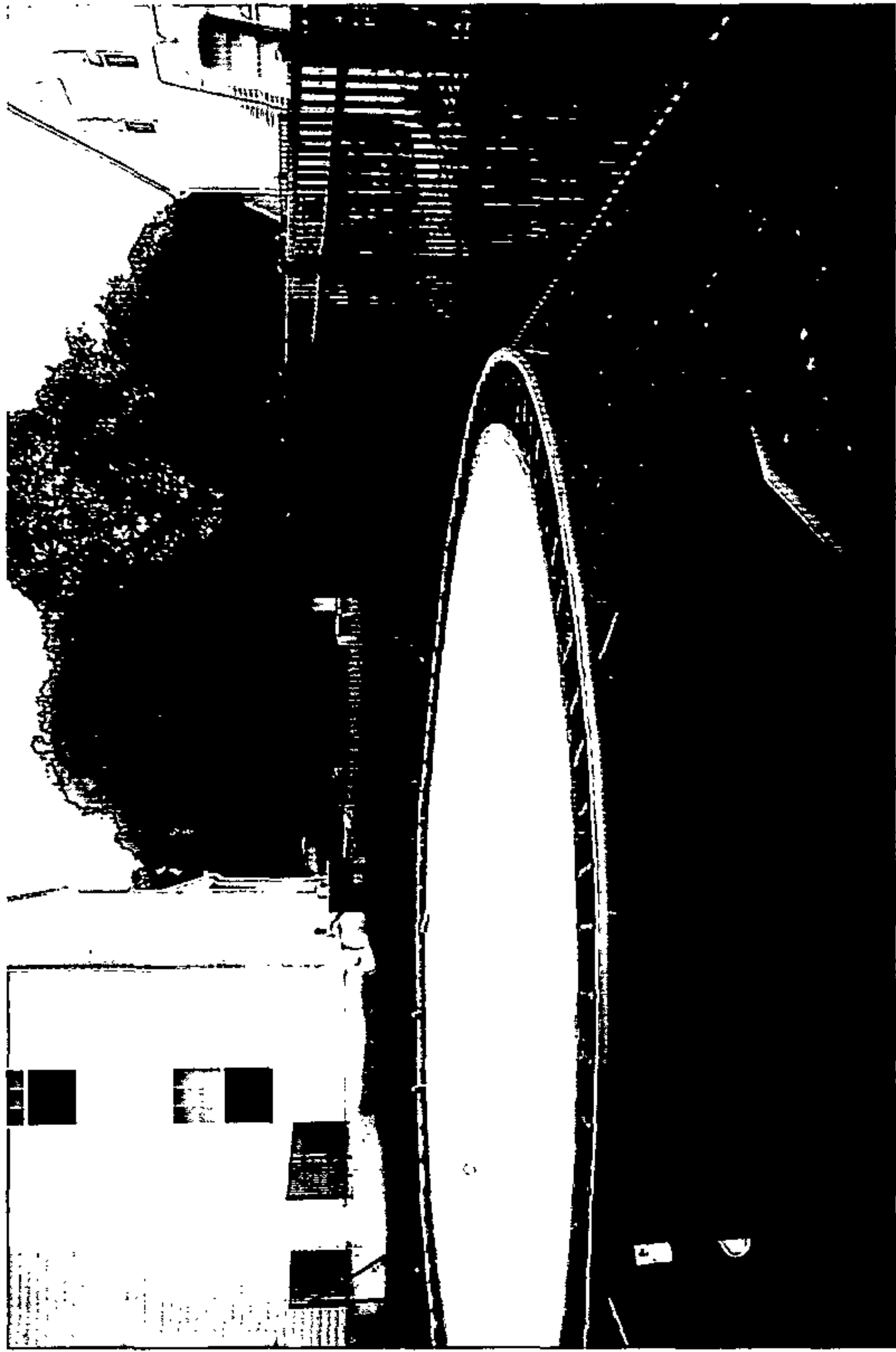
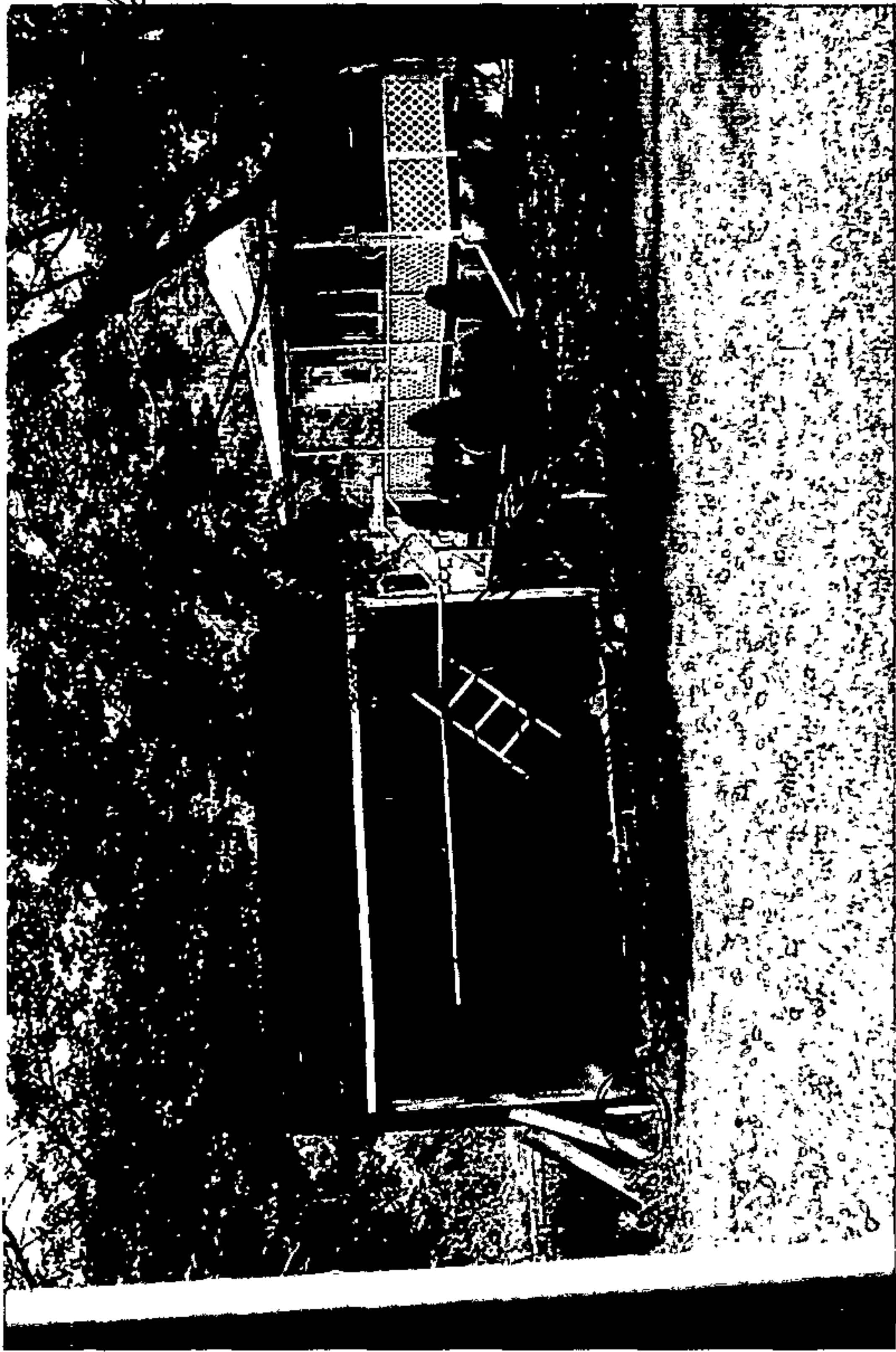
