

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Beechwood Avenue, 150 feet S		
of Evergreen Road	*	DEPUTY ZONING
15 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(1808 Beechwood Avenue)		
	*	FOR BALTIMORE COUNTY
James A. Ruggiero		
<i>Petitioner</i>	*	Case No. 2009-0031-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 owner of the subject property, James A. Ruggiero for property located at 1808 Beechwood Avenue. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 6.5 feet and 11.5 feet for a second story addition, in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioners want to increase the living area for the growing family and this home will be their older age residence. Petitioners have confirmed that the subject residence is not their primary residence; however their summers are spent at the subject property. They anticipate 1808 Beechwood Avenue will be their primary residence after the renovations and will downsize to this one residence. The home was constructed in 1952 and contains 1,124 square feet.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated August 27, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) within the C.B.C.A. and must

RECEIVED FOR FILED

comply with a 15% forest cover requirement and a maximum lot coverage based on the site area above mean high water. A 100 foot tidal buffer exists and any proposed work in this buffer must meet all BMA and LDA requirements. Petitioner should contact Impact Review at 410-887-3980 concerning the definition of lot coverage.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 17, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

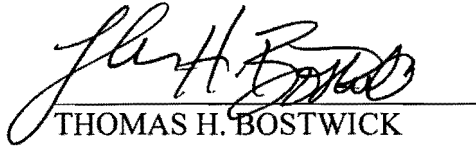
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of October, 2008 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 6.5 feet and 11.5 feet for a second story addition, in lieu of the required 50 feet is hereby GRANTED, subject to the following:

RESERVED FOR FILE

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) within the C.B.C.A. and must comply with a 15% forest cover requirement and a maximum lot coverage based on the site area above mean high water. A 100 foot tidal buffer exists and any proposed work in this buffer must meet all BMA and LDA requirements. Petitioner should contact Impact Review at 410-887-3980 concerning the definition of lot coverage.

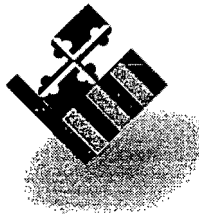
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILED

SEP 11 2008



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 1, 2008

JAMES A. RUGGIERO
104 HOLLY CIRLCE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2009-0031
Property: 1808 Beechwood Avenue

Dear Mr. Ruggiero:

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 "Th. H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

CBCA

TAX. ACCOUNT # 1512740670



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1808 BEECHWOOD AVE
which is presently zoned RC5

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)

1A04.3.B.2.b.; BC2R TO

Permit sideyard setbacks of 6.5 ft. and 11.5 ft.
for a second story addition, in lieu of the
required 50 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 2009-0031-A

Reviewed By J. [Signature]

Date 8-7-08

REV 10/25/01

Estimated Posting Date 08-17-08

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

1808 Beechwood Ave.
Address
Baltimore MD 21221
City State Zip Code

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

SEE ATTACHED

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.

James A. Ruggiero
Signature
JAMES ANDREW RUGGIERO
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of July 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Andrew Ruggiero
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public
My Commission Expires May 4, 2011

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

City

State

Zip Code

1808 Beechwood Ave.

Balto.

MD.

21221

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

SEE ATTACHED

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.

James A. Ruggiero

Signature

Signature

JAMES ANDREW RUGGIERO

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Andrew Ruggiero

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

AS WITNESS my hand and Notarial Seal

A. M. L.

Notary Public

My Commission Expires

May 4, 2011

We are trying to upgrade our living quarters' size. We have a growing family and we need more room. Since money is tight, this also will be our "older" age residence. We would, in future, like to be able to fit our belongings on one floor. The downstairs would preferably be a workshop and a hobby room. There is no basement or attic in this building. Our living quarters must therefore fit on one floor and we must still be able to have some room... to move about!

It is also more appealing to the eye from the outside view than just one long house. As you can see from the pictures, others in the neighborhood have done the same, so they must also see the beauty in the design.

Financial times presently are hard for everyone, so if we are trying to invest in our home, we need to do it right- right from the start! Thank you for your consideration.

*For: Proposed 2 ft. cantilever
on each side!*

ZONING DESCRIPTION

Zoning Description for 1808 Beechwood Avenue.

