

IN RE: **PETITION FOR VARIANCE**

N/S Pennsylvania Avenue, 120' W of
Washington Avenue

(2922 Pennsylvania Avenue)

13th Election District

1st Council District

Joseph C. Glorioso, Jr., et ux, *Legal Owner*

George Harris, *Contract Purchaser*

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0062-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Robert Infussi of Expedite, LLC on behalf of the legal owners of the subject property, Joseph and Dottie Glorioso, and George Harris t/a Harris and Company, LLC, the contract purchaser. The Petitioners are requesting variance relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot size of 5,000 square feet in lieu of the required 6,000 square feet, a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 8 feet in lieu of the minimum 10 feet required. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioner Joseph Glorioso along with Robert Infussi of Expedite, LLC, George Harris, and David Billingsley with Central Drafting and Design, Inc., who prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped property containing approximately 5,000 square feet of land zoned D.R.5.5. The property is comprised of two (2) unimproved lots in the Rosemont subdivision near the intersection of

CASE FILED FOR FILING

Date 10-23-08

By

D3

Pennsylvania Avenue and Washington Street in the Halethorpe area of Baltimore County. The lots, identified as numbers 42 and 43 in the Rosemont subdivision, are described on the State Department of Assessments and Taxation Tax Map as Parcel 359, which was received as Petitioners' Exhibit 2. The Petitioners also submitted several deeds, which were marked and accepted into evidence as Petitioners' Exhibits 3A-3C. Exhibit 3A is the deed of record to Joseph and Dottie Glorioso, and Exhibits 3B and 3C demonstrate that the subject property has been held intact and separate from any surrounding properties since 1990.

Further evidence demonstrated that the Glorioso family has owned the subject property for many years, dating back to the 1950's. As Petitioners' Exhibit 3A illustrates, when Joseph Glorioso took ownership of the property in 1995, he did so as a tenancy by the entirety with his wife Dottie. Petitioners are requesting a variance from several of the requirements of Section 1B02.3C.1 of the B.C.Z.R. to allow them to develop the property with an approximately 960 square foot single-family dwelling (24' x 40') on the previously unimproved lots. As noted, the property lies in the Rosemont subdivision, where many lots were improved with single-family dwellings in the 1920's and 1930's, and additional nearby lots were improved throughout the 1970's and 1980's. The Petitioners submitted a copy of the plat of Rosemont dated February 2, 1924, which was marked and accepted into evidence as Petitioners' Exhibit 4. Petitioners also submitted a copy of the Baltimore County G15 plan showing that 13 properties in the surrounding area had been improved with similar dwellings on undersized lots in the current D.R.5.5 zoning classification.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated September 12, 2008, indicate in pertinent part that "the applicant proposes a 24-foot primary building on two

ORDER RECEIVED FOR FILING
Date 10-23-08
By [Signature]

lots combined to equal 40 feet. The applicant should consider acquiring 10-15 feet of land from the adjacent parcel to at least have a lot width of 50 feet. Should the Zoning Commissioner grant the petitioner's request, the applicant shall conform to the Undersized Lot requirements stated in Section 304 of the B.C.Z.R. Architectural elevations are to be submitted to the Office of Planning for review and approval prior to the issuance of any building permits".

Considering all of the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The subject property lies in the Rosemont subdivision where many similarly undersized lots have been improved. As the evidence demonstrated, a large number of the surrounding lots contain similar size constraints as the subject property and homes were constructed on combined 20 feet wide lots during the 1920's and 1930's - years prior to the implementation of the B.C.Z.R. Since the subject property was subdivided and recorded well before the property being zoned D.R.5.5, the property contains a combined 5,000 square feet of area rather than the minimum 6,000 presently required for development. Thus, the imposition of zoning, which also requires a minimum width of 55 feet and side setbacks of 10 feet, disproportionably impacts the subject property as compared to others in the zoning district. Today, major subdivisions such as the Rosemont subdivision would divide the property in a way that accounts for and meets the minimum requirements for development in a D.R.5.5 or similar zone.

I further find that this variance can be granted in strict harmony with the spirit and intent of the zoning regulations without having any negative effect on the surrounding locale. The subject property lies in a large subdivision where many similarly undersized lots have been developed. I agree with the Office of Planning that the Petitioners do not own sufficient adjoining land to conform to the minimum width and area requirements and therefore meet the

COPIES RETURNED FOR FILING
Date 10-23-08
By [Signature]

standard for development on an undersized lot. The Petitioners also indicated that, pursuant to the Office of Planning ZAC comment, they looked into acquiring an additional 10-15 feet of property but discovered that this would force their neighbors into the subdivision process and a lot line adjustment could take 4-5 months and cost thousands of dollars. Given the additional hardship that would be caused by this process, along with the Petitioners' proposal to construct a modest home that is aesthetically pleasing and mirrors the existing characteristics and pattern of development of the homes in the surrounding neighborhood, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