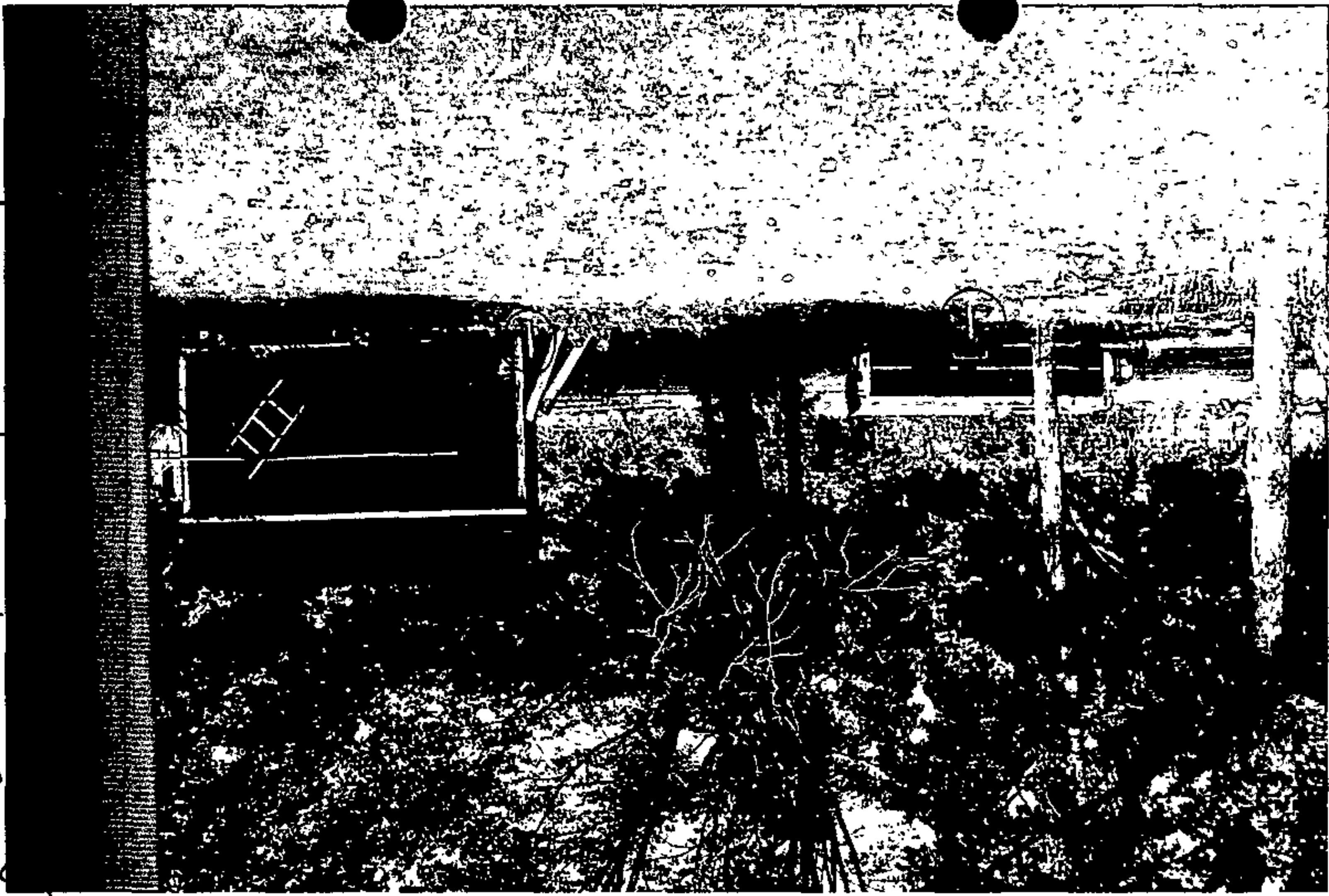
No. 1	SITE PLAN	
No. 2	PHOTO'S	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



