IN RE: PETITION FOR ADMIN. VARIANCE

SW side Middletown Road, 900 feet +/-

SE Rayville Road

6th Election District
3rd Councilmanic District

(19022 Middletown Road)

Julie T. and Arthur Somis

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

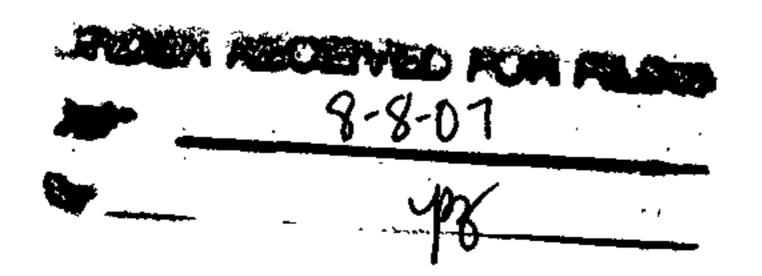
CASE NO. 08-016-A

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, Julie T. and Arthur Somis for property located at 19022 Middletown Road. The variance request is from Sections 1A01.3.B.3 and 301.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling with a side yard setback of 2 feet and open projection (deck) with a side yard setback of 0 feet in lieu of the required 35 and 26.25, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners purchased the property in the summer of 2006 and the property was improved with a residence constructed in 1902 prior to the existence of the zoning regulations. When the Petitioners purchased the property, the residence included an addition and deck constructed over 20 years prior to their purchase. The property is irregular in shape and has uneven topography. The Petitioners presented of letters of support from three adjacent neighbors.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 17, 2007, which does not oppose the Petitioner's request. The comment further indicates that the building and open projection (deck) are a long standing existing condition.



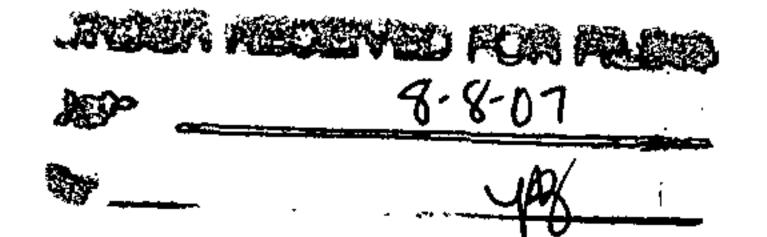
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 13, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this ______ day of August, 2007 that a variance from Sections 1A01.3.B.3 and 301.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling with a side yard setback of 2 feet and open projection (deck) with a side yard setback of 0 feet in lieu of the required 35 and 26.25, respectively 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.

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

August 8, 2007

J. NEIL LANZI, ESQUIRE 409 WASHINGTON AVENUE, SUITE 617 TOWSON, MD 21204

> Re: Petition for Administrative Variance Case No. 08-016-A Property: 19022 Middletown Road

Dear Mr. Lanzi:

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

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

Very truly yours,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Julie T. and Arthur Somis, 19022 Middletown Road, Parkton MD 21120







Contract Purchaser/Lessee:

Petition for Administrative Variance

<u>Legal Owner(s):</u>

to the Zoning Commissioner of Baltimore County

for the property located at 19022 Middletown Road which is presently zoned RC 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)

1A01.3.B.3 and 301.1.B – to permit an existing dwelling with a side yard setback of 2 feet and an open projection (deck) with a side yard setback of 0-feet in lieu of the required 35 and 261/4, respectively.

(See attached)

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.

Julie T. Somis Name - Type or Print Name - Type or Rint Signature Arthur Somis Address Name - Type or Frint Telephone No. MMI MU. City Zip Code State Signature 19022 Middletown Road 443-491-3083 Attorney For Petitioner: Telephone No. Address J. Neil Lanzi 21120 MD Parkton Zip Code Name - Type or Print State City Representative to be Contacted: Signature J. Neil Lanzi J. Neil Lanzi, P.A. Name Company 409 Washington Ave 409 Washington Ave 410-296-0686 410-296-0686 Ste 617 Ste 617 Telephone No. Address Address Telephone No. 21204 21204 MD Towson MD Towson Zip Code City Zip Code City State State

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. 08	3-016-A	Reviewed By	Zoning Commission Date	ner of Baltimore County
	ECEVED FOR FA	Estimated Posting	Date	/15/07
	8-8-07			
	Jan		-	



JULIE T. SOMIS and ARTHUR SOMIS, Property Owners/Petitioners, hereby Petition for the following variances for their property known as 19022 Middletown Road, Parcel 419, Tax Map 11, Baltimore County, Maryland:

- 1. Variance to allow a side yard setback of 2 feet in lieu of the required 35 feet per Section 1A01.3(B)(3) of the BCZR for an existing dwelling.
- 2. Variance to allow an open porch (deck) with a 0 foot side yard setback in lieu of the required 8.75 feet per Section 301.1(A) of the BCZR.

