

IN RE: PETITION FOR ADMIN. VARIANCE

S side Quails Nest Court, 800 feet
E c/l Ferguson Road
11th Election District
5th Councilmanic District
(16 Quails Nest Court)

Antonio A. and Gail A. DeNicolis
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 08-164-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, Antonio A. and Gail A. DeNicolis for property located at 16 Quails Nest Court. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 35 feet (window to tract boundary), and to approve a single lot amendment for lot #8 of the Final Development Plan for the subdivision of Quail Run to permit construction outside the designated building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 14 foot x 24 foot room addition at the rear of the home. Existing rear French doors will lead to the room addition. The left side of the rear of the home contains outside stairs leading to the basement. There is a 10 foot wide drainage and utility easement behind the Petitioners' rear property line. Beyond the easement is a vacant parcel measuring approximately 4.5 acres and owned by Baltimore County. The rear and sides of the subject property are heavily vegetated.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

RECEIVED FOR FILE

10-30-07

fb

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 12, 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 30th day of October, 2007 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 35 feet (window to tract boundary), and to approve a single lot amendment for lot #8 of the Final Development Plan for the subdivision of Quail Run to permit construction outside the designated building envelope is hereby GRANTED, subject to the following:

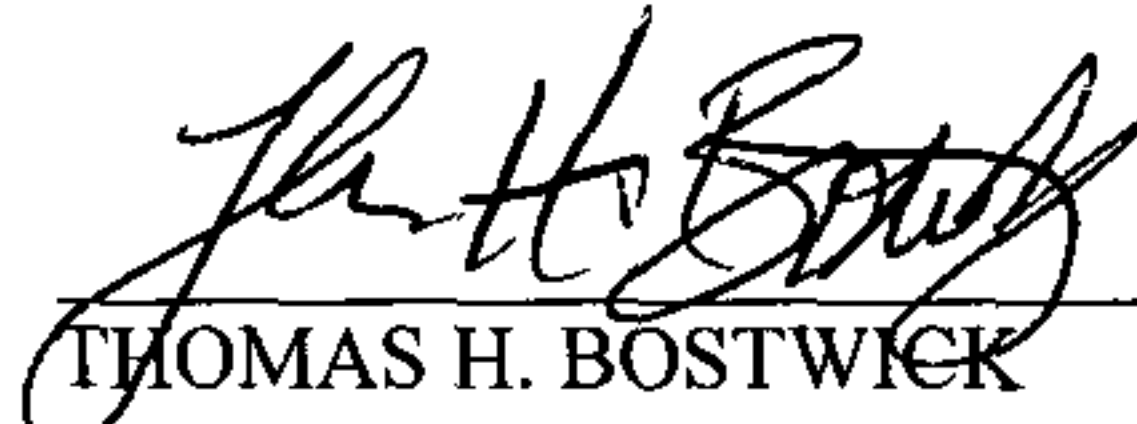
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

10-30-07

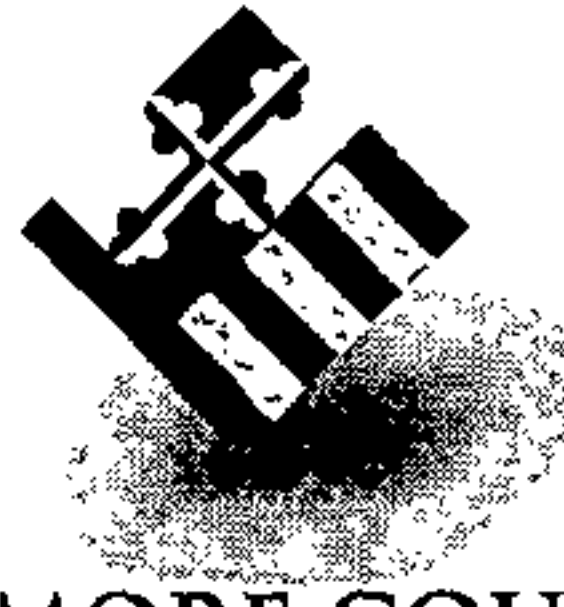
[Signature]

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

COPIES RECEIVED FOR FILED
10:30:07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 30, 2007

ANTONIO A. AND GAIL A. DENICOLIS
16 QUAILS NEST COURT
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 08-164-A
Property: 16 Quails Nest Court

Dear Mr. and Mrs. DeNicolis:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick", written over a circular stamp or seal.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16 QUAILS NEST COURT
which is presently zoned DR. 3.5

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)

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.

