

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Anita Road; 255 feet S of the c/l
of Maxine Circle
3rd Election District
2nd Councilmanic District
(8210 Anita Road)

Craig Richard and Andrea Nusinov
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0214-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, Craig Richard and Andrea Nusinov for property located at 8210 Anita Road. The variance request is from Section 202.3 (1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 feet minimum and 30 feet total side yard setback in lieu of the required 20 feet minimum and 50 feet total. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners propose several improvements to their dwelling and property to include a 302 square feet one-story addition, 821 square feet one-story addition, 242 square feet one-story addition, and 251 square feet covered porch, and driveway reconfiguration. The existing one-story dwelling contains 3,126 square feet and was constructed in 1962. The house does not have a garage and Petitioners desire to construct an attached garage. This proposed two-car garage is being placed on the side of the house where the kitchen/secondary entry is located. Due to the location of the existing dwelling on the lot, the remaining space is 5 feet from the property line. The addition on the south side of the house is to add a new master bathroom. This room would meet the minimum setbacks if not for the variance required on the north side of the house for the garage as it is 25 feet from the south property line.

ORDER RECEIVED FOR FILING

Date 3-10-10

By [Signature]

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. Comments were received from the Office of Planning dated March 1, 2010 which indicates that the property is a lot improved with an existing single family dwelling that is on the plat of Stevenson Ridge approved under 1955 zoning regulations. The Petitioners request a side yard setback variance of 5 feet in lieu of the required 20 feet and sum of side yard setback of 30 feet in lieu of the total required of 50 feet. If granted, this would allow for the construction of a new one story garage and the reconfiguration of the driveway from a 10 foot wide driveway to a 12 foot wide semi-circular driveway. If the Petitioners demonstrate uniqueness and that there is a resulting hardship or practical difficulty and the variance is granted, Petitioners shall provide landscaping or fencing along the Finkelstein property line.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 14, 2010 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 Petitioners.

ORDER RECEIVED FOR FILING

Date 3.10.10

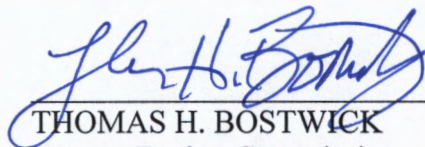
By pm

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 10th day of March, 2010 that a variance from Section 202.3 (1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 feet minimum and 30 feet total side yard setback in lieu of the required 20 feet minimum and 50 feet total 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.
2. Petitioners shall provide landscaping or fencing along the Finkelstein (8212 Anita Road) property line.

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

ORDER RECEIVED FOR FILING

Date 3.10.10

By 



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 10, 2010

CRAIG RICHARD AND ANDREA NUSINOV
8210 ANITA ROAD
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 2010-0214-A
Property: 8210 Anita Road

Dear Mr. and Mrs. Nusinov:

Enclosed please find the decision rendered in the above-captioned case.

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 cursive script, reading "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Richardson Engineering LLC, 30 East Padonia Road, Suite 500, Timonium MD 21093



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 8210 Anita Road
which is presently zoned DR-1

Deed Reference: 21159 / 575 Tax Account # 0311048190

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) 1B02.3.B to permit a 5' minimum and 30' total side yard setback in lieu of the required 20' minimum and 50' total.

** Section 202.3 (1955 Regs)*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Administrative 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):

Craig R. Nusinov

Name - Type or Print _____

Signature _____

Andrea Nusinov

Name - Type or Print _____

Signature _____

8210 Anita Road

Address _____ Telephone No. _____

Baltimore

MD

21208

City _____

State _____

Zip Code _____

Representative to be Contacted:

Richardson Engineering, LLC

Name _____
30 E. Padonia Road, Suite 500 410-560-1502

Address _____ Telephone No. _____

Timonium,

MD

21093

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. 2010-0214-A

Reviewed By KDD

Date 2/5/10

REV 7/20/07

Estimated Posting Date 2/14/10

ORDER RECEIVED FOR FILING

Date 3.10.10

By pm

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

8210 Anita Road

Address
Baltimore

State
MD

Zip Code
21208

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.

Signature


Craig R. Nusinov

Name - Type or Print

Signature


Andrea Nusinov

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of February, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig Nusinov and Andrea Nusinov

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

AS WITNESS my hand and Notarial Seal



REV 7/24/07

Notary Public

My Commission Expires

4/8/13

Item #0214

Justification for Variance:

The house exists on the site as constructed in 1962. The house does not have a garage at this time and one is desired. The attached 2-car garage is being placed on the side of the house where the kitchen/ secondary entry is located in the house as would normally be done. Due to the location of the existing house on the lot, the remaining space is 5' from the property line, and thus the request for the variance.