The basis for the variance relief is that special circumstances exist that are peculiar to this property and strict compliance with Baltimore County Zoning Regulations will result in practical difficulty for Petitioners. Specifically, the Petitioners purchased the property in the summer of 2006, which property was improved with a residence constructed in 1902 prior to the existence of the Baltimore County Zoning Regulations. Further, when the Petitioners purchased the subject property, the residence included an addition and deck constructed over 20 years prior to their purchase. The property itself is irregular in shape and has uneven topography.

In conclusion, the existing conditions of the property, including the farmhouse constructed in 1902 confirm that strict compliance with the BCZR with regard to the side yard setbacks would result in practical difficulty and the granting of the requested variances will be in strict harmony with the spirit and intent of the zoning regulations without causing substantial injury to the public health, safety and general welfare of the neighborhood. Strict compliance with the side yard setback requirements under today's regulations and the denial of the variances requested would deny Petitioner's a reasonable and significant use of their property's intended purpose as a residence. The uniqueness of this property with the existing structures and the resulting practical difficulty warrant the granting of the variances requested as within the spirit and intent of the Baltimore County Zoning Regulations.

6127/07

J. Neil Lanzi

J. Neil Lanzi, P.A.

409 Washington Avenue

Suite 617

Towson, Maryland 21204 Attorney for Petitioners

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
Parkton Maryland 21120
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):

See attached

Muil T. Somis	ArM Somis
Signature	Signature
Julie T. Somis	Arthur Somis
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to	o wit:
I HEREBY CERTIFY, this 2 by day of 50 State of Maryland, in and for the County aforesaid, person	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
Julie T. Somis and Arthur Somis	
the Affiant(s) herein, personally known or satisfactorily is law that the matters and facts hereinabove set forth are	dentified to me as such Affiant(s), and made oath in due form of true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal	melod forsher
Date	Notary Public 5
REV 09/15/98	My Commission Expires8 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
HARFORD	Item #016

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.

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned, JULIE T. SOMIS and ARTHUR SOMIS, under penalties of perjury to the Zoning Commissioner of Baltimore County, state the information herein and given below is within our personal knowledge and that we are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

The undersigned are the current property owners of the property known as 19022 Middletown Road, Parcel 419, Tax Map 11, Baltimore County, Maryland.

Based upon personal knowledge, the following are the facts upon which we base the request for an administrative variance at the above address:

We purchased the property known as 19022 Middletown Road in Baltimore County, Maryland in the summer of 2006. The property is improved with an old farmhouse constructed in 1902. The old farmhouse includes an addition, which consists of approximately half of our residence, and a deck which we believe were constructed over 20 years ago. It is our understanding from our surveyor that the farmhouse with the improvements is too close to our side property line and thus caused the necessity for the variance. Our property is irregular in shape and has uneven topography. The current zoning regulations would cause us extreme hardship and practical difficulty to move our residence.

The matters and facts hereinabove set forth are true and correct to the best of our knowledge and belief.

Albert Lorghle Arthur Somis

nobol Forske Julie T. Somis

I HEREBY CERTIFY, this day of of the county aforesaid, personally appeared Julie T. Somis and Arthur Somis the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 81109

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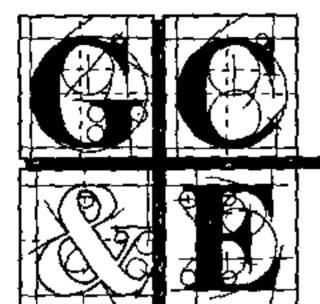
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Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 08-016A

PETITIONER/DEVELOPER:

J.T. Somis

DATE OF CLOSING: 7/30/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:

19022 Middletown Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

OSTED ON: 7/13/07

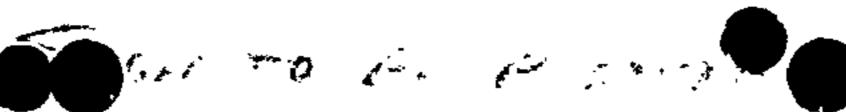


CASE/#F. 108-016-A

vard setback of 2 feet and an open projection deck) with a side yard setback of 0 feet in lieu of the required 35 feet and 26 1/4 feet respectively. permit: an existing dwelling with a side

PURSUANT TO SECTION AND AND AND COUNTY CODE.

NECTICAL SAN REPROPERTY ON CHARACTER OF THE BETTON OF THE BETTON OF THE BETTON ON THE SAN REPROPERTY OF THE SAN REPORT OF THE SAN REPROPERTY OF THE SAN REPORT OF THE SAN REPROPERTY OF THE SAN REPR