Beginning at a point on the west side of Beechwood Avenue which is 50 feet wide at the distance of 150 feet south of the centerline of the nearest improved intersecting street which is Evergreen Road which is 16 feet wide. Being Lot # 30 in the subdivision of Evergreen Park as recorded in the Baltimore County Plat Book # 07, Folio # 174, containing 11,400 square feet. Also known as 1808 Beechwood Avenue and located in the 15th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 18559

Date 8-4-08

PAID RECEIPT

BUSINESS ACTUAL TIME
 04/2009 04/04/2009 09:28:42

REG 4505 WALKIN 0001 000

RECEIPT # 45613V 04/04/2009 0010

5 520 ZOMING VERIFICATION

010357

Recpt Tot 635.00

4.00 CB 570.00 CA

65.00 CB

Baltimore County Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	005	0000		0750				65.00

Total 65.00

Rec From J. RUGGIERO

For 2007-0031-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2009-0031-A

Petitioner/Developer: JAMES

RUGGERIO

Date of Hearing/Closing: 9-1-08

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1808 BEECHWOOD AVE

The sign(s) were posted on 8-17-08
(Month, Day, Year)

Sincerely,

Robert Black 8-18-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number ²⁰⁰⁸ ~~08~~ 0031 -AAddress 1808 Beechwood Ave.Contact Person: J. MERRY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-4-08Posting Date: 8-17-08Closing Date: 9-1-08

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 FORMATCase Number ²⁰⁰⁸ ~~08~~ 0031 -A Address 1808 Beechwood Ave.Petitioner's Name James Ruggiero Telephone 410-687-3570Posting Date: 8-17-08 Closing Date: 9-1-08

Wording for Sign: A VARIANCE
To Permit A SECOND STORY ADDITION WITH
SETBACKS OF 6.5ft AND 11.5ft IN LIEU OF THE
REQUIRED 50ft.

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.

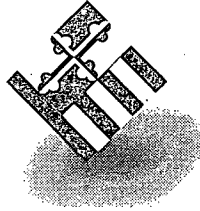
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0031-A
Petitioner: JAMES RIGGIERO
Address or Location: 1808 Beechwood Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES RIGGIERO
Address: 104 HOLLY CIRCLE
BALTO, Md. 21221
Telephone Number: 410-687-3570



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

September 5, 2008

James Andrew Ruggiero
104 Holly Cir.
Baltimore, MD 21221

Dear: James Andrew Ruggiero

RE: Case Number 2009-0031-A, 1808 Beechwood Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 4, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 14, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2008
Item Nos. 2009-0026, 0027, 0028, 0029,
0030, 0031, 0035, and 0036

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

DAK:CEN:lrk

cc: File

ZAC-ITEM NO. 2009-0028-08142008



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: August 12, 2008

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

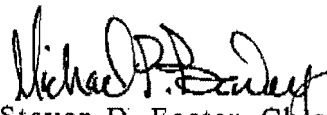
RE: Baltimore County
Item No 2009-0031-A
1808 BEECHWOOD AVE
RINGIERO PROPERTY
ADMINISTRATIVE VARIANCE

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. 2009-0031-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: 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

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2008

RECEIVED
AUG 18 2008

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

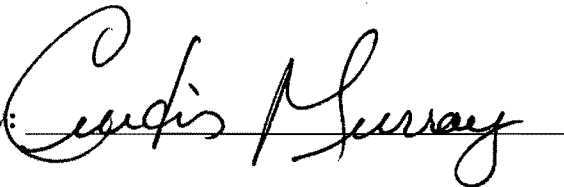
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-031- Administrative Variance**

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

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

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 27 2008

BY: _____

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *Jul*
DATE: August 27, 2008
SUBJECT: Zoning Item # 09-031-A
Address 1808 Beechwood Avenue)
(Ruggerio Property)

Zoning Advisory Committee Meeting of August 11, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

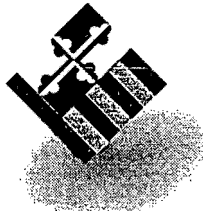
_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: The property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) within the Chesapeake Bay Critical Area and must comply with a 15% forest cover requirement, and a maximum lot coverage based on the site area above mean high water. A 100-foot tidal buffer exist, and any proposed work in this buffer must meet all BMA and LDA requirements. Please contact Environmental Impact Review at 410-887-3980 concerning the definition of lot coverage.

Reviewer: Paul Dennis

Date: August 25, 2008



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 11, 2008

JAMES A. RUGGIERO
104 HOLLY CIRLCE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2009-0031
Property: 1808 Beechwood Avenue

Dear Mr. Ruggiero:

Your request for Administrative Variance has been given to me for review.

The Maryland Department of Assessments and Taxation lists 104 Holly Circle as your principal residence. On the Petition you listed 104 Holly Circle as your 'mailing address' and you indicated that the advertising bill should be sent to 104 Holly Circle. On the Affidavit in Support of the Administrative Variance, you affirmed that you reside at 1808 Beechwood Avenue. We are confused about your use of the two different addresses. We need clarification of exactly where you live and which property is your primary residence.