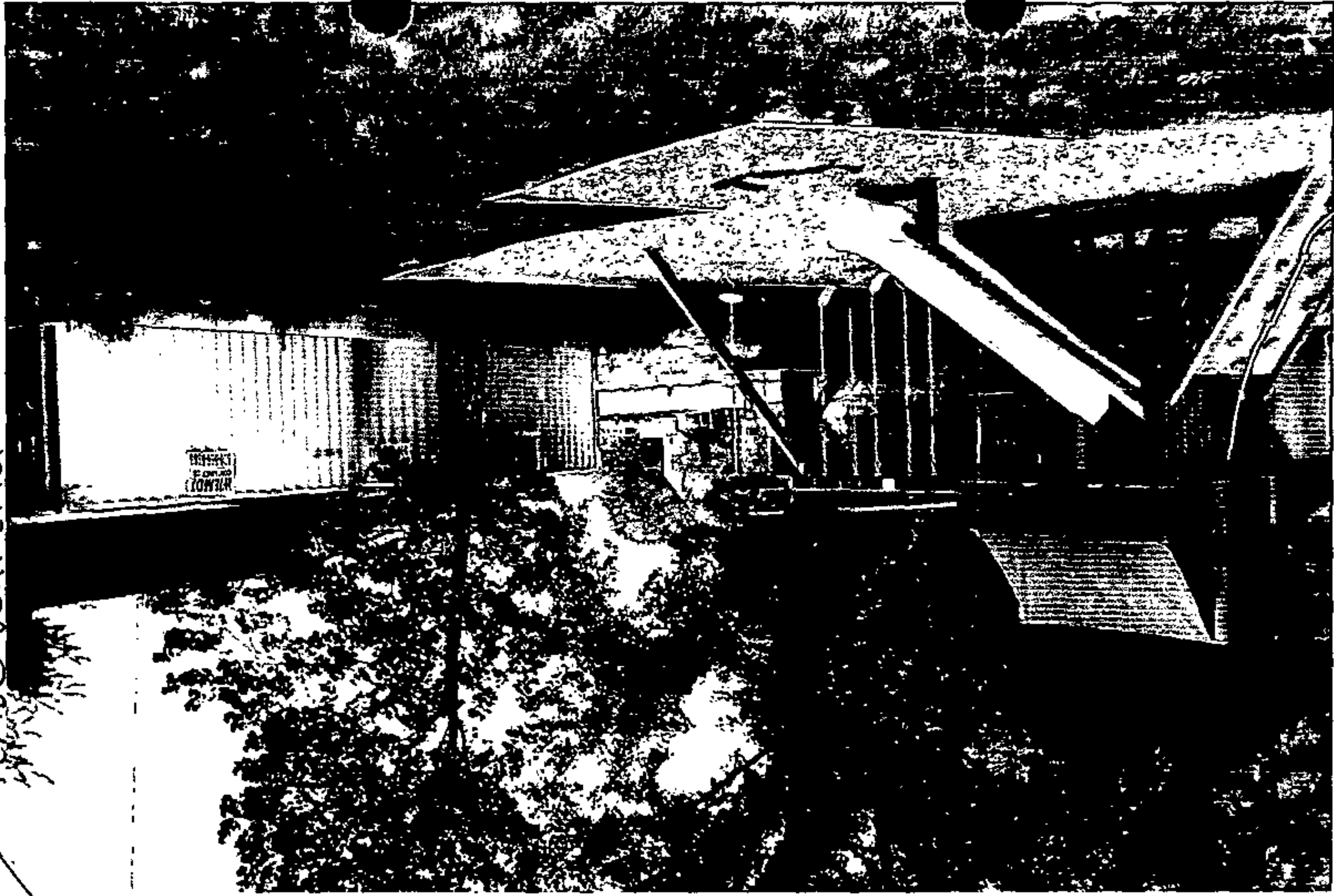
PETITIONER'S

EXHIBIT NO. 2

View from our kitchen window
looking into back yard of 5623B
and front yard of 5625. Survey
stakes show property line where proposed



Carrington Drive is
200+ feet from
property corner
where proposed
fence will end



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2007

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

SUBJECT: 5623 B Carrington Drive

INFORMATION:

Item Number: 7-566

Petitioner: Keith R. Drecchio

Zoning: DR 2

Requested Action: Administrative Variance

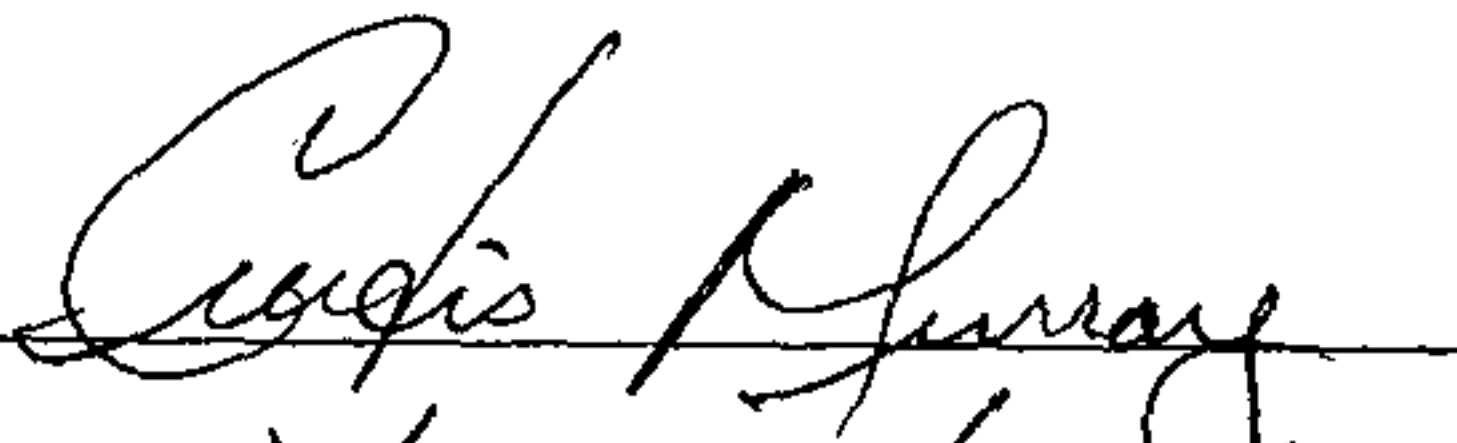
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided that the proposed 72" privacy fence is at least partially screened from direct view by those residing at 5625 Carrington Drive (the immediately impacted resident). Screening should consist of either a combination of the existing deciduous vegetation and new plantings or entirely new vegetation. In any case, those residing at 5625 Carrington Drive should be visually buffered from direct view of the proposed privacy fence.