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

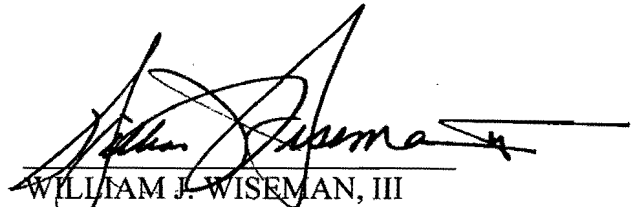
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of October 2008, that the Petition for Variance seeking relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot size of 5,000 square feet in lieu of the required 6,000 square feet; a width of 40 feet in lieu of the 55 feet require, and side yard setbacks of 8 feet in lieu of the minimum 10 feet required, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED subject to the following:

1. Petitioners are advised that they may apply for any required building permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color and architectural details as that of the existing dwellings in the area.

ORDER RECEIVED FOR FILING
Date 10-23-08
By [Signature]

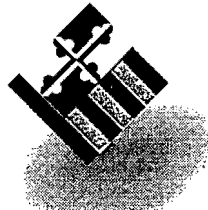
Any appeal of this decision must be made within thirty (30) days of the date of this

Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR PLANS
Date 10-23-08
By 103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 23, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Joseph C. Glorioso, Jr.
Dottie E. Glorioso
2925 Pennsylvania Avenue
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE

N/S Pennsylvania Avenue, 120' W of Washington Avenue

(2922 Pennsylvania Avenue)

13th Election District - 1st Council District

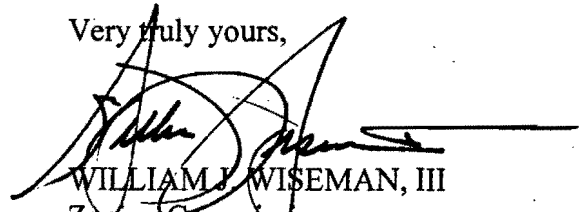
Joseph C. Glorioso, Jr., et ux, *Legal Owner*; George Harris, *Contract Purchaser* - Petitioners
Case No. 2009-0062-A

Dear Mr. and Mrs. Glorioso:

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

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

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Robert Infussi, Expedite, LLC, P.O. Box 1043, Bel Air, MD 21014
George Harris, Harris and Company, LLC, 1203 Dorsey Road, Glen Burnie, MD 21061
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court,
Edgewood, MD 21040
People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

#2922 located at Pennsylvania Ave. Lots 42-43

which is presently zoned DR 5.5

Deed Reference: 11338182 Tax Account # 1307410101

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 following reasons: (indicate hardship or practical difficulty.)

TO BE PRESENTED AT HEARING

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:

George HARRIS

Name - Type or Print

Signature

1263 Dorsey Rd 410 760-7400

Address

Telephone No.

Glen Burnie MD 21061

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Joseph GLORIOSO

Name - Type or Print

Signature

Joseph C. Glorioso Jr.

Name - Type or Print

Dottie GLORIOSO

Signature

2925 PENNSYLVANIA AVE. 410-760-7400

Address

Telephone No.

Baltimore

MD

21227

City

State

Zip Code

Representative to be Contacted:

Robert INFUSSI (expedite, LLC)

Name

P.O. Box 1043 410-812-2236

Address

Telephone No.

Bel Air

MD

21014

City

State

Zip Code

Case No. 2009-0062-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

REV 8/20/07

RECEIVED FOR FILING

Date 10-23-08

By [Signature]

Reviewed by CM Date 9-2-08

SECTION 1B02.C.1 TO PERMIT A LOT WIDTH OF 40 FEET, A LOT AREA OF 5000 SQUARE FEET AND SIDE YARDS OF 8 FEET AND 8 FEET IN LIEU OF THE REQUIRED 55 FEET, 6000 SQUARE FEET, 10 FEET AND 10 FEET RESPECTIVELY FOR A NEW DWELLING ON EXISTING LOTS OF RECORD.

0062

ZONING DESCRIPTION

2922 PENNSYLVANIA AVENUE

Beginning for the same at a point on the north side of Pennsylvania Avenue (50 feet wide) distant westerly 120 feet from it's intersection with the west side of Washington Avenue (50 feet wide) thence being all of Lots 42 and 43, Section L as shown on the plat entitled Rosemont recorded among the Baltimore County land records in Plat Book 7 Folio 100.