The addition on the south side of the house is to add a new master bathroom. This room would meet the minimum setbacks if not for the variance required on the north side of the house for the garage as it is 25' from the south property line.

Item #0214

30 East Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION
8210 ANITA ROAD
3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the West side of Anita Road which is 50 feet wide at the distance of 255 feet South of the centerline of the nearest improved intersecting street Maxine Circle which is 50 feet wide. Being lot #2, Block E, Section #6 in the subdivision of Stevenson Ridge as recorded in Baltimore County Plat Book #26, Folio #124, containing 36,041 square feet or 0.827 acres. Also known as 8210 Anita Road and located in the 3rd Election District, 2nd Councilmanic District.

Item #0214

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0214 -A Address 8210 Anita Road

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/5/10 Posting Date: 2/14/10 Closing Date: 3/1/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2010- 0214 -A Address 8210 Anita Road

Petitioner's Name C. R. Nusinov Telephone _____

Posting Date: 2/14/10 Closing Date: 3/1/10

Wording for Sign: To Permit proposed additions with side yard setback
as close as 5 feet and a sum of 30 in lieu of the minimum
required 20 and sum of 50.

Revised 8/20/09

**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: 2010-0214-A

Petitioner: CRAIG & ANDREA NUSINOV

Address or Location: 8210 ANITA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRAIG NUSINOV

Address: 8210 ANITA RD

BALTIMORE MD 21208

Telephone Number: _____

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
				Obj	Sub Obj					

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

+ - CERTIFICATE OF POSTING

2010-0214-A

RE: Case No.: _____

Petitioner/Developer: _____

C.R. Nusinov

March 1 2010

Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

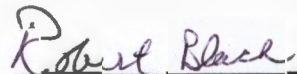
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____
8210 Anita Road

February 14 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

 2/15/10

(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0214-A

TO PERMIT PROPOSED ADDITION WITH SIDE YARD
SETBACK AS CLOSE AS 5 FEET AND A SUM OF 30 IN LIEU
OF THE MINIMUM REQUIRED 20 AND SUM OF 50.

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 3-1-10

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF \$100. RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE



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

March 1, 2010

Craig & Andrea Nusinov
8210 Anita Rd.
Baltimore, MD 21208

Dear: Craig & Andrea Nusinov

RE: Case Number 2010-0214-A, 8210 Anita Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 05, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Richardson Engineering, LLC; 30 E. Padonia Rd. Ste. 500; Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2010
Item Nos. 2010-192, 209, 210, 211,
212, 214, 215, 216, 217 and 218

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03082010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 1, 2010

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

SUBJECT: 8210 Anita Road

INFORMATION:

Item Number: 10-214

Petitioner: Craig and Andrea Nusinov

Zoning: DR 1

Requested Action: Administrative Variance

RECEIVED

MAR 01 2010

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

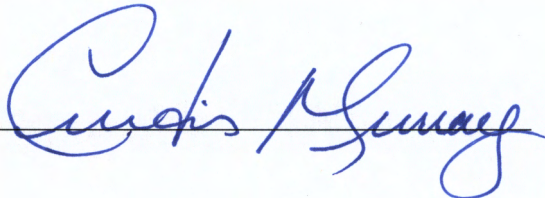
The property in question is a lot improved with an existing single-family dwelling that is on the plat of Stevenson Ridge approved under 1955 zoning regulations. The petitioners request a side yard setback variance of 5' in lieu of the required 20 feet and a sum of side yard setback of 30' in lieu of the total required of 50'. If granted, this would allow for the construction of a new 1-story garage and the reconfiguration of the driveway from a 10' wide driveway to a 12' wide semi-circular driveway.

SUMMARY OF RECOMMENDATIONS:

If the petitioner demonstrates uniqueness and that there is a resulting hardship or practical difficulty and the variance is granted, provide landscaping or fencing along the Finkelstein property line.

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

Prepared by:
AFK/LL: CM



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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB. 25, 2010

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

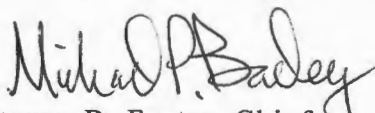
RE: Baltimore County
Item No. 2010-0214-A
8210 ANITA ROAD
NUSINOV PROPERTY
ADMIN. VARIANCE -

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. 2010-0214-A.

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

Very truly yours,


For¹ 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.sha.maryland.gov

AU
3-1-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 12, 2010
SUBJECT: Zoning Item # 10-214-A
Address 8210 Anita Road
(Nusinov Property)

Zoning Advisory Committee Meeting of February 22, 2010.