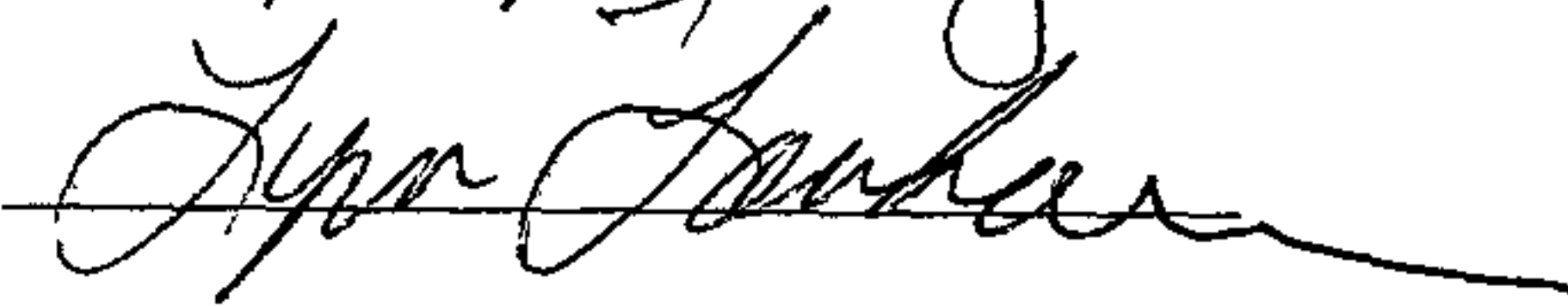
Furthermore, the site plan submitted shows the proposed fence located on the rear property line. This orientation would not allow for vegetative screening and implies the possible removal of existing vegetation. This Office requests that the site plan be revised as a condition of approval that shows the limits of disturbance along the sides and rear of the subject property. Emphasis should be placed upon placing the proposed fence no less than 5 feet from the neighboring property line.

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

Reviewed by:



Division Chief:
AFK/LL: CM





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007c)

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[GroundRent](#)

Account Identifier: District - 11 Account Number - 1104023080

Owner Information

Owner Name: HOLTHAUS ROBERT A **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 5625 CARRINGTON DR **Deed Reference:** 1) / 7160/ 108
 WHITE MARSH MD 21162-1121 2)

Location & Structure Information

Premises Address **Legal Description**
 5625 CARRINGTON DR PT LT 25
 DARRYL GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
73	2	319				A	25	3	1	
									Plat Ref:	13/ 137

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,036 SF	1.06 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME Y

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land	50,300	120,720		
Improvements:	89,200	128,500		
Total:	139,500	249,220	176,073	212,646
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
HOLTHAUS ROBERT A	05/19/1986	\$0
Type: NOT ARMS-LENGTH	Deed1: / 7160/ 108	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 *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

CARRINGTON DR

S 54°26'16" E
3.00'
978 A
to Philadelphia Rd

ULTIMATE 80' R/W
30' paved

PIPE
FOUND

REBAR W/CAP
SET (CORP 299)

Joel + Jennifer Lapute

LOT 1

#5623

17502/633

EXISTING
PAVEMENT

PRIVATE INGRESS, EGRESS,
MAINTENANCE AND UTILITY
EASEMENT FOR THE BENEFIT
OF LOTS 1, 2, AND 3
SUBJECT TO OTHER NOTES on
MINOR SUBDIVISION No. 02-021-M

LOT 2

PRT LOT 27

Phil Tillette

23663/731

#5621

Jim + Mindy Rogers

LOT 2

#5623 A

17276/483

TRANSFORMER

PEDESTAL

(SUM OF SIDE
YARDS 40')

S 54°26'16" E 173.10'

40'

19.0'±

15'

19.0'±

STAIRS

PORCH
WALK

Existing
Dwelling

Rear

ASPHALT
DRIVE

BRL

68.9'±

Proposed 6' Fence

234.08'

SHED

0.5'

Front
#5625
Existing
Dwelling

LOT 3

#5623B

17528/146

20'

BRL

(SUM OF SIDE
YARDS 40')

LOT 8

VINCENT T. ZAYDEL

LYNN J. ZAYDEL

6954/16

5626

Allender Rd

LOT 3

PRT LOT 9

Phil + Kelly Woolford

22836/131

#5632

Allender

REBAR W/CAP
SET (CORP 299)

LOT 25

ROBERT A. HOLTHAUS

7160/108

#5625

REBAR W/CAP
SET (CORP 299)

CENTERLINE 150' POWERLINE EASEMENT
SUSQUEHANNA TRANSMISSION
PLAT No. 13/137

LOCATION INFORMATION

SECTION DISTRICT 11

MUNICIPAL DISTRICT 5

200' SCALE MAP # 073A1

ZONING DR 2

LOT SIZE 6842 29,803

ACREAGE

SQUARE FEET

PUBLIC

PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY
CRITICAL AREA

YES

NO

100 YEAR FLOOD PLAIN

☐

☒

HISTORIC PROPERTY/
BUILDING

☐

☒

PRIOR ZONING HEARING

N/A

ZONING OFFICE USE ONLY

VIEWED BY

ITEM #

CASE #

JNP 566 107-566A

PROPERTY ADDRESS 5623 B Carrington Drive

SUBDIVISION NAME Darryl Gardens

LAT BOOK #13 FOLIO #137 LOT #26 SECTION #

OWNER Nicole and Keith Drecchio

Block A

6-19-07

Scale: 1" = 60'

CASE NAME Walthaus
CASE NUMBER 07-566-A
DATE 8-6-07

CITIZEN'S SIGN-IN SHEET

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007c)