Please respond to the undersigned in writing regarding the above. Once I receive your additional information, I can then make my decision and prepare an Order or set the matter in for a public hearing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Debra Wiley - Closing 09-01-08 Update.doc

From: LaShenda Williams
To: Wiley, Debra; Zook, Patricia
Date: 09/05/08 11:33 AM
Subject: Closing 09-01-08 Update.doc

*Rec'd
file 9/5/08*

9-15-08

Mr. Thomas H. Bostwick,
Deputy Zoning Commissioner
for Balto. Co.,

RECEIVED
SEP 18 2008

BY:.....

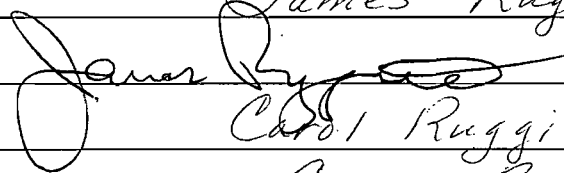
In response to your letter stating
your confusion; this may help to clarify.

Our address at 104 Holly Circle
is our principal address and our "mailing
address" just as stated. Being a teacher;
our summer is spent at 1808
Beechwood Ave. Since it is only 10 min.
away travel time, mail could easily
be picked up.

Our request for Administrative
Variance is to allow us to make 1808
Beechwood Ave. our permanent residence.
With high taxes, and nearing retirement,
we would like to downsize to one
residence.

Thank you,

James Ruggiero



Carol Ruggiero

Carol Ruggiero

104 Holly Cr.

Balto., Md 21221

Case No. 2009-0031

410-687-3570

ZONING COMMISSIONER'S ADMIN HEARING SCHEDULE
Updated and Distributed September 5, 2008

CASE NUMBER: 2009-0039-A

2312 Greenspring Valley Rd

Location: North side of Greenspring Valley Road at North East corner of Park Heights Avenue.
3rd Election District, 2nd Councilmanic District

Legal Owner: Edward M. Passano Jr. & Catherine Passano McDonnell

Contract Purchaser:

Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (garage) to have a height of 21 1/2 feet in lieu of the maximum allowed 15 feet.

CASE NUMBER: 2009-0031-A

1808 Beechwood Ave

Location: West side of Beechwood Avenue, 150 feet +/- South of Evergreen Road.
15th Election District, 6th Councilmanic District

Legal Owner: James A. Ruggiero

Contract Purchaser:

Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE To permit sideyard setbacks of 6.5 feet and 11.5 feet for a second story addition, in lieu of the required 50 feet.

CASE NUMBER: 2009-0038-A

21 Russet Ct

Location: S/east side Russet Court 598.72 feet southeast of centerline Golden Tree Lane
15th Election District, 7th Councilmanic District

Legal Owner: Hugo and Laura Mattheiss

Contract Purchaser:

Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE to permit an open projection, front porch, with property line setbacks as close as 2 feet in lieu of the minimum requiried 11.25 feet and to amend the latest F.D.P. for "Goldentree" Plat 1, Section 1 Lot 110 only.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