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08 016 -A Address 19022 Middle town Rd
Contact Person: David Duvall Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 7 - 6 - 07 Posting Date: 7 - 15 - 07 Closing Date: 7 - 30 - 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.
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 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.
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.
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.
(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 this office.
(Detach Along Dotted Line)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
ase Number 08 016 -A Address 19022 Michael etown Rd
etitioner's Name J Somis Telephone 443-491-3083
osting Date: 7-15-07 Closing Date: 7-20-07
of 2 feet and an open projection (deck) with a side yard setback of set in lien of the required 35 and 26 /4, respectively
WCR - Rev sed 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case Number 08 016 -A Address 19022 Middle town Rol
[
Contact Person: David Duval Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 7-6-07 Posting Date: 7-15-07 Closing Date: 7-30-07
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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. <u>DEADLINE:</u> 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.
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 08-016 -A Address 19022 Midaletown Rd
Petitioner's Name <u>JT Somis</u> Telephone <u>443 - 491 - 3083</u>
Posting Date: 7-15-07 Closing Date: 7-30-07
Wording for Sign: To Permit an existing dwelling with a side yard setback of of 2 feet and an open projection (deck) with a side yard setback of leet in lieu of the required 35 and 26 /4, respectively
\\\\CP_Povisod 6/25/04





DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Adv	ortic in a
<u>For Newspaper Adv</u>	<u>erusing.</u>
Item Number or Case	Number: <u>08-016-A</u>
Petitioner:	Julie + Arthur Somis
Address or Location:	19022 middletown 2000
PLEASE FORWARD	ADVERTISING BILL TO:
Name:	ale Somis
Address:	9022 middetown Road
	Parkton MD 21120
Telephone Number:	44 0 443-491-3083

Revised 2/20/98 - SCJ



JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

July 30, 2007

J. Neil Lanzi 409 Washington Avenue, Suite 617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 08-016-A, 19022 Middletown Road

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 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 Julie T. Somis Arthur Somis 19022 Middletown Road Parkton 21120

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 18, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor W. Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 20, 2007

Item Nos. 07-470, 08-001, 002, 003, 004, 005, 006, 007, 008, 009, 011, 012, 013, 014,

015, 016, 017, 018 and 019

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-07202007.doc



INTER-OFFICE CORRESPONDENCE

DATE: July 17, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

19022 Middletown Road

INFORMATION:

Item Number:

8-016

Petitioner:

Julie and Arthur Somis

Zoning:

RC 2

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the requested variance to permit an existing dwelling with a side yard setback of 2 feet and an open projection (deck) with a side yard setback of 0 feet in lieu of the required 35 and 26¼ feet, since the building and open projection (deck) is a longstanding existing condition. Additionally, this is a historic inventoried property (BA-1207, A. Elder House).

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

Reviewed by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\8-016.doc

J. NEIL LANZI, P.A.

ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

COLUMBIA
Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

June 25, 2007

Hand-Delivered

Timothy Kotroco, Director Permits and Development Management 111 West Chesapeake Avenue Towson, MD 21204

Re:

Administrative Variance 19022 Middletown Road

Dear Mr. Kotroco:

On behalf of Petitioners, Julie and Arthur Somis, I hereby enclose for filing the following:

- 1. Three copies of Petition for Administrative Variance
- 2. Twelve copies of the plat with the required checklist items
- 3. Three copies of the property description
- 4. One copy of the 200' scale zoning map
- 5. One copy of the advertising form
- 6. Administrative variance filing fee of \$50.00
- 7. Photographs of the property, immediately adjacent dwellings and area of requested variance approval
 - 8. Letters of support from immediate neighbors

Gerhold, Cross & Etzel has prepared the sign for posting for the required fifteen days.

June 25, 2007 Page Two

Thank you for your assistance in this matter.

Very truly yours,

J. Neil Lanzi

JNL/mal

cc: Mr. and Mrs. Arthur Somis

Item #0(6

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

July 17, 2007

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: July 16, 2007

Item No.: 001, 003, 004, 007, 008, 009, 010, 011, 012, 013, 014, $\sqrt{016}$, 017, 018, 019

The Fire Marshal's Office has no comments at this time.

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.

Acting Lieutenant William F. Connolly Jr. Fire Marshal's Office (0)410-887-4881 (C)443-829-29 MS-1102F

cc: File



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



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

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

Maryland Department of Transportation

Date: JULY 16, 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. 8-16-A

19022MIDDLETOWN KOAD

SOMIS 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. 8-16-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,

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

Ralph McCann, Jr. 19026 Middletown Road Parkton, MD 21120

June 21, 2007

William J. Wiseman, III, Zoning Commissioner County Courts Building 401 Bosley Avenue Suite 405 Towson, MD 21204

Dear Mr. Wiseman:

I am the owner of the property known as 19026 Middletown Road. It is my understanding that Julie and Arthur Somis, owners of the property known as 19022 Middletown Road have filed for an administrative variance for the farmhouse located on their property. The farmhouse has existed since the early 1900s and by this letter, I hereby confirm my support of the zoning relief requested by Mr. and Mrs. Somis for their property.

Thank you for your consideration.

Very truly yours,

O. C. Ull Count

Ralph McCann, Jr.

Exhibit C

D. Ne Olfransi, hereby drop off the filling for 19022 middetown Road. There are no violations and the plan has not been navioured by any one in PADM. This commissionalmy Janance is him sensitive so as to avoid litisation between noighbors.

Thank you for your consideration.