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[GroundRent](#)

Account Identifier: District - 11 Account Number - 2400002753

Owner Information

Owner Name:	DRECCHIO KEITH R DRECCHIO NICOLE J	Use:	RESIDENTIAL
Mailing Address:	5623B CARRINGTON DR WHITE MARSH MD 21162-1121	Principal Residence:	YES
		Deed Reference:	1) /17528/ 196 2)

Location & Structure Information

Premises Address	Legal Description
5623 B CARRINGTON DR	.6842 AC PRT LT 26 CARRINGTON DR DARRYL GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
73	2	319				A	26	3	Plat Ref: 13/ 137

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	3,094 SF	29,803.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING Y

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land	47,700	116,450		
Improvements:	218,510	313,060		
Total:	266,210	429,510	320,643	375,076
Preferential Land:	0	0	0	0

Transfer Information

Seller: STOUTER LAWRENCE I/LUCY C	Date: 02/11/2003	Price: \$97,500
Type: UNIMPROVED ARMS-LENGTH	Deed1: /17528/ 196	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 *

Click here for a plain text ADA compliant screen.



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

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[Ground Rent](#)

Account Identifier: District - 03 Account Number - 293831

Owner Information

Owner Name: MELLON SHIRLEY L ET AL Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 405 WINSLOW DR Deed Reference: 1) / 3524/ 230
BEL AIR MD 21015-4845 2)

Location & Structure Information

Premises Address
405 WINSLOW DRIVE
BEL AIR 21015-4845

Legal Description
LOT 534 13535 SF
405 WINSLOW DRIVE
GREENRIDGE 2 S36 P81/106

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	81106
49	1F	842		313	36		534	2	Plat Ref:	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	1,826 SF	13,535.00 SF	000000
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments	
			As Of 07/01/2006	As Of 07/01/2007
Land:	50,350	85,350		
Improvements:	128,540	165,370		
Total:	178,890	250,720	226,776	250,720
Preferential Land:	0	0	0	0

Transfer Information

Seller: MELLON SHIRLEY L	Date: 05/15/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 3524/ 230	Deed2:
Seller: MELLON SHIRLEY L	Date: 11/17/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 2312/ 899	Deed2:
Seller: STEPHEN HOMES INC	Date: 11/17/1995	Price: \$178,890
Type: IMPROVED ARMS-LENGTH	Deed1: / 2312/ 889	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 *

PLEASE PRINT CLEARLY

CASE NAME 07-506-A

CASE NUMBER

DATE 8-6-07

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Keith + Nicole Drecchio

5023B Carrington Dr

White Marsh MD 21162

KDrecchio@comcast.net



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5623B Carrington Drive
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 427. B, BCZR, to permit the erection of a residential occupancy fence in the rear yard of a lot which adjoins the front yard of another on which a residence has been built, with a fence height of 72 inches (6 feet) in lieu of the maximum permitted 42 inches (when fence is situated within 10 feet of the adjoining front yard property line).

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):

Keith R. Drecchio

Name - Type or Print

Signature

Nicole J. Drecchio

Name - Type or Print

Nicole J. Drecchio

Signature

5623B Carrington Dr 410

Address

Telephone No.

White Marsh MD

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. 07-566-A

Reviewed By JNP

Date 6/19/07

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 8-8-07

Estimated Posting Date 7/1/07

By [Signature]

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 5623B Carrington Drive
Address
White Marsh MD 21162
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):

- 1) Privacy: Our request is based on a desire for privacy from neighboring yards. There is also a construction project commencing on our neighbor's utility easement and we would like privacy from equipment and workers.
- 2) Security: Our rear yard and its goings on are clearly visible from Carrington Drive through our neighbor's yard at 5625. Our rear yard can also be accessed through our neighbor's yard at 5625 Carrington Drive. Our goal is to limit visibility and access to our yard for the safety and security of our family as we have four children.

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.