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):

ANTONIO A. De Nicolis

Name - Type or Print

Signature

GAIL A. De Nicolis

Name - Type or Print

Signature

16 QUAILS NEST COURT 410-256-1928

Address

Telephone No.

BALTIMORE MD

21236

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 10 day of October, 2007 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. DR-164-A

Reviewed By BK

Date 10/4/07

REV 10/25/01

Estimated Posting Date 10/14/07

10-30-07

per

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

16 QUAILS NEST COURT
Address
BALTIMORE, MD 21236
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):

OUR BACKYARD CURRENTLY MEASURES 39 FT FROM THE BACKWALL OF THE HOUSE TO THE REAR PROPERTY LINE. THIS REAR PROPERTY LINE DOES NOT BORDER ANY NEIGHBORING HOMEOWNERS PROPERTY. INSTEAD, THIS REAR ADJACENT PROPERTY IS UNDEVELOPED, AND TO MY KNOWLEDGE THE APPROXIMATE 4.5 ACRE PROPERTY IS DEEDED TO THE BALTIMORE COUNTY DEPT OF RECREATION & PARKS.

WE WOULD LIKE TO BUILD A 14' X 24' ROOM ADDITION, AND THE REAR OF THE HOUSE IS THE ONLY AVAILABLE PLACE FOR CONSTRUCTION OF THIS ROOM. AN EXISTING REAR FRENCH DOOR WILL LEAD TO THE ROOM ADDITION, WHICH WILL HAVE AN EXIT ON THE SIDE. THIS ROOM WILL LEAVE US WITH A 25 FT. REAR SET BACK, WHICH IS 10 FT SHORT OF THE REQUIRED 35 FT.

WITH THE ABOVE STATED CIRCUMSTANCES IN MIND, WE RESPECTFULLY REQUEST APPROVAL FOR AN ADMINISTRATIVE VARIANCE ALLOWING CONSTRUCTION OF THIS ROOM ADDITION.

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.

Antonio A. DeNicolis
Signature

ANTONIO A. DeNICOLIS
Name - Type or Print

Gail A. DeNicolis
Signature

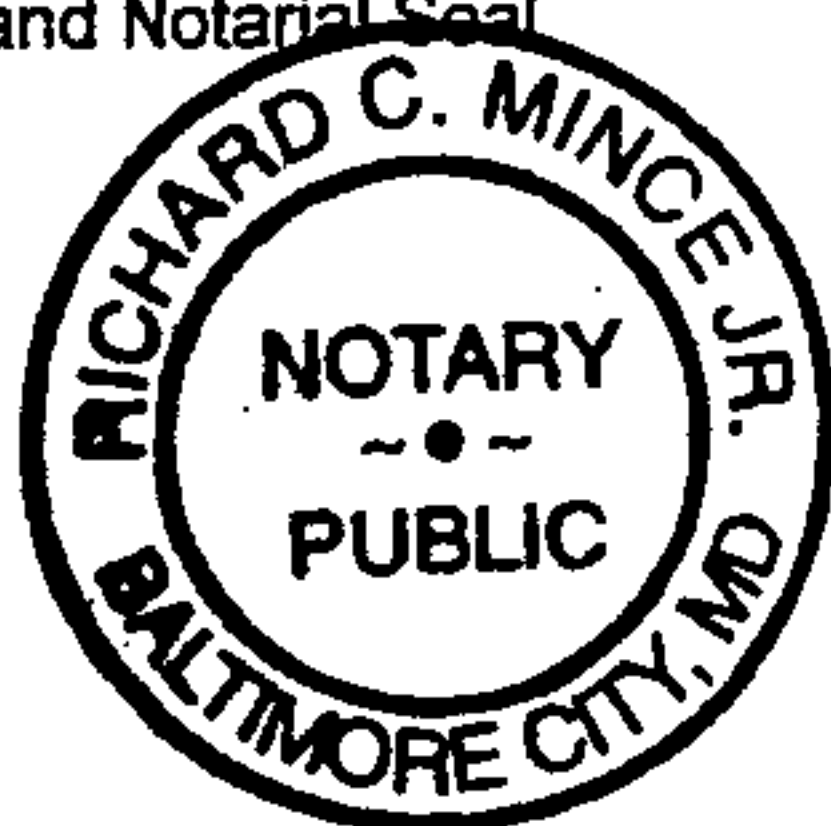
GAIL A. DeNICOLIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Antonio A. DeNicolis and GAIL A. DeNicolis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Richard C. Mince Jr.
Notary Public