Mahami

Penny Muza
Thompson Muza
18 St. Elmo Court
Unit 101
Cockeysville, MD 21030

June 25, 2007

William J. Wiseman, III, Zoning Commissioner County Courts Building 401 Bosley Avenue Suite 405 Towson, MD 21204

Dear Mr. Wiseman:

We are the contract purchasers of the property known as 19026 Middletown Road. This property is located immediately adjacent to the Somis property. It is our understanding that Julie and Arthur Somis, owners of the property known as 19022 Middletown Road have filed for an administrative variance for the farmhouse located on their property. The farmhouse has existed since the early 1900s and by this letter, we hereby confirm our support of the zoning relief requested by Mr. and Mrs. Somis for their property.

Thank you for your consideration.

Very truly yours,

Thompson Muza

Penny Muza

Ms. Viki Anders Mr. Charles E. Straining, III 19106 Middletown Road Parkton, MD 21120

June 25, 2007

William J. Wiseman, III, Zoning Commissioner County Courts Building 401 Bosley Avenue Suite 405 Towson, MD 21204

Dear Mr. Wiseman:

We are the owners of the property known as 19106 Middletown Road. Our property is located in the immediate neighborhood of the Somis property. It is our understanding that Julie and Arthur Somis, owners of the property known as 19022 Middletown Road have filed for an administrative variance for the farmhouse located on their property. The farmhouse has existed since the early 1900's and by this letter, we hereby confirm our support of the zoning relief requested by Mr. and Mrs. Somis for their property as outlined in the 5 page fax received from J. Neil Lanzi, P.A. on June 28, 2007.

Thank you for your consideration.

Very truly yours,

Viki Anders

Charles E. Straining, III

Och anders 6/28/05

Charles & Thong 6.28.07

Item #016.

J. NEIL LANZI, P.A.

ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

J. Neil Lanzi

OF COUNSET.

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 1200, Merrili Lynch Bldg 10320 Little Patuxent Parkway Columbia, Maryland 21044

Reply to Towson

DATE: June 28, 2007

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: Vicki Anders c/o Jim

RE: Middletown Road

TELECOPIER NO.: AREA CODE 443-507-0151

FROM: J. Neil Lanzi (Attorney)

Total Number of Pages, including this page:

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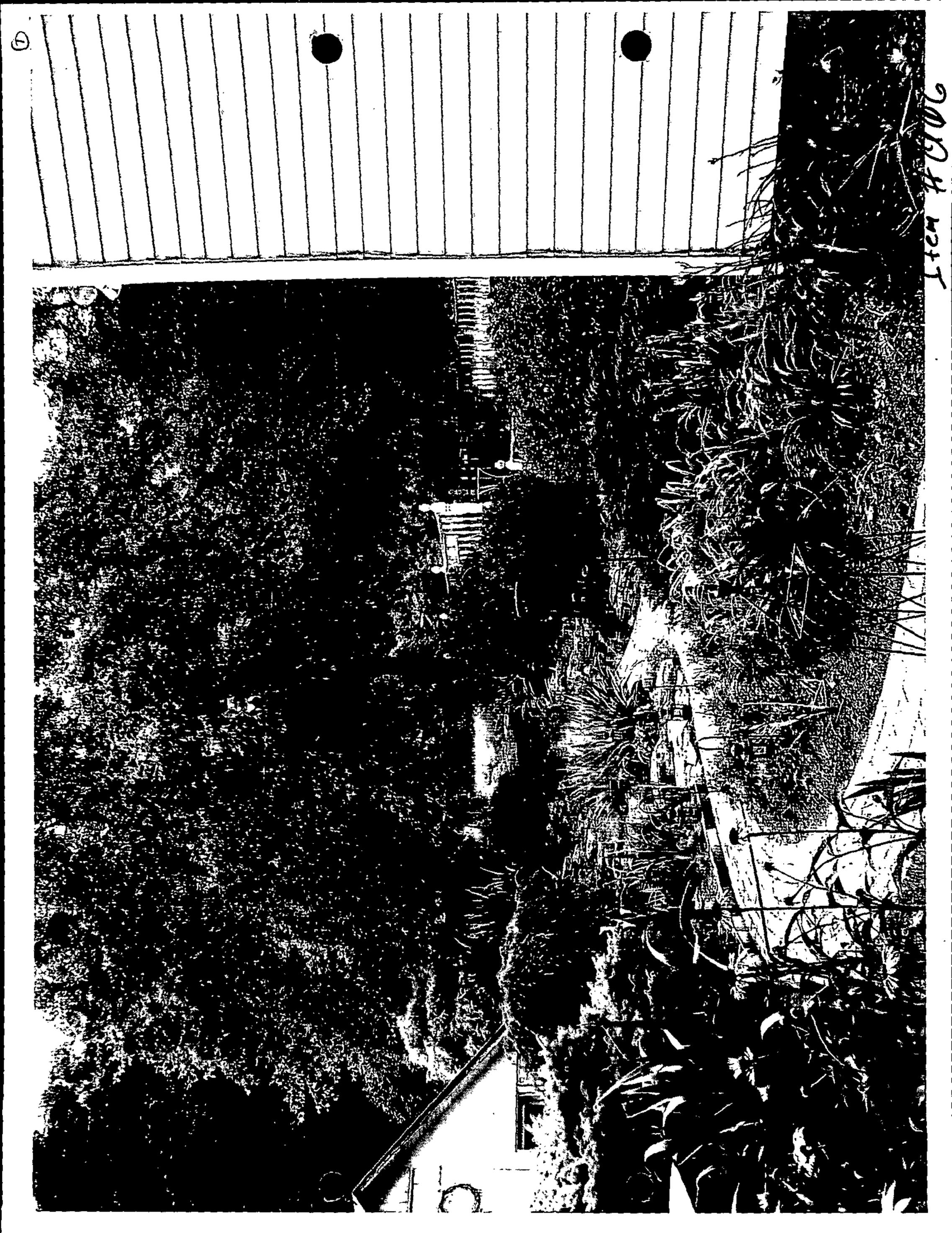
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