Keith R. Drecchio
Signature

Keith R. Drecchio
Name - Type or Print

Nicole J. Drecchio
Signature

Nicole J. Drecchio
Name - Type or Print

(w) 410-382-0860

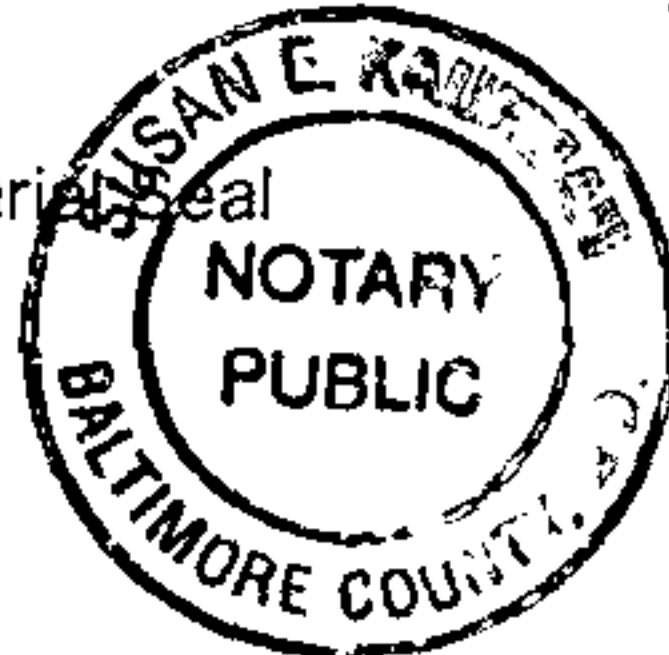
(h) 410-529-0866

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notary Seal



Susan E. Kaufman
Notary Public

My Commission Expires 12/01/10

REV 10/25/01

ORDER RECEIVED FOR FILING

Date _____

By _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5623B Carrington Drive
which is presently zoned DR 2

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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):

Keith R. Drecchio

Name - Type or Print

Signature

Nicole J. Drecchio

Name - Type or Print

Signature

5623B Carrington Dr 410-529-0866

Address

Telephone No.

White Marsh MD 21162

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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Zoning Commissioner of Baltimore County.

CASE NO. 07-566-A

Reviewed By JNP

Date 6/19/07

REV 10/25/01

ORDER RECEIVED FOR FILING

Estimated Posting Date 7/1/07

Date 8-8-07

By [Signature]

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Keith R. Drecchio
Signature

Keith R. Drecchio
Name - Type or Print

Nicole J. Drecchio
Signature

Nicole J. Drecchio
Name - Type or Print

(H) 410-382-0860

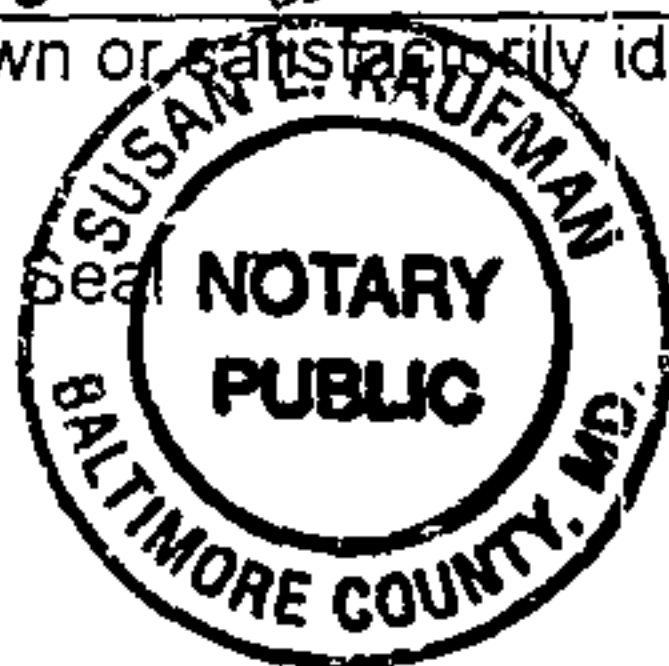
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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

AS WITNESS my hand and Notarial Seal



Susan L. Kaufman
Notary Public

My Commission Expires 12/01/10



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5623 B Carrington Drive
which is presently zoned DR 2

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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):

Keith R. Drecchio

Name - Type or Print

Signature

Nicole J. Drecchio

Name - Type or Print

Nicole J. Drecchio

Signature

5623 B Carrington Dr

Address

White Marsh MD

City

State

410-529-0866

Telephone No.

21162

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

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Zoning Commissioner of Baltimore County

CASE NO. 07-566-A

Reviewed By JNP

Date 6/19/07

REV 10/25/01

ORDER RECEIVED FOR FILING

Estimated Posting Date 7/1/07

Date 8-8-07

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That the Affiant(s) does/do presently reside at 5623B Carrington Drive
Address
White Marsh MD 21162
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):

- 1) **PRIVACY:** OUR REQUEST IS BASED ON A DESIRE FOR PRIVACY FROM NEIGHBORING YARDS. THERE IS ALSO A CONSTRUCTION PROJECT COMMENCING ON OUR NEIGHBORS UTILITY BASEMENT AND WE WOULD LIKE PRIVACY FROM EQUIPMENT AND WORKERS.
- 2) **SECURITY:** OUR REAR YARD AND ITS GOINGS ON ARE CURRENTLY VISIBLE FROM CARRINGTON DRIVE THROUGH OUR NEIGHBORS YARD AT 5625. OUR REAR YARD CAN ALSO BE ACCESSED THROUGH OUR NEIGHBORS YARD AT 5625 CARRINGTON DRIVE. OUR GOAL IS TO LIMIT VISIBILITY AND ACCESS TO OUR YARD FOR THE SAFETY AND SECURITY OF OUR FAMILY AS WE HAVE FOUR CHILDREN.