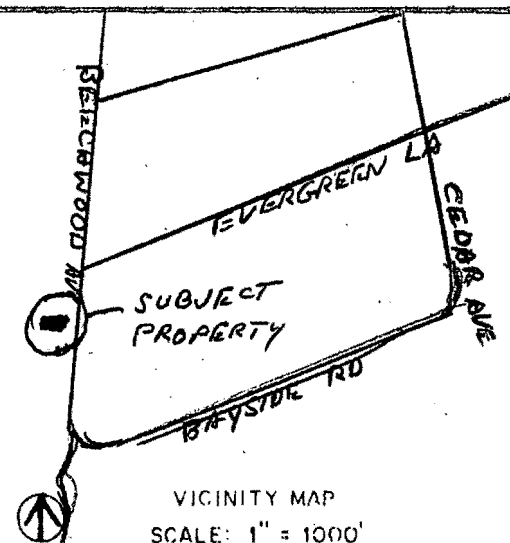
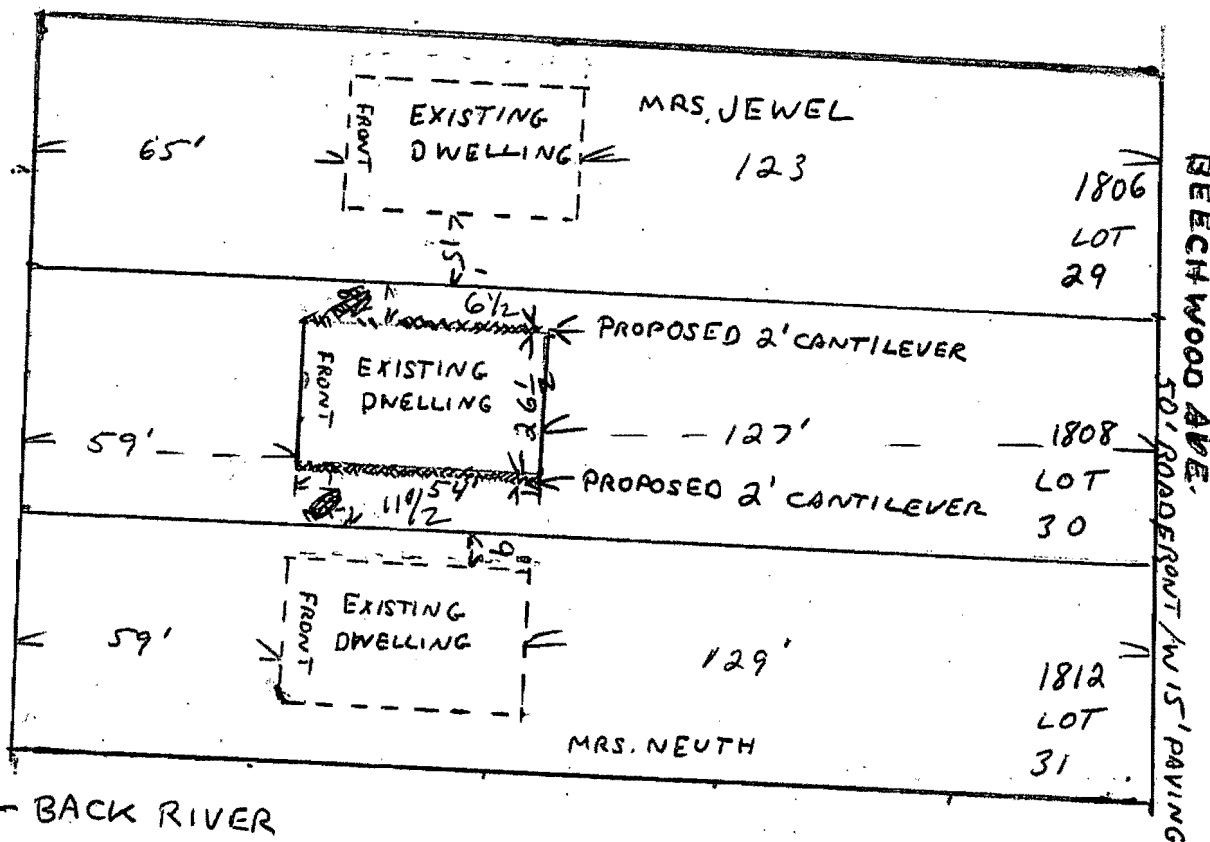
PROPERTY ADDRESS 1808 BEECHWOOD AVE.

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

SUBDIVISION NAME EVERGREEN PARK

PLAT BOOK # 07 FOLIO # 174 LOT # 30 SECTION #

OWNER JAMES ANDREW RUGGIERO



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 104C3

ZONING RC5

LOT SIZE

ACREAGE	SQUARE FEET
	<u>11,400</u>

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	ZONE	
100 YEAR FLOOD PLAIN	<u>C</u>	☒

HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #



PREPARED BY OWNER J. RUGGIERO

SCALE OF DRAWING: 1" = 40'



1"=200' +-



1726

1511000500 0

1212
1511002150

EVERGREEN LN

1506350580
1211

2100000696 1732

220016265 1721

1502650370 1734

1518470710 1800

1209
1513550780

1511770630 1804

1519712080 1801

1507001440 1806

1516721292

1512740670 1808

SITE

1519070430

1514900020 1812

1508651035

1507290411

1513400820 1814

1508651034

1511150990

1502650350 1816

1204

1520301130 1818

1208

1502571060 1820

BAYSIDE RD

1519713850 1822

1508653490 1811

1507470450

1513204121 1824

1207

1505150230 1826

1201

1203

1517100170 1830

1205

1519611140

1215

1" = 80'



← 1806 Beechwood
Pete Jewel

← 1812
Beechwood
Marie
Newth



← 1808 Beechwood
Ruggiero



NOTE: Evergreen
Park was
designed in 1927.

Other Properties in our Area.