Containing 5000 square feet or 0.115 acre of land, more or less

Being known as 2922 Pennsylvania Avenue. Located in the 13TH Election District, 1ST Councilmanic District of Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 26511

Date: 9-2-08

PAID RECEIPT

BUSINESS ACTUAL TIME INQ
 9/03/2008 9/03/2008 09:01:56 5
 REG 0506 MNLCTH 6905 LRP
 RECEIPT # 26511 9/02/2008 OFLN
 5 528 200000 VERIFICATION
 026511
 Receipt tot 145.00
 145.00 CH 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001		006		10150				65.00

Total: 65.00

Rec From: D. B. Haggis
 For: J. G. DiGiorgio
2912 PENN/VAWA A
21227
2009-0062-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2009-0062-A

2922 Pennsylvania Avenue

N/side of Pennsylvania Avenue, 120 feet west of Washington Avenue

13th Election District — 1st Councilmanic District

Legal Owner(s): Joseph & Dottie Glorioso

Variance: to permit a lot width of 40 feet, a lot area of 5000 square feet and side yards of 8 feet and 8 feet in lieu of the required 55 feet, 6000 square feet, 10 feet and 10 feet respectively for a new dwelling on existing lot of record.

Hearing: Wednesday, October 15, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 9/741 Sept. 30

184668

CERTIFICATE OF PUBLICATION

10/2/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/30/2008.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2009-0062-A

Petitioner/Developer: BOB
INFUSSI

Date Of Hearing/Closing: 10/15/08

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2922 PENNSYLVANIA AVE

This sign(s) were posted on September 29, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 9/29/08
(Signature of sign Poster and Date)

Martin Ogle

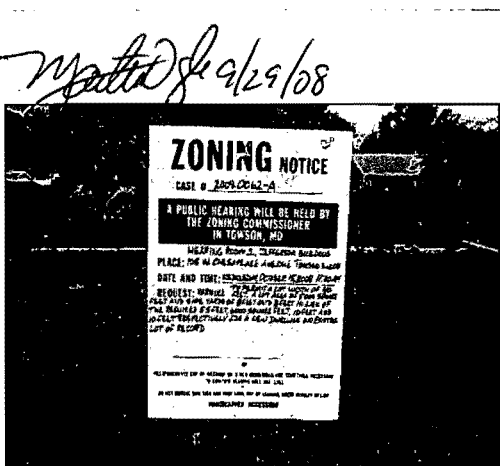
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



P9290003.JPG
09/29/2008

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 30, 2008 Issue - Jeffersonian

Please forward billing to:
Expedite, LLC
P.O. Box 1043-7043
Bel Air, MD 21014

410-812-2236

NOTICE OF ZONING HEARING

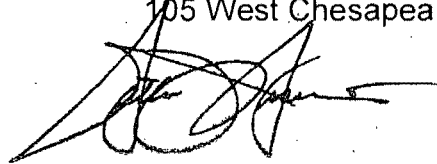
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0062-A

2922 Pennsylvania Avenue
N/side of Pennsylvania Avenue, 120 feet west of Washington Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Joseph & Dottie Glorioso

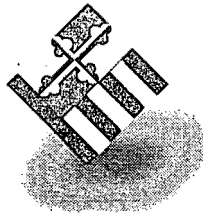
Variance to permit a lot width of 40 feet, a lot area of 5000 square feet and side yards of 8 feet and 8 feet in lieu of the required 55 feet, 6000 square feet, 10 feet and 10 feet respectively for a new dwelling on existing lot of record.

Hearing: Wednesday, October 15, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO
September 16, 2008
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2009-0062-A

2922 Pennsylvania Avenue

N/side of Pennsylvania Avenue, 120 feet west of Washington Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Joseph & Dottie Glorioso

Variance to permit a lot width of 40 feet, a lot area of 5000 square feet and side yards of 8 feet and 8 feet in lieu of the required 55 feet, 6000 square feet, 10 feet and 10 feet respectively for a new dwelling on existing lot of record.

Hearing: Wednesday, October 15, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Infussi, P.O. Box 1043, Bel Air 21014

Mr. & Mrs. Glorioso, 2925 Pennsylvania Avenue, Baltimore 21227

George Harris, 1203 Dorsey Road, Glen Burnie 21061

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 30, 2008**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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.

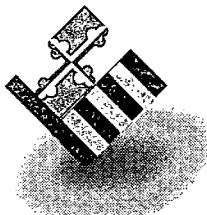
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0062-A
Petitioner: GLORIOSO J
Address or Location: 2922 PENNSYLVANIA AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: EXPEDITE LLC
Address: PO BOX 1043-7043
BEL AIR, MO. 21014
Telephone Number: (410) 812-2236



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
October 9, 2008

Joseph & Dottie Glorioso
2925 Pennsylvania Ave.
Baltimore, MD 21227

Dear: Joseph & Dottie Glorioso

RE: Case Number 2009-0062-A, 2925 Pennsylvania Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 2, 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,

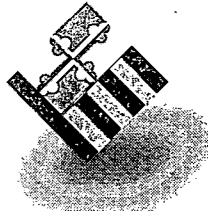
A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert Infussi, P.O. Box 1043, Belair, MD 21014
George Harris, 1203 Dorsey Rd., Glen Burnie, MD 21061



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

September 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 8, 2008

Item Number: 0059, 0060, 0063, ~~0062~~ 0064

1The Fire Marshal's Office has no comments at this time.