My Commission Expires 05/01/09

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

16 QUAILS NEST COURT
Address
BALTIMORE, MD 21236
City State Zip Code

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WE WOULD LIKE TO BUILD A 14' X 24' ROOM ADDITION, AND, THE REAR OF THE HOUSE IS THE ONLY AVAILABLE PLACE FOR CONSTRUCTION OF THIS ROOM. AN EXISTING REAR FRENCH DOOR WILL LEAD TO THE ROOM ADDITION, WHICH WILL HAVE AN EXIT ON THE SIDE. THIS ROOM WILL LEAVE US WITH A 25 FT. REAR SET BACK, WHICH IS 10 FT SHORT OF THE REQUIRED 35 FT.

WITH THE ABOVE STATED CIRCUMSTANCES IN MIND, WE RESPECTFULLY REQUEST APPROVAL FOR AN ADMINISTRATIVE VARIANCE ALLOWING CONSTRUCTION OF THIS ROOM ADDITION.

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.

Antonio A. DeNicolis
Signature

ANTONIO A. DeNICOLIS
Name - Type or Print

Gail A. DeNicolis
Signature

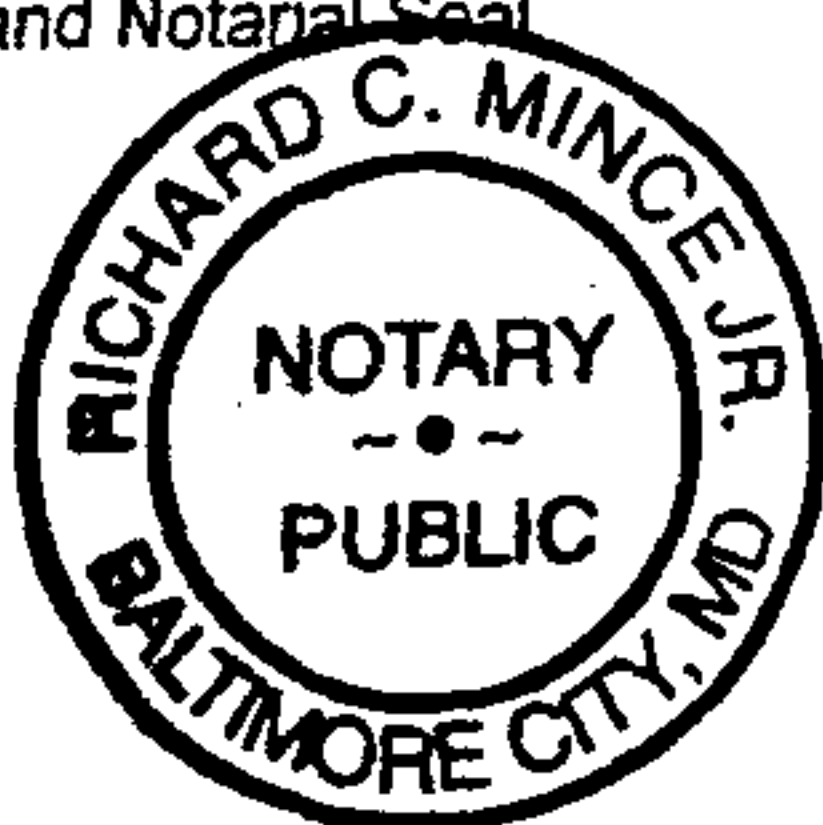
GAIL A. DeNICOLIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Antonio A. DeNicolis and GAIL A. DeNicolis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Richard C. Mince Jr.
Notary Public

My Commission Expires 05/01/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16 QUAILS NEST COURT
which is presently zoned DR. 3.5

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)

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.

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):

ANTONIO A. De NICOLIS

Name - Type or Print

Signature

GAIL A. De NICOLIS

Name - Type or Print

Signature

16 QUAILS NEST COURT 410-256-1928

Address

Telephone No.