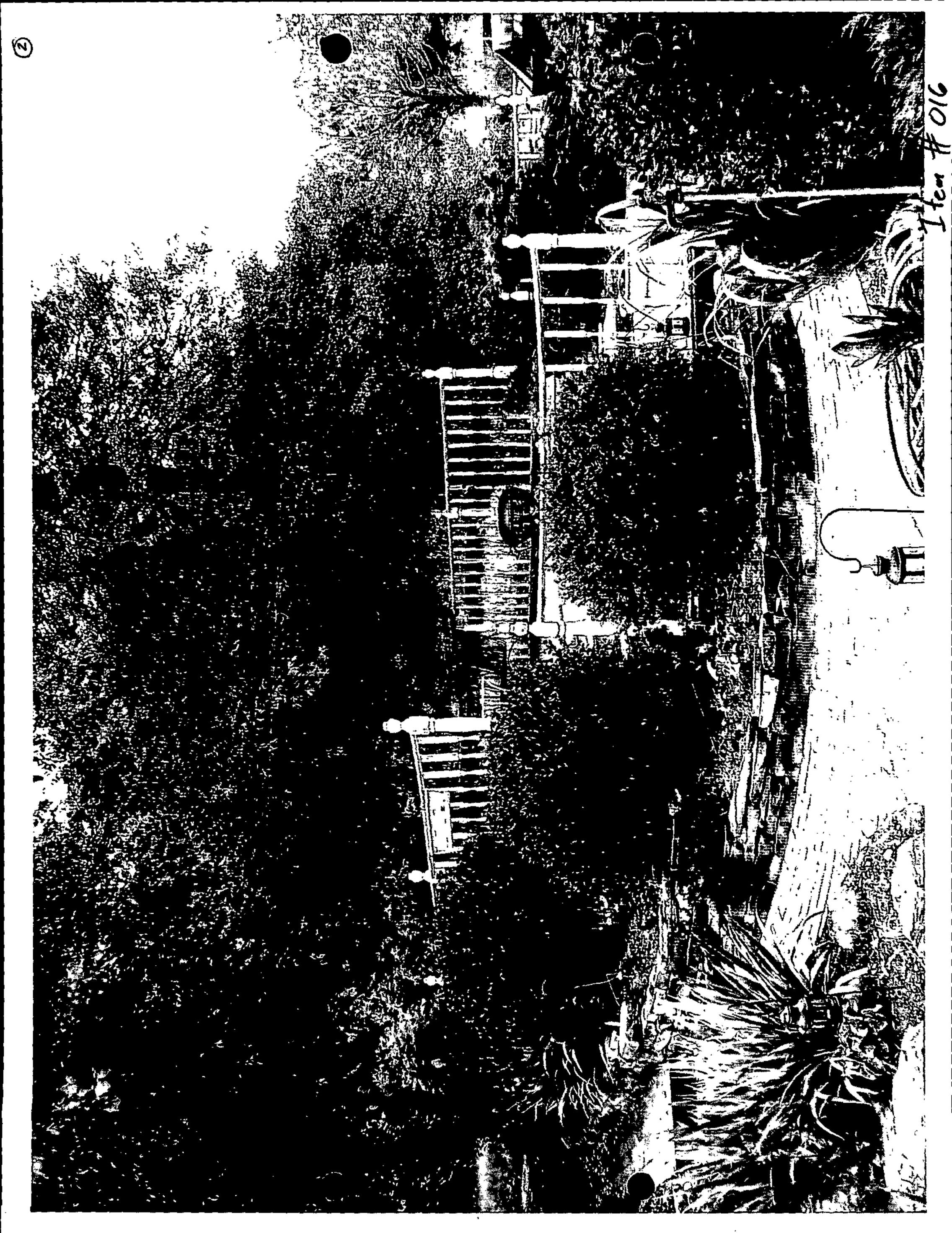
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