Pursuant to your request, this Bureau has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BW 10/15
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 12, 2008

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

SUBJECT: 2922 Pennsylvania Avenue

INFORMATION:

Item Number: 9-062

Petitioner: Joseph Glorioso

Zoning: DR 5.5

Requested Action: Variance

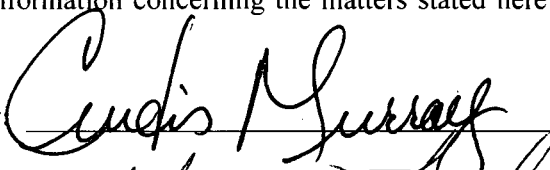
RECEIVED
SEP 18 2008
BY: _____

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. It appears that the applicant proposes a 24-foot primary building on two lots combined to equal 40 feet. The applicant should consider acquiring 10-15 feet of land from the adjacent parcel to at least have a lot width of 50 feet.

Should the Zoning Commissioner grant the petitioner's request, the applicant shall conform to the Undersized Lot requirements stated in Section 304 of the BCZR. Architectural elevations are to be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

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

Reviewed by 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 9, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2008
Item Nos. 09-0058, 0059, 0060, 0061,
0062, 0063, and 0064

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

DAK:CEN:lrk
cc: File
ZAC-09092008-NO COMMENTS



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

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

Maryland Department of Transportation

Date: 9/12/2008

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

RE: Baltimore County
Item No 2009-0062-A
2922 PENNSYLVANIA AVE.
GLORIOSO PROPERTY
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. 2009-0062-A.

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

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

Steven D. Foster, Chief
For 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



BW 10/15
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 20, 2008
SUBJECT: Zoning Item # 09-062-A
Address 2922 Pennsylvania Avenue
(Glorioso Property)

RECEIVED
OCT 20 2008
BY:

Zoning Advisory Committee Meeting of September 8, 2008

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

_____ 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).

_____ 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:

Reviewer: J. Livingston

Date: October 20, 2008

RE: PETITION FOR VARIANCE * BEFORE THE
2922 Pennsylvania Avenue; N/S Pennsylvania *
Avenue, 120' W of Washington Avenue * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Joseph & Dottie Gloriosi * FOR
Contract Purchaser(s): George Harris *
Petitioner(s) * BALTIMORE COUNTY
* 09-062-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

SEP 09 2008

.....]

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of September, 2008, a copy of the foregoing Entry of Appearance was mailed to Robert Infussi, Expedite, LLC, P.O. Box 1043, Bel Air, MD 21014, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



2900

CASE NAME 2922 PENNSYLVANIA AVE
CASE NUMBER 7004-00624
DATE 10/15/08

CASE NAME 2922 PENNSYLVANIA AVE
CASE NUMBER 7004-00624
DATE 10/15/08

[illegible]

Case No.:

2009-0062-A

2922

Pennsylvania Ave

(Lots 42-43)

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SEE ATTACHED	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBITS

- 1) SITE PLAN DATED AUG 25, 2008 (NO CHANGES)
- 2) SDAT REAL PROPERTY DATA SEARCH SHOWING JOSEPH C. GLORIOSO, JR. AND DOTTIE E. GLORIOSO AS OWNERS OF RECORD
- 3) DEEDS
 - 3A 11338 - 087 DEED OF RECORD TO JOSEPH C GLORIOSO, JR & DOTTIE E GLORIOSO
 - 3B 8989 - 661
 - 3C 8369 - 713} DEMONSTRATING THAT LOTS 42 & 43 HAVE BEEN HELD INTACT AND SEPARATE FROM OTHER PROPERTIES SINCE 1990
- 4) COPY OF PLAT OF ROSEMONT P.B. 7 F. 100 RECORDED FEB 2., 1924
- 5) COPY OF BALTIMORE COUNTY GIS PLAN SHOWING 13 PROPERTIES IN VICINITY OF SITE ON WHICH DWELLINGS ARE CONSTRUCTED ON 2 - 20' LOTS.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.1)

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

Account Identifier: District - 13 Account Number - 1307410101

Owner Information

Owner Name: GLORIOSO JOSEPH C, JR
 GLORIOSO DOTTIE E
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2925 PENNSYLVANIA AVE
 BALTIMORE MD 21227-3635
Deed Reference: 1) /11338/ 87
 2)

Location & Structure Information

Premises Address PENNSYLVANIA AVE
Legal Description LT 42,43
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			L		42	1	Plat Ref: 7/ 100

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		5,000.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	26,250	5,000		
Improvements:	0	0		
Total:	26,250	5,000	5,000	5,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: GLORIOSO JOSEPH C	Date: 12/08/1995	Price: \$25,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /11338/ 87	Deed2:
Seller: GLORIOSO JOSEPH C	Date: 12/04/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8989/ 661	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