BALTIMORE MD

21236

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 10 day of October 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. DR-164-A

Reviewed By BR

Date

10/4/07

REV 10/25/01

10-30-07

Estimated Posting Date

10/14/07

1B02.3.B to permit a rear yard setback of 25 ft. in lieu of the required 35 ft. (window to tract boundary), and to approve a single lot amendment for lot #8 of the Final Development Plan for the subdivision of Quail Run to permit construction outside the designated building envelope.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 164 -A Address 16 Quails Nest Ct.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/4/07 Posting Date: 10/14/07 Closing Date: 10/29/07

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 08- 164 -A Address 16 Quails Nest Ct.
Petitioner's Name Antonio & Gail De Nicolis Telephone 410-256-1928
Posting Date: 10/14/07 Closing Date: 10/22/07
Wording for Sign: To Permit a rear yard setback of 25 ft. in lieu of the required 35 ft. (window to tract boundary), and to approve a single lot amendment for lot # 8 of the Final Development Plan for the subdivision of Quail Run to permit construction outside the designated building envelope.

WCR - Revised 6/25/04

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: ANTONIO De Nicolis

Address or Location: 16 QUAILS NEST COURT, BALTIMORE MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTONIO De Nicolis

Address: 16 QUAILS NEST COURT
BALTIMORE, MD 21236

Telephone Number: 410-256-1928

Zoning Description for 16 Quails Nest Court:

Beginning at a point on the South side of Quails Nest Court which is 50 Feet wide at the distance of approximately 800 feet East of the centerline of the nearest improved intersecting street, Ferguson Road, which is also 50 feet wide. Being Lot # 8 on the Plat of Section 1 in the subdivision of Quail Run as recorded in Baltimore County Plat Book # S.M. 63, Folio # 47, containing approximately 7,860 square feet. Also known as 16 Quails Nest Court, Baltimore, Maryland 21236, and located in the 11th Election District, 5th Councilmanic District.

No. 06120

DECEMBER 1970

Date _____

10

DATE	TIME	FROM	TO	REMARKS
10/05/2007	09:30	2		

XREF ID: 5845 10/5/2017 08:11

THE S. T. B. COMPANY, NEW YORK

00121

Nett tot \$17.00

44-38861-100

Hall County, Maryland

11

Total:

4-11-52

Rec
From:

DE 11-516

For:

Attest for

100

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

VALIDATION

CERTIFICATE OF POSTING

Date: 10/12/07

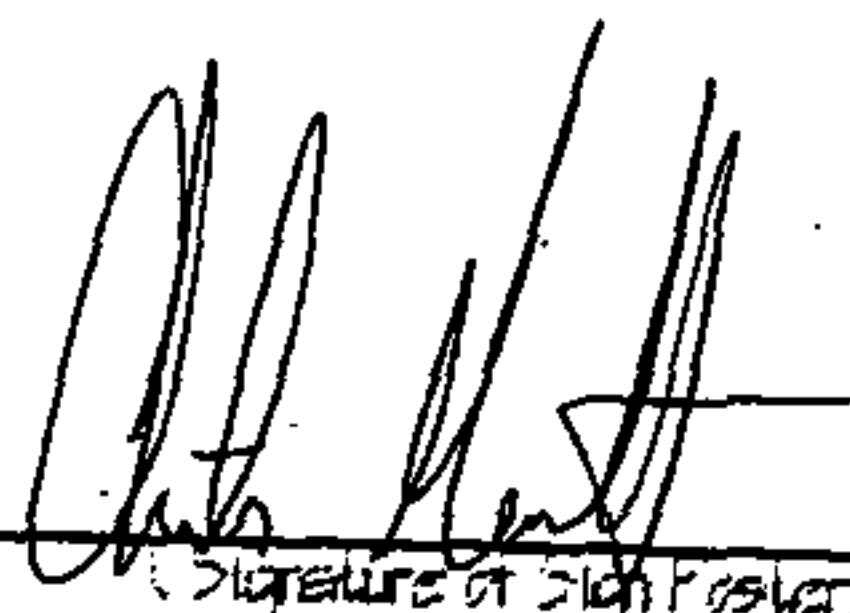
RE: Case Number: OB-164A

Petitioner/Developer: ANTONIO & GAIL DENIRO

Date of Hearing/Closing: 10/29/07

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 16 DLAIS NEST COURT

The sign(s) were posted on OCTOBER 12, 2007
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Magleth Road
Baltimore, MD 21234
410-665-5562