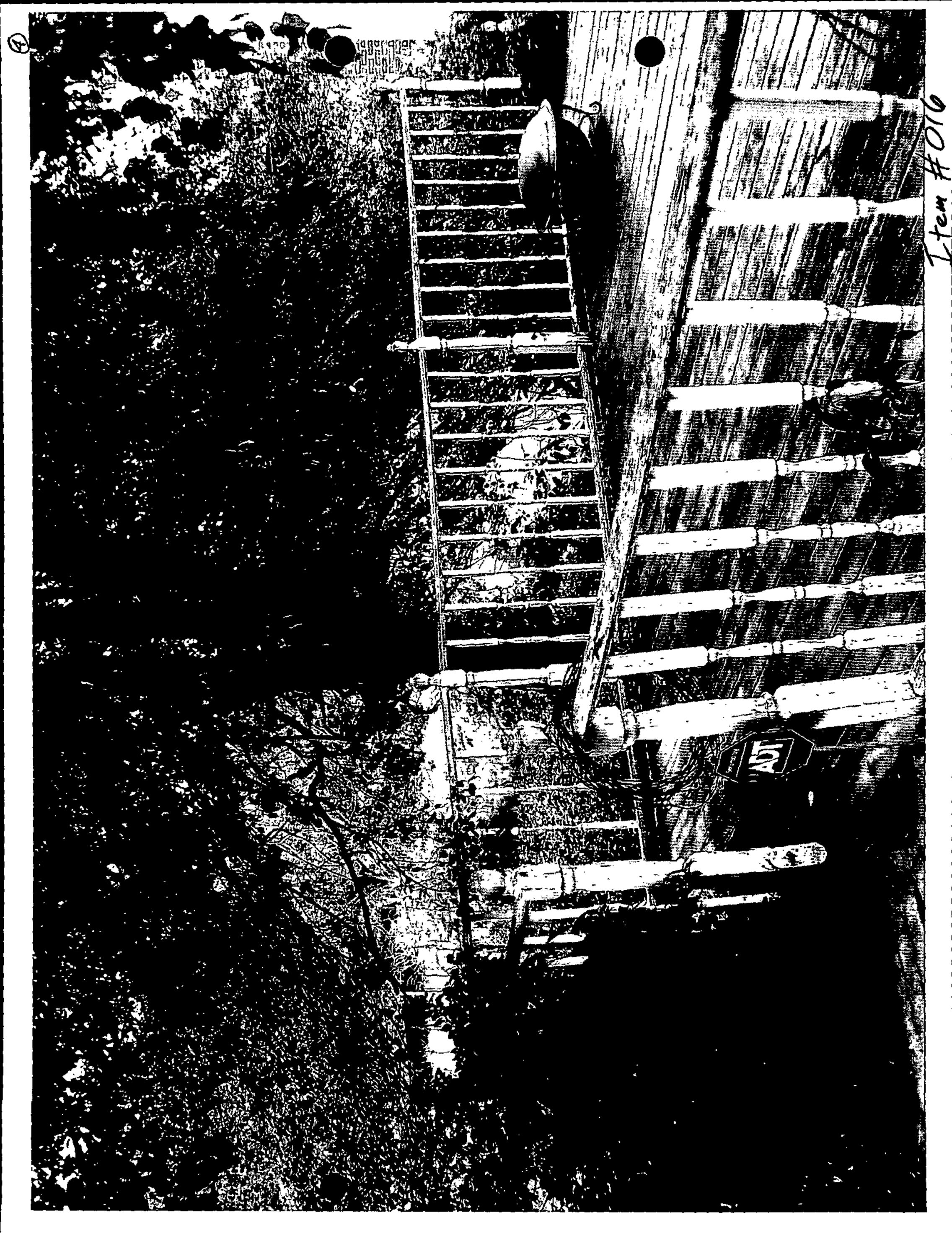
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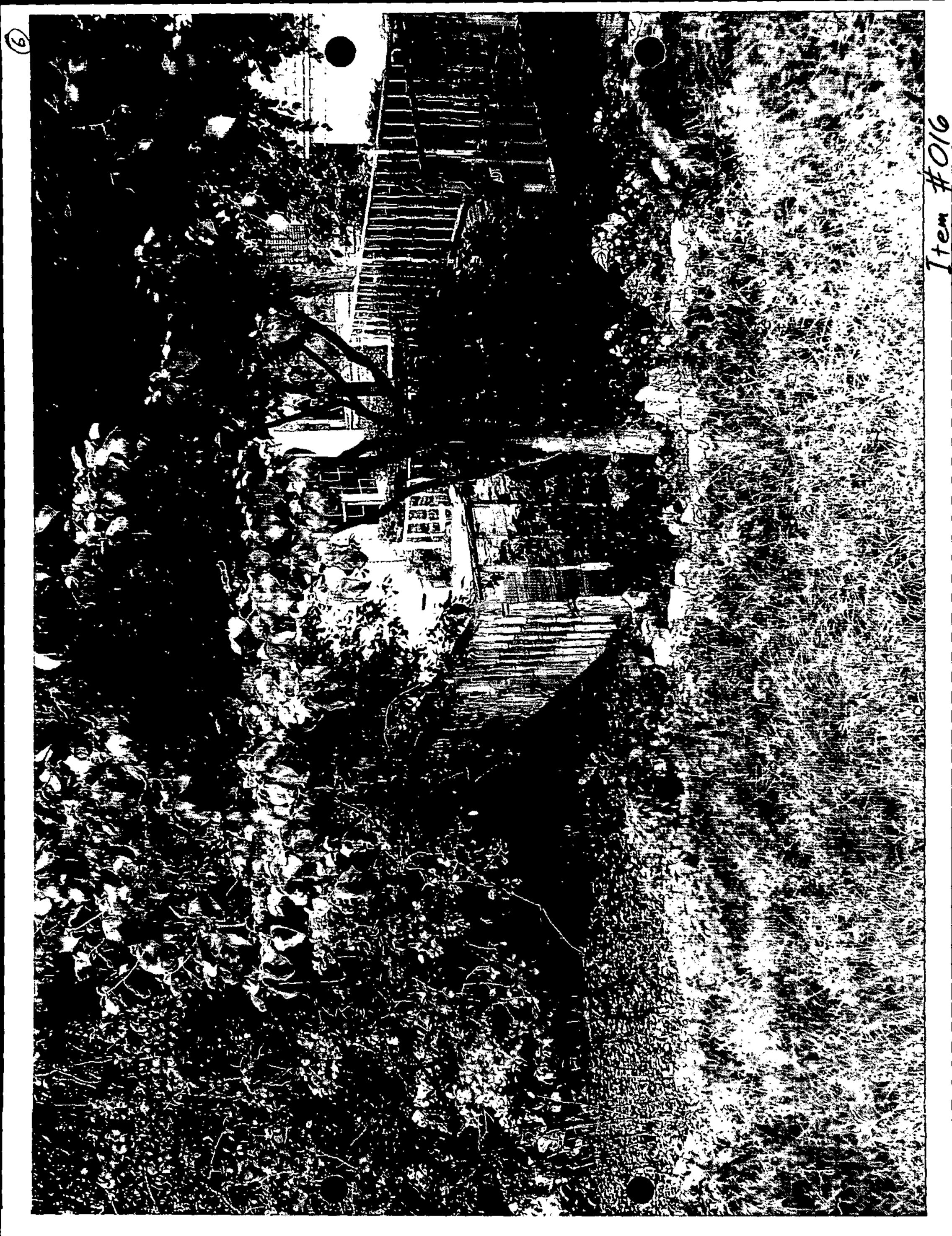