EXHIBIT NO. 2

NO TITLE EXAMINATION, NO JUDGMENTS

DEED

THIS DEED, Made This 12th day of November in the year one thousand nine hundred and ninety-five by and between ERIC CALL, Personal Representative of the Estate of Joseph C. Glorioso, party of the first part, and JOSEPH C. GLORIOSO, JR. and DOTTIE E. GLORIOSO, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00), the receipt and sufficiency of which is hereby acknowledged, the said party of the first part does hereby grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all those lots of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

PROPERTY NO. 13-07-410101, Being Lots 42, 43, Section "L", Rosemont, located on the North Side of Pennsylvania Ave., One hundred twenty-five feet West of Washington St., shown in Plat Book Liber 7, folio 100.

BEING the same lots of ground which by Deed dated October 23, 1991 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8989, folio 661 were granted and conveyed by Joseph C. Glorioso and Carol Leslie Glorioso, his wife, unto Joseph C. Glorioso. The said Joseph C. Glorioso having since departed this life. See Estate No. 83161 in the Office of the Register of Wills for Baltimore County.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above described property unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-111931 Book SM 11398, p. 0087. Petitioner's Grantor)

PETITIONER'S

EXHIBIT NO.

3A

SIGNATURE

DATE

12/8/95

NOT A

03/08/2005

Date

for Baltimore County

Assess

State

Local

NO CONSIDERATION
NO TITLE SEARCH MADE
NO TRANSFER TAX

This Deed, MADE THIS 23 day of October

in the year one thousand nine hundred and ninety one,

by and between

✓ Joseph C. Glorioso and Carol Leslie Glorioso, his wife,

of

parties

of the first part, and

✓ Joseph C. Glorioso, party

of the second part.

WITNESSETH, That in consideration of the sum of no cash, and pursuant to the terms and conditions of the Voluntary Separation and Property Settlement Agreement of the parties hereto,

the said Joseph C. Glorioso and Carol Leslie Glorioso, his wife,

D RC/F 15.00

DC IMP 5.00

DEED 0.00

SH CLERK 20.00

#73502 C002 R02 T09:36

12/04/91

do grant and convey to the said

Joseph C. Glorioso, his

personal representatives, heirs, and assigns

, in fee simple, all

those lots of ground situate in Baltimore County

and described as follows, that is to say:

Property No. 13-07-410101, Being Lots 42, 43, Section "L", Rosemont, located on the North Side of Pennsylvania Ave., One hundred twenty-five feet West of Washington St., shown in Plat Book Liber 7, folio 100.

Being the same two lots which by deed dated January 6, 1990, and recorded among the Land Records of Baltimore County in Liber 8369, folio 713, was granted and conveyed by Marie C. Glorioso, Widow, unto Joseph C. Glorioso and Carol Leslie Glorioso, his wife, the grantors herein; it is the intent of this deed that Carol Leslie Glorioso is conveying all of her right, title and interest in this property, pursuant to the Voluntary Separation and Property Settlement Agreement of the parties hereto, unto Joseph C. Glorioso

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

JR 12-491

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

Per Joy Burger
DATE 12-4-91 Sec 15-13A

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
DATE 12-4-91
SIGNATURE JR

BALTIMORE COUNTY CIRCUIT COURT (Land)
03/09/2005

PETITIONER'S

08/24/2008, Online

EXHIBIT NO.

3B

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots of ground and premises to the said Joseph C. Glorioso and Carol Leslie Glorioso, his wife, Grantees, as tenants by the entireties

their heirs and personal representatives/successors and assigns, in fee simple.

AND the said party of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

Helene M. Jung

Marie Glorioso (SEAL)
Marie G. Glorioso

_____(SEAL)

STATE OF MARYLAND,

, to wit:

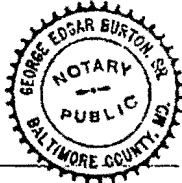
I HEREBY CERTIFY, That on this sixth day of January in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Marie G. Glorioso