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.

Keith R Drecchio
Signature

Keith R Drecchio
Name - Type or Print

(W) 410-382-0860

Nicole J. Drecchio
Signature

Nicole J. Drecchio
Name - Type or Print

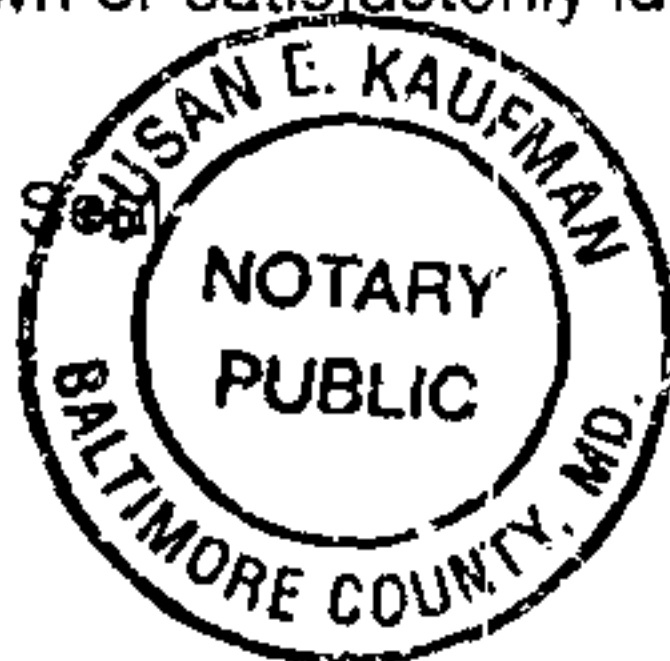
(H) 410-529-0866

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

AS WITNESS my hand and Notarial Seal



Susan E Kaufman
Notary Public

My Commission Expires 12/01/10

Zoning Description-5623B Carrington Dr.

Beginning at a point on the South^{west} side of Carrington Drive which is
ULT.80 ft R/W/30 ft paving at the distance of 978 ft East of Philadelphia
Road. Being lot #3 of the minor^{subdivision of the Stouter Property} resubdivision of lot #26, block A, in the
subdivision of Darryl Gardens as recorded in Baltimore County Plat
Book # 13, Folio # 137), containing .6842 Acres. Also known as 5623-B
Carrington Drive and located in the 11th Election District, 5th
Councilmanic District.

07-566-A

No. 2791

A 001-006-6150

AMOUNT \$ 105.00

Drach

A₁m Vau - 5623 B Carrington Drive

07-566-A (Drecchio)

YELLOW - CUSTOMER

SECRET

西曆一千九百零九年

2007/02/19

DEC 22 1941

21015 4 J1103KX
1502/8/79 6/2/79

Dept. 5-4237, 7010 West 11th Ave.

0079572

Rezept

SECRET

Baltimore County, Maryland

CASHIER'S VALIDATION

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

CARRINGTON DR

ULTIMATE 80' R/W
30' paved

S 54°26'16" E
3.00'

978 ft
to Philadelphia Rd

PIPE
FOUND

REBAR W/CAP
SET (CORP 299)

Joel + Jennifer Labute

LOT 1
#5623
17502/633

EXISTING
PAVEMENT

PRIVATE INGRESS, EGRESS,
MAINTENANCE AND UTILITY
EASEMENT FOR THE BENEFIT
OF LOTS 1, 2, AND 3

SUBJECT TO OTHER NOTES on
MINOR SUBDIVISION No. 02-021-M

LOT 2
PRT LOT 27
Phil Tillette
23663/731
#5621

Jim + Mindy Rogers

LOT 2
#5623 A
17276/483

TRANSFORMER

PEDESTAL

(SUM OF SIDE
YARDS 40')

S 54°26'16" E

LOCATION INFORMATION

SECTION DISTRICT 11

MUNICIPAL DISTRICT 5

200' SCALE MAP # 073 A1

ZONING DR 2

LOT SIZE 6842 29,803
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
STORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING N/A

ZONING OFFICE USE ONLY
VIEWED BY ITEM # CASE #

JNP 566 107-566-A

PROPERTY ADDRESS 5623 B Carrington Drive

SUBDIVISION NAME Darryl Gardens

PLAT BOOK #13 FOLIO #137 LOT #26 SECTION #

OWNER Nicole and Keith Drecchio 6-19-07

LOT 8
VINCENT T. ZAYDEL
LYNN J. ZAYDEL
6954/16

5626
Allender Rd

LOT 3
PRT LOT 9
Phil + Kelly Woolford
22836/131
#5632
Allender

LOT 25
ROBERT A. HOLTHAUS
7160/108
#5625

REBAR W/CAP
SET (CORP 299)

Scale: 1" = 60'