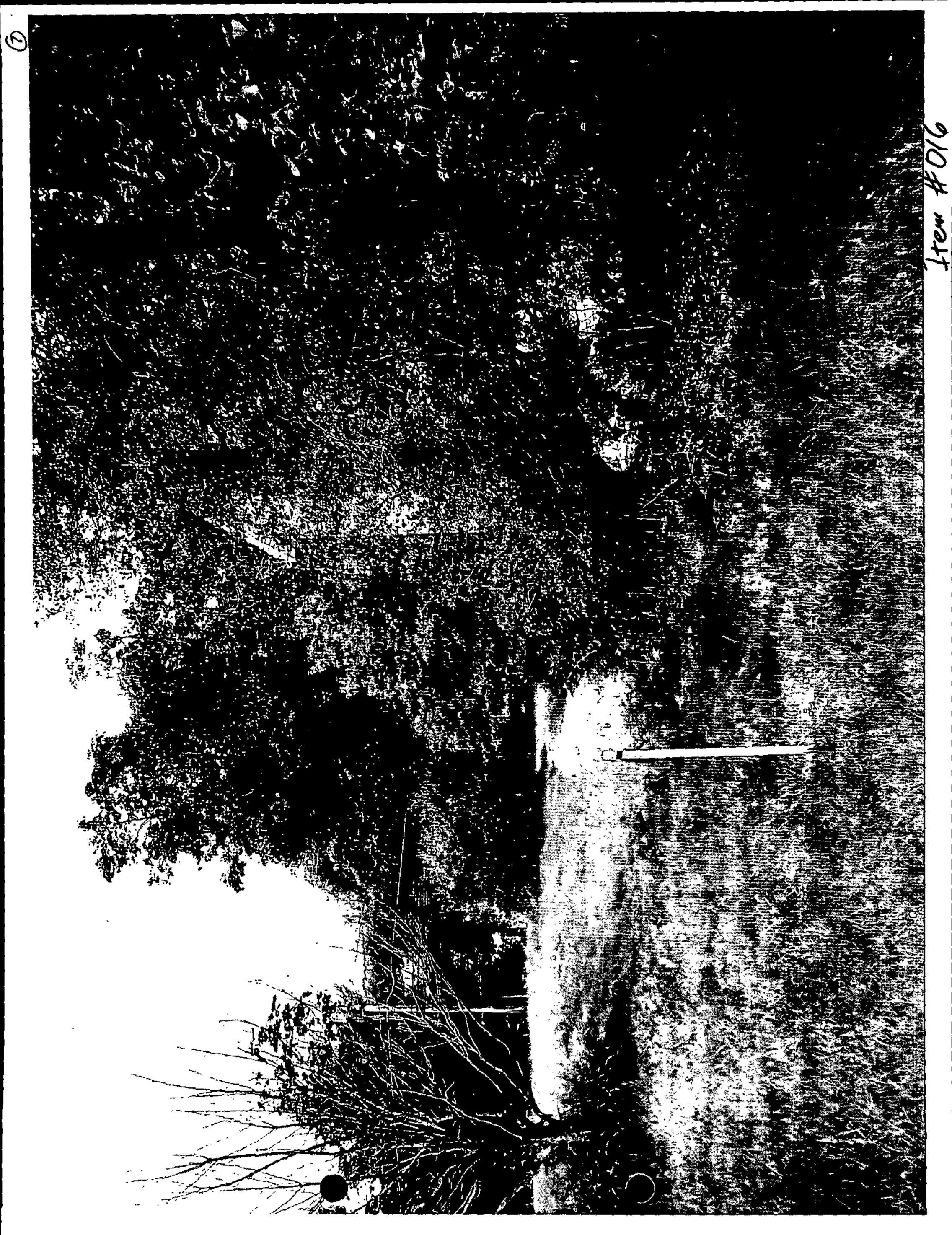




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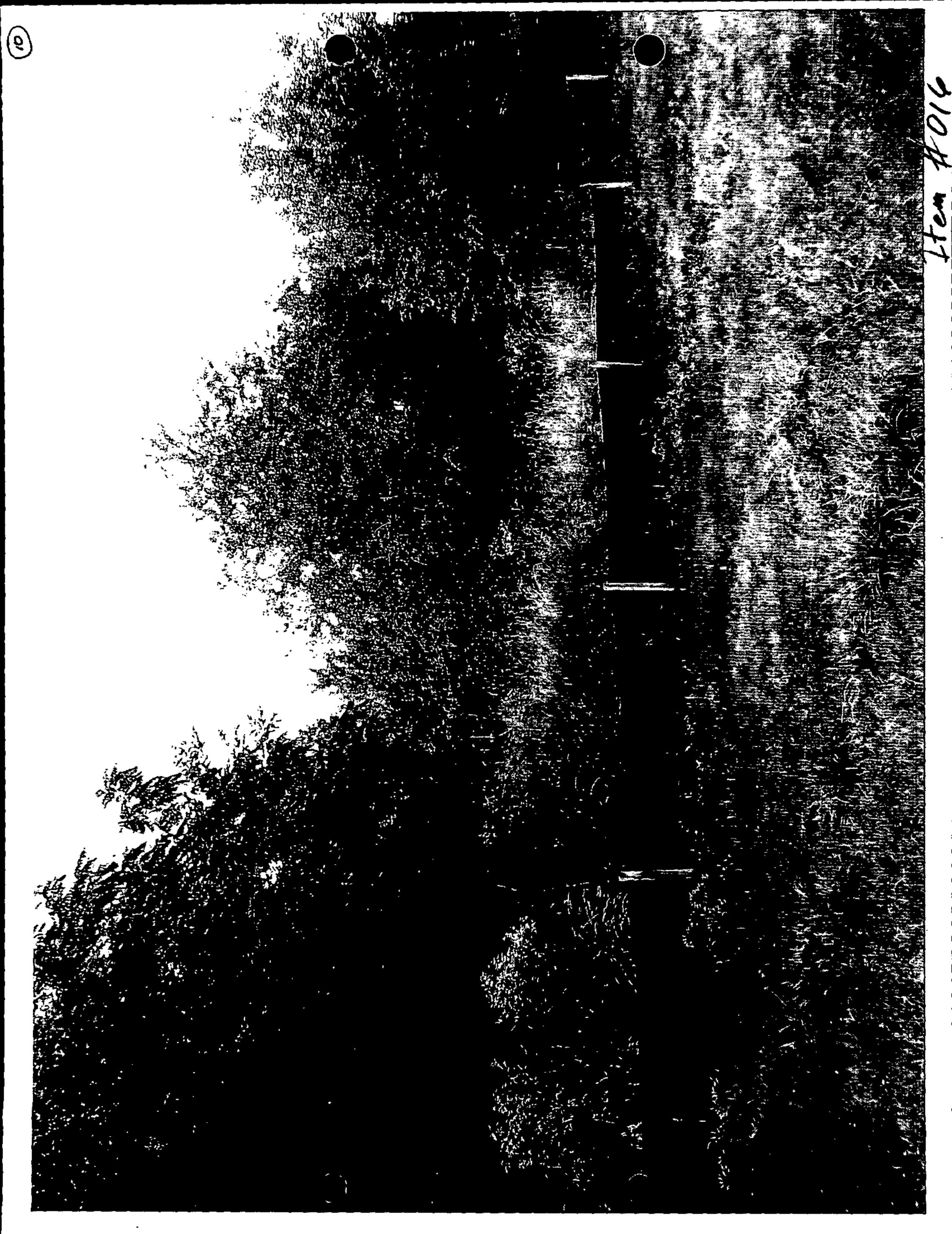












537°45'42'W 244.20'

+111