known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

7/1/90

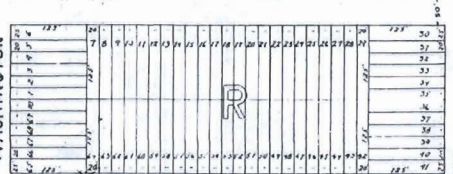
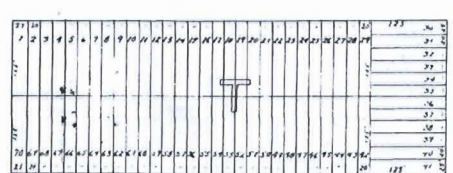
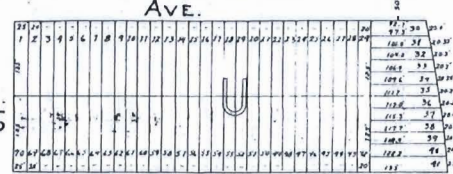
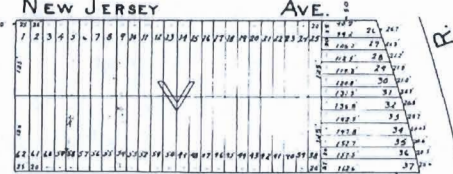
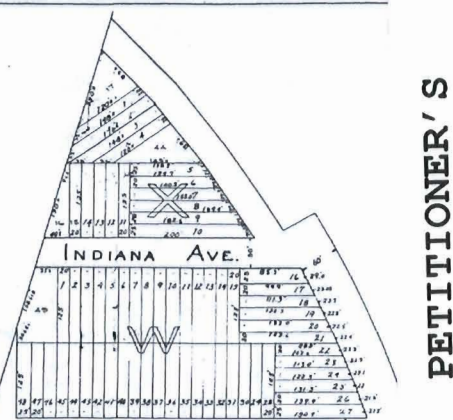
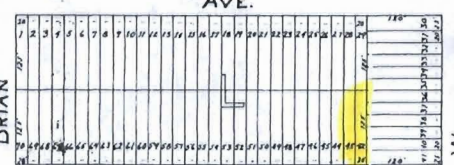
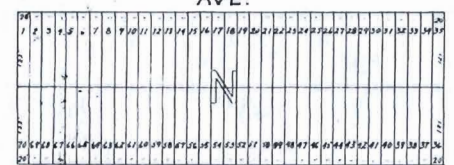
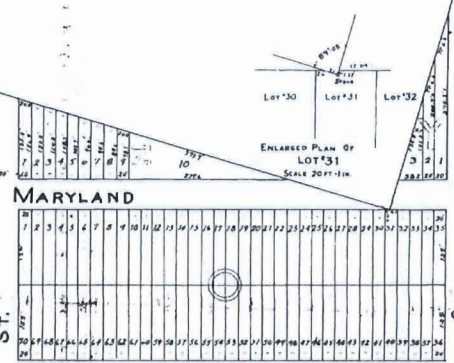
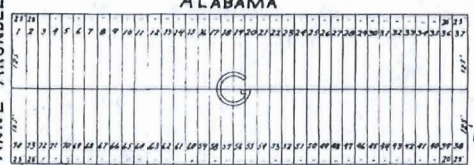
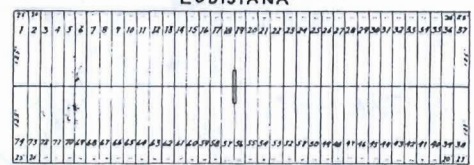
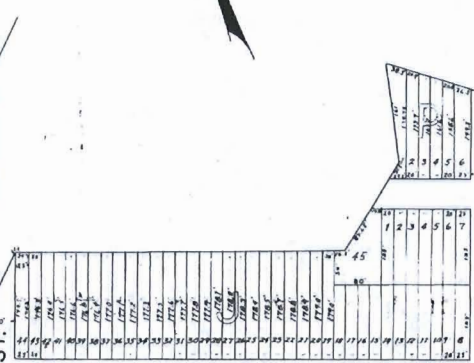
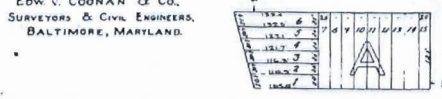
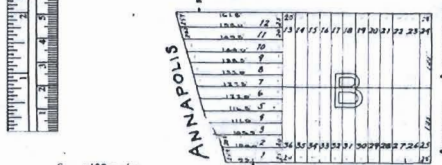
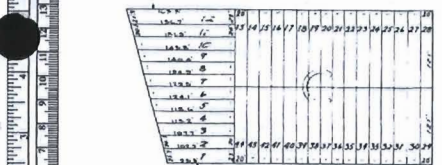
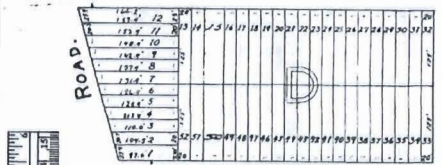
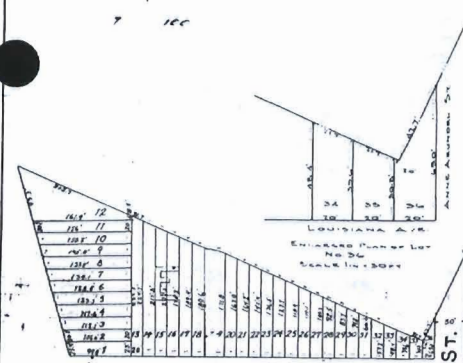


George Edgar Burton
1/6/90 Notary Public

Mail to Joseph C. Glorioso
2925 Pennsylvanis Ave.
Baltimore, Maryland, 21227

REVISED
PLAT OF
ROSEMONT

PROPERTY OF
THE REALTY IMPROVEMENT CO.