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

Reviewer: JWL

Date: 4/12/10

2010-0214-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 03 Account Number - 0311048190

Owner Information

Owner Name:	NUSINOV CRAIG RICHARD NUSINOV ANDREA	Use:	RESIDENTIAL
Mailing Address:	8210 ANITA RD BALTIMORE MD 21208-1940	Principal Residence:	YES
		Deed Reference:	1) /21159/ 575 2)

Location & Structure Information

Premises Address
8210 ANITA RD

Legal Description

8210 ANITA ROAD
STEVENSON RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
68	11	262			6	E	2	2	Plat Ref: 26/ 124

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	3,033 SF	38,332.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	157,330	179,830		
Improvements:	233,610	257,080		
Total:	390,940	436,910	421,586	436,910
Preferential Land:	0	0	0	0

Transfer Information

Seller: STRAUSS DONALD W	Date: 12/21/2004	Price: \$430,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21159/ 575	Deed2:

Seller: EPSTEIN HOWARD L	Date: 07/26/1995	Price: \$310,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11140/ 28	Deed2:

Seller: KLEIN JOSEPH,JR	Date: 04/19/1991	Price: \$260,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8763/ 679	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



North end of existing house. Garage to be on right where parking pad is.



Side where garage is to go with access to side door for garage access.

Item #0214



Center of house where new porch will be constructed.



Master bath addition will be on the right side (rear picture) extending out.

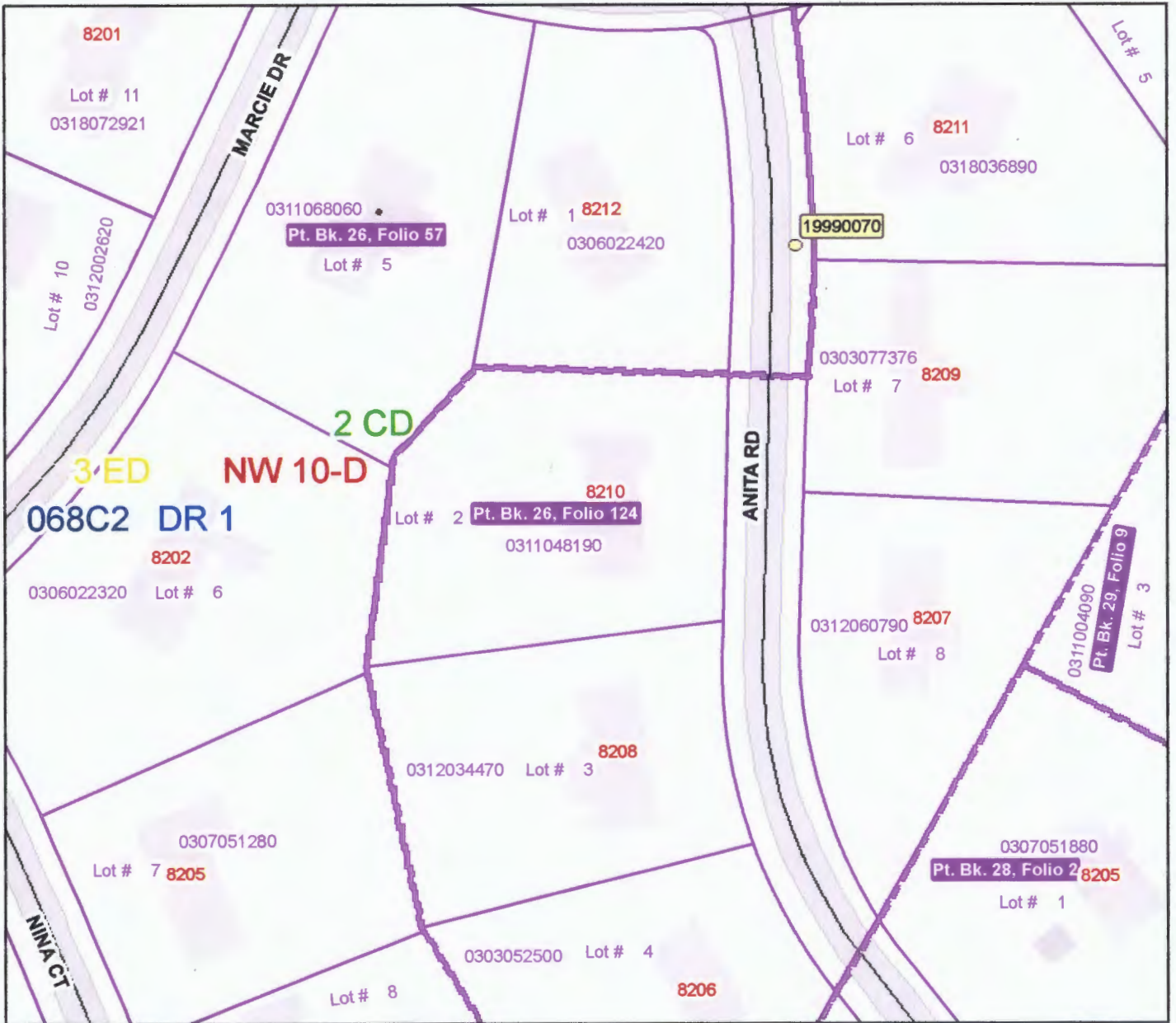
Item #0214



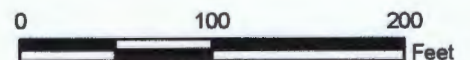
Front of where Master Bath addition (to left)

Item #0214

8210 Anita Road



Publication Date: February 05, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



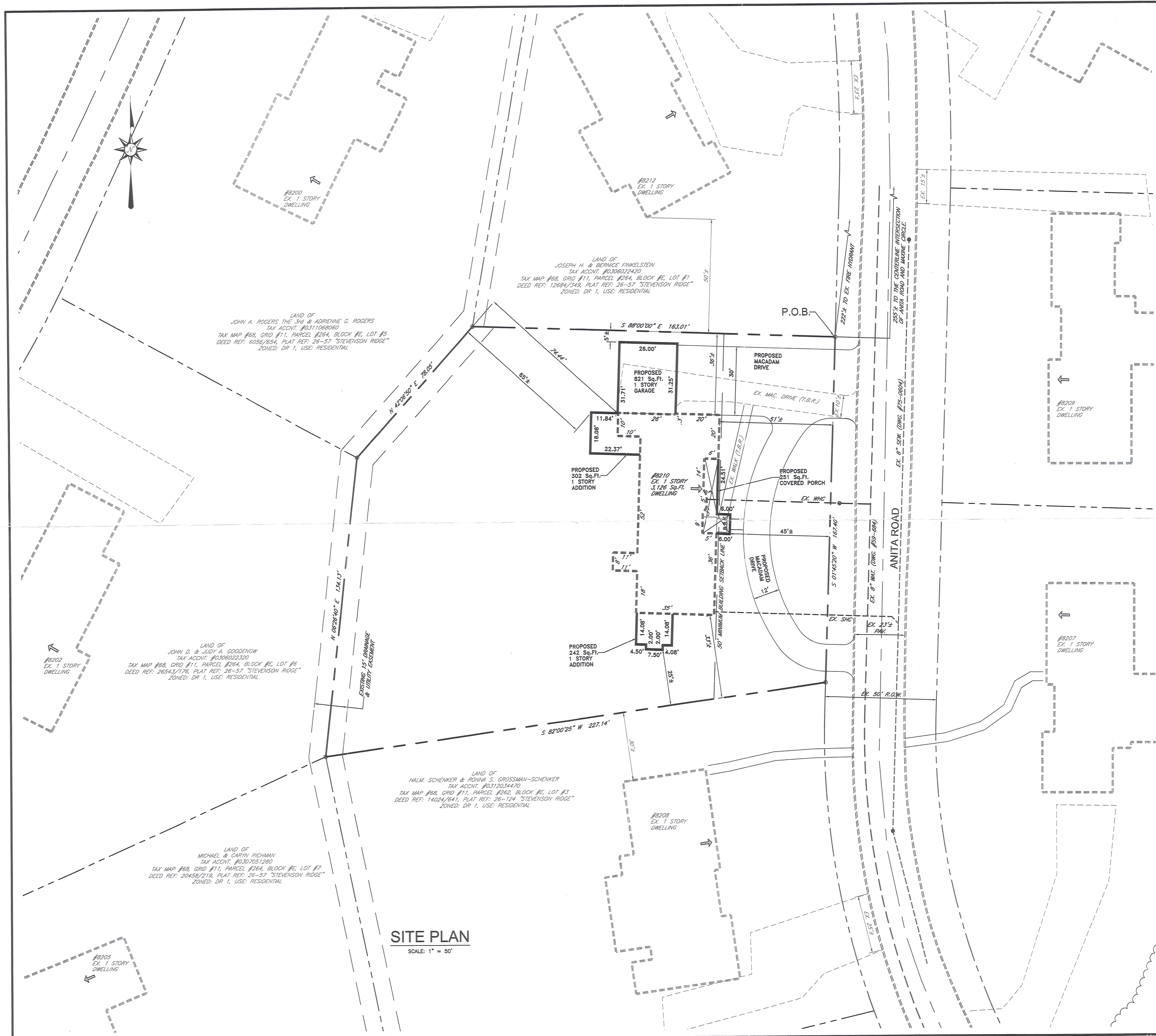