RECEIVED

OCT 15 2007

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 164 -A Address 16 Quails Nest Ct.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/4/07 Posting Date: 10/14/07 Closing Date: 10/24/07

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)

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USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 164 -A Address 16 Quails Nest Ct.
Petitioner's Name Antonio & Gail De Nicolis Telephone 410-256-1928
Posting Date: 10/14/07 Closing Date: 10/22/07
Wording for Sign: To Permit a rear yard setback of 25 ft. in lieu of the required 35 ft. (window to tract boundary), and to approve a single lot amendment for lot # 8 of the Final Development Plan for the subdivision of Quail Run to permit construction outside the designated building envelope.

WCR - Revised 6/25/04

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-164-A

To Permit A rear yard setback of 25 ft in lieu of the required 35 ft (window to track boundary), AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT #8 OF THE FINAL DEVELOPMENT PLAN FOR THE SUBDIVISION OF QUAIL RUN TO PERMIT CONSTRUCTION OUTSIDE THE DESIGNATED BUILDING ENVELOPE.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 10-29-07. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF \$100. HANDICAPPED ACCESSIBLE.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-164-A

To Permit A rear yard setback of 25 ft in lieu of the required 35 ft (window to track boundary), AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT #8 OF THE FINAL DEVELOPMENT PLAN FOR THE SUBDIVISION OF QUAIL RUN TO PERMIT CONSTRUCTION OUTSIDE THE DESIGNATED BUILDING ENVELOPE.

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 29, 2007

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

Antonio A. DeNicolis
Gail A. DeNicolis
16 Quails Nest Court
Baltimore, Maryland 21236

Dear Mr. & Ms. DeNicolis:

RE: Case Number: 08-164-A 16 Quails Nest Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 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, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: Peoples Council

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 24, 2007

RECEIVED
OCT 25 2007

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

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-164- Administrative Variance**

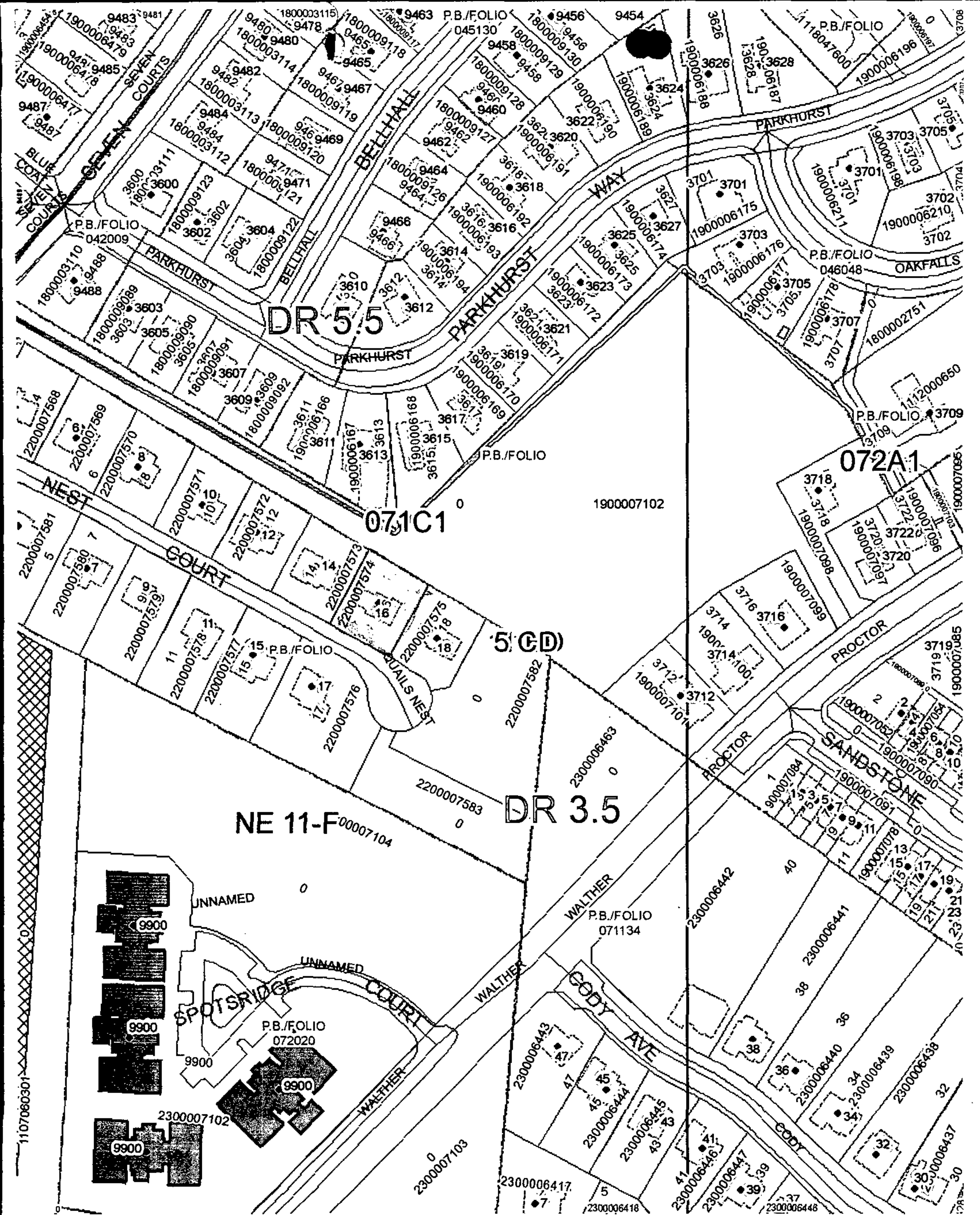
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Reviewed By:



CM/LL





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, Chief
Fire Department

October 11, 2007

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

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 15, 2007

Item Number: Item Number 156, 160, 162, 163, 164, 165, 166, 167, 168, 169, 170

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
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 24, 2007

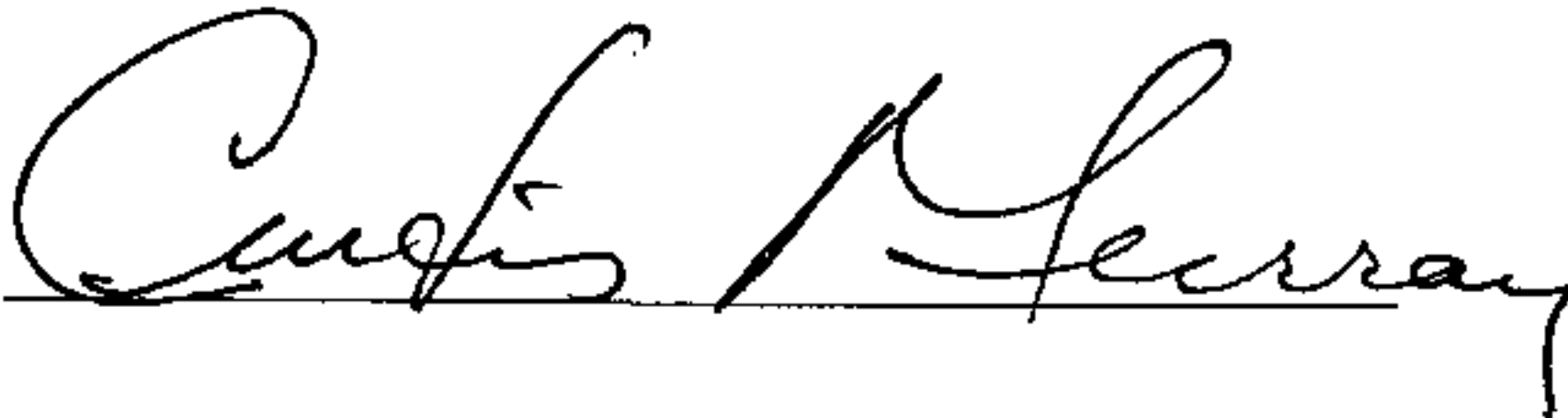
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-164- Administrative Variance**

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

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

Reviewed By:



CM/LL



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

State Highway
Administration

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

Maryland Department of Transportation

Date: OCTOBER 17, 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. 08-164-A
16 QUAILS NEST COURT
DE NICOLIS 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. 8-164-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,

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 15, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For October 22, 2007
Item Nos. 08-156, 160, 162, 164, 165,
166, 167, 169, and 170

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-10152007.doc



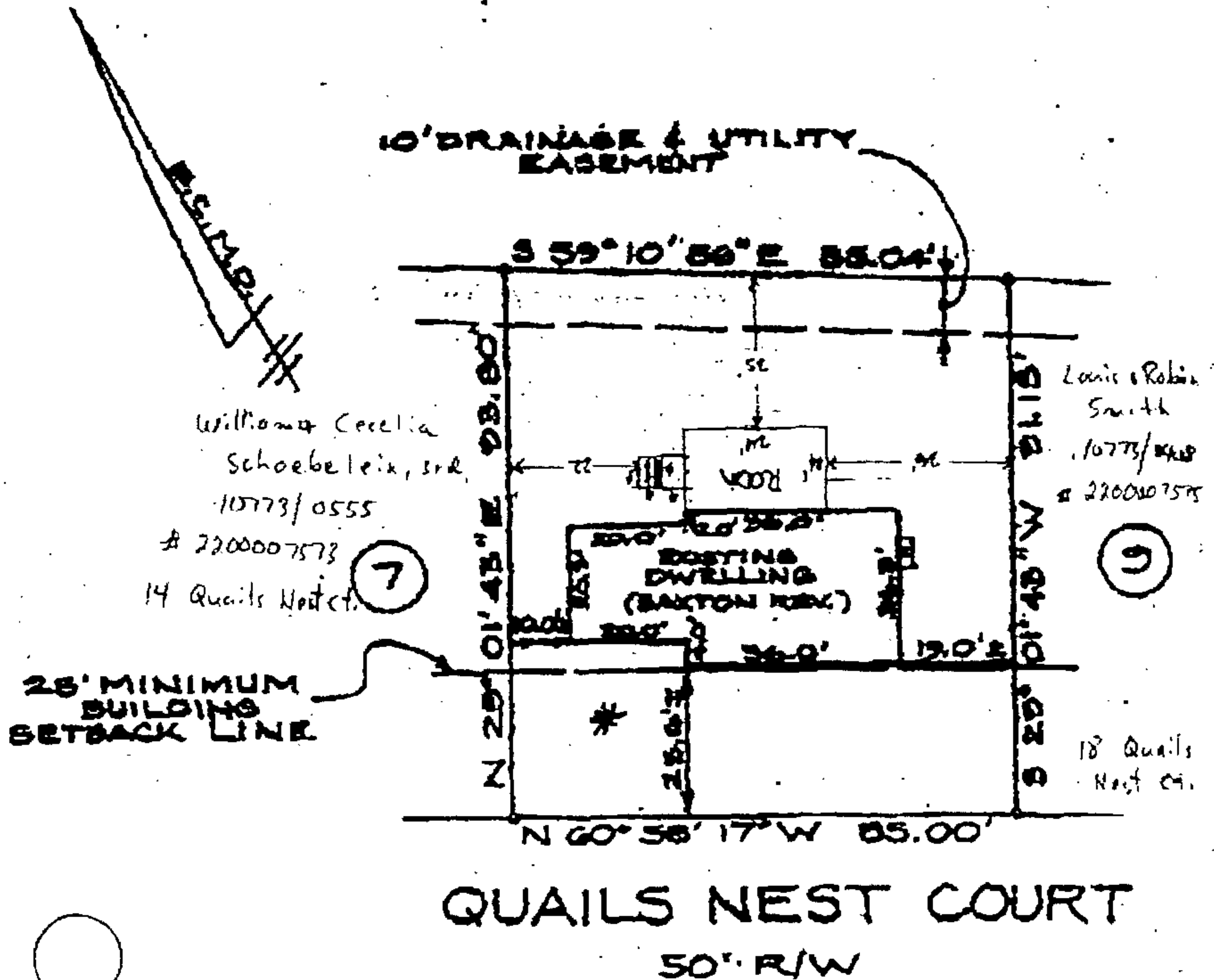
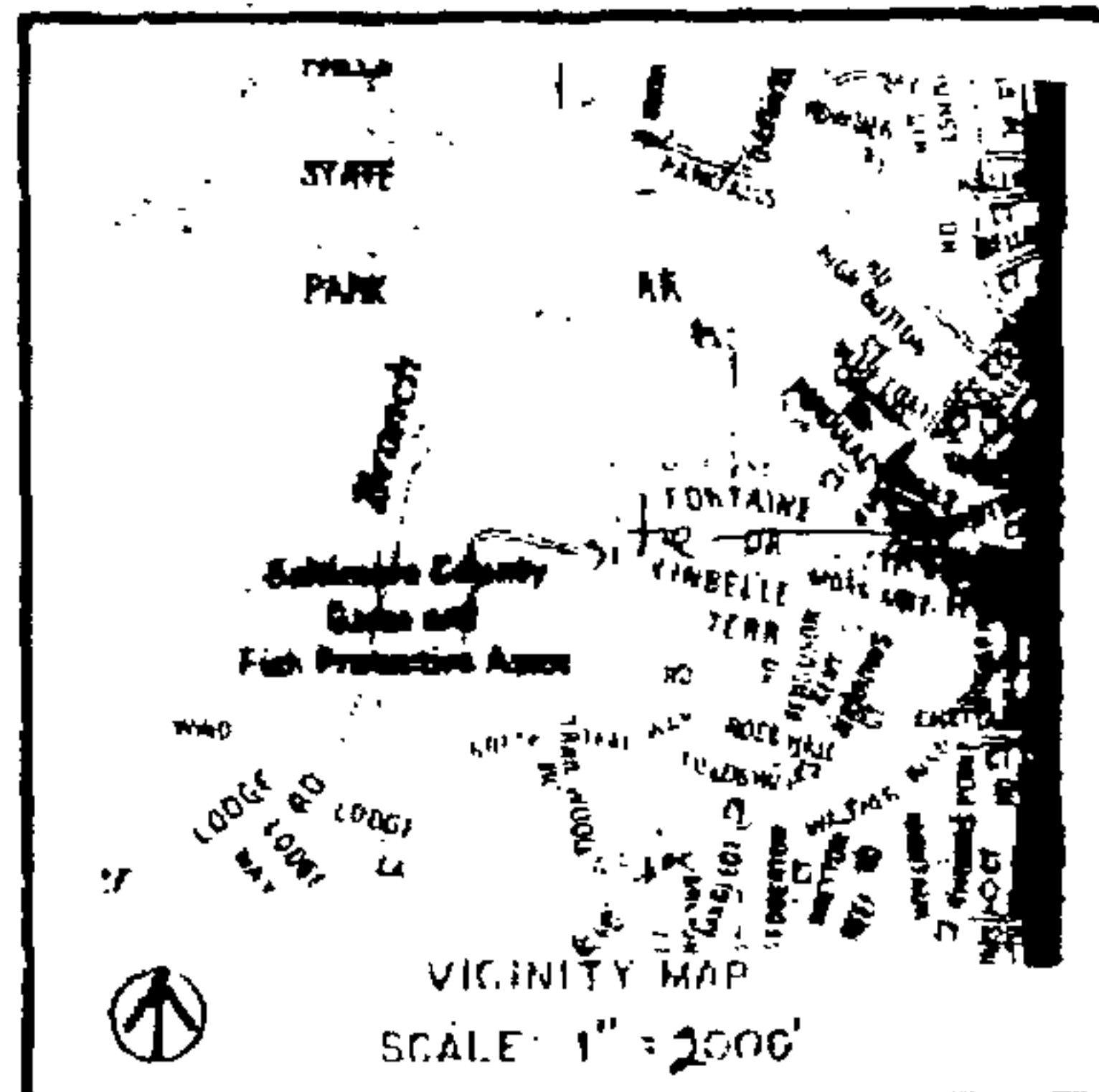
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 16 Quails Nest Court SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Quail Run

PLAT BOOK # 163 FOLIO # 47 LOT # 8 SECTION # 1

OWNER Antonio & Gail Deniculis



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 07101

ZONING DR-3.5

LOT SIZE 7,862
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDINGS ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY BR ITEM # 164 CASE # 08-164-A

PREPARED BY [Signature]

SCALE OF DRAWING: 1" = 30'