PETITIONER'S

4

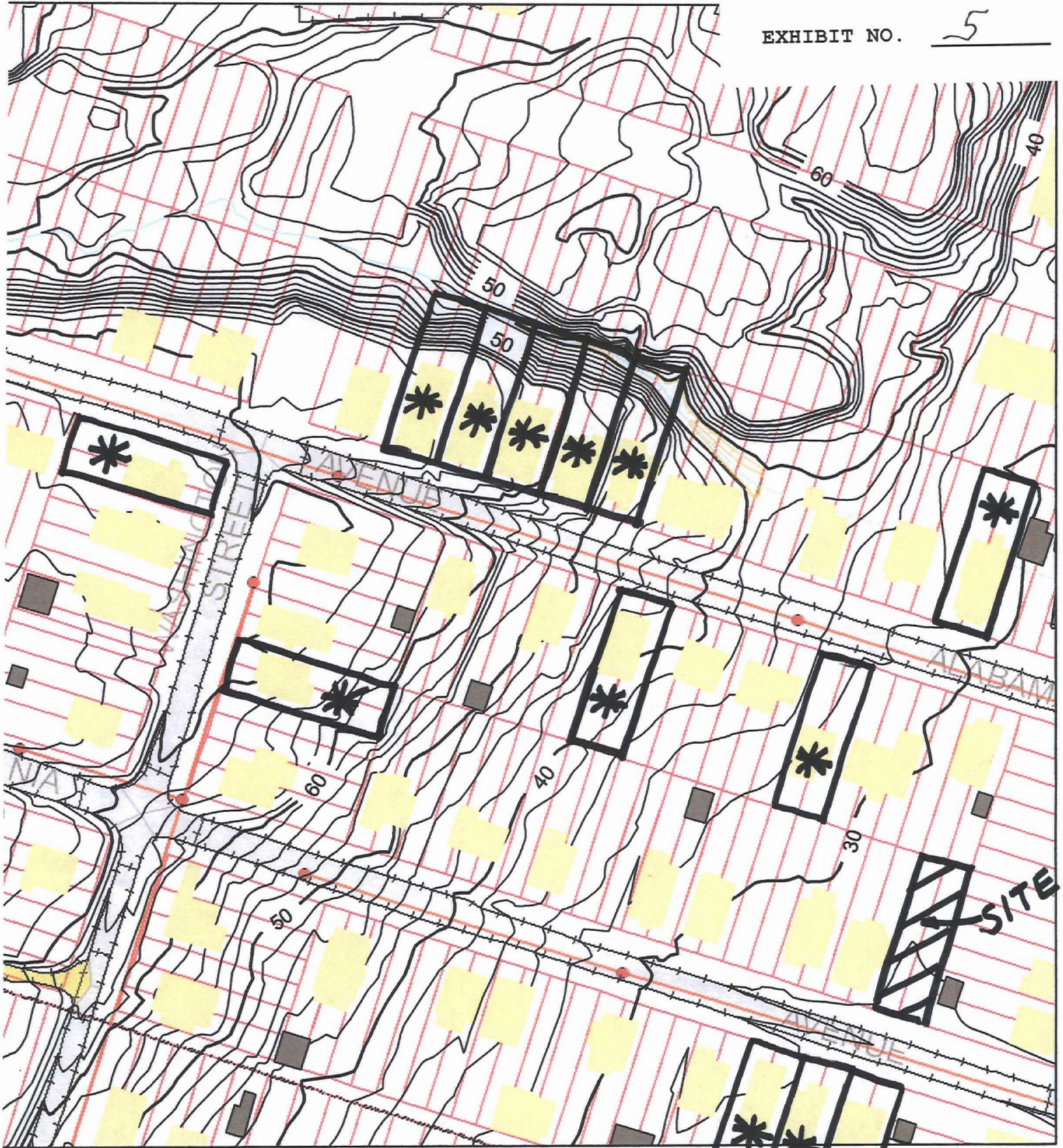
EXHIBIT NO.

ST.

BALTIMORE & ANAPOLIS
BALTIMORE
WASHINGTON
MARYLAND

ST.

SCALE 100 FT. = 1 IN.
EDW. V. COONAN & CO.
SURVEYORS & CIVIL ENGINEERS,
BALTIMORE, MARYLAND.



BALTIMORE COUNTY
MARYLAND

Baltimore County, MD
Department of Public Works
GIS Services

For internal use only.

The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authoritative. This survey information was not field checked and certified by a licensed land surveyor.

Prepared By:
Robin Hurley, EA III
DPW Directors Office
Aug. 20, 2008

* DENOTES DWLGs.
BUILT ON 2-20' LOTS

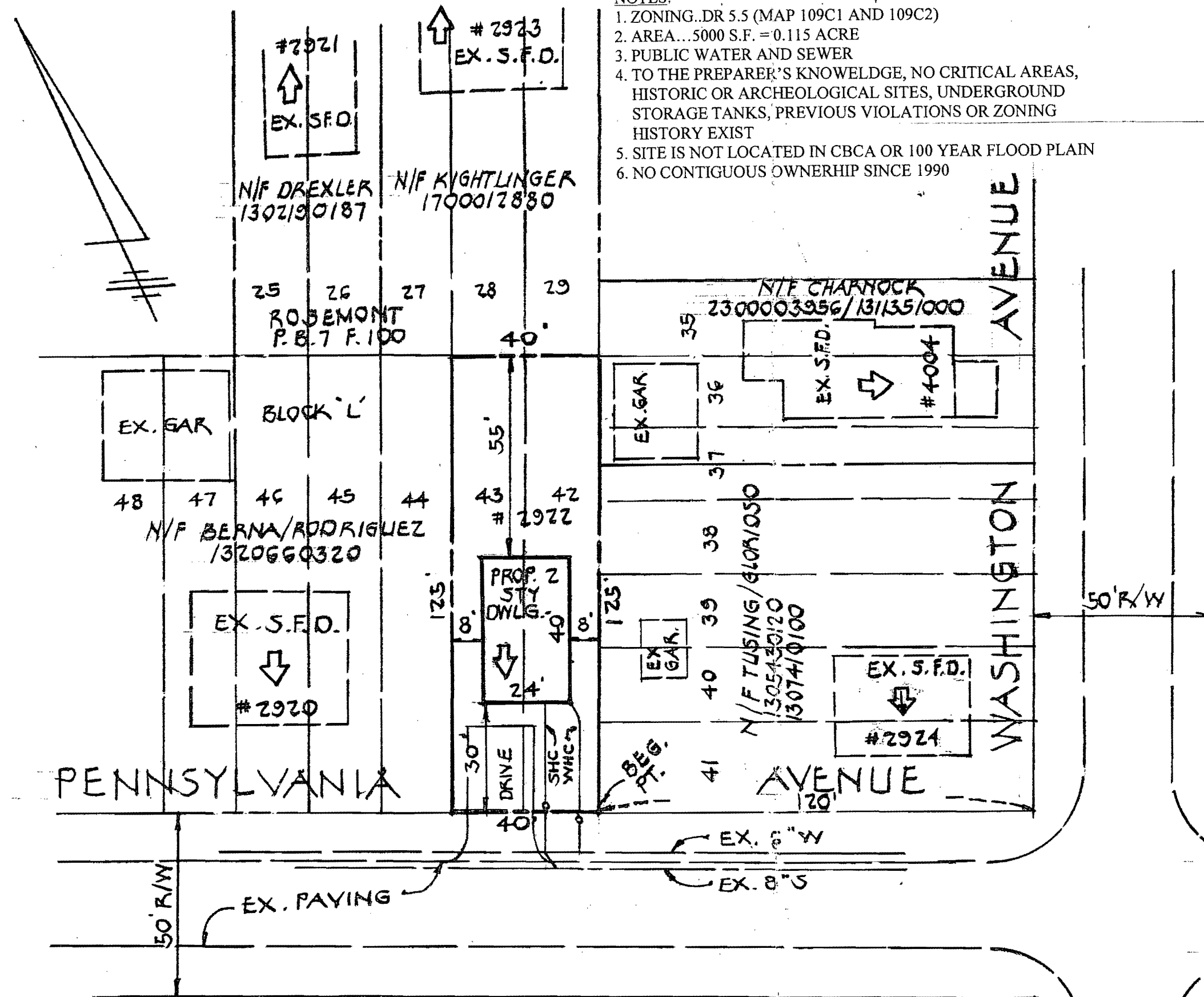
100 50 0 100
Feet

NOTES

1. ZONING..DR 5.5 (MAP 109C1 AND 109C2)
2. AREA...5000 S.F. = 0.115 ACRE
3. PUBLIC WATER AND SEWER
4. TO THE PREPARER'S KNOWLEDGE, NO CRITICAL AREAS, HISTORIC OR ARCHEOLOGICAL SITES, UNDERGROUND STORAGE TANKS, PREVIOUS VIOLATIONS OR ZONING HISTORY EXIST
5. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD PLAIN
6. NO CONTIGUOUS OWNERSHIP SINCE 1990



LOCATION PLAN
SCALE: 1" = 1000'



PETITIONER'S

EXHIBIT NO. 1

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
2922 PENNSYLVANIA AVENUE
LOTS 42 & 43, SECTION L
ROSEMONT P.B. 7 F. 100
ELECTION DIST. 13C1 BALTO. CO., MD
SCALE: 1 INCH = 30 FEET AUGUST 25, 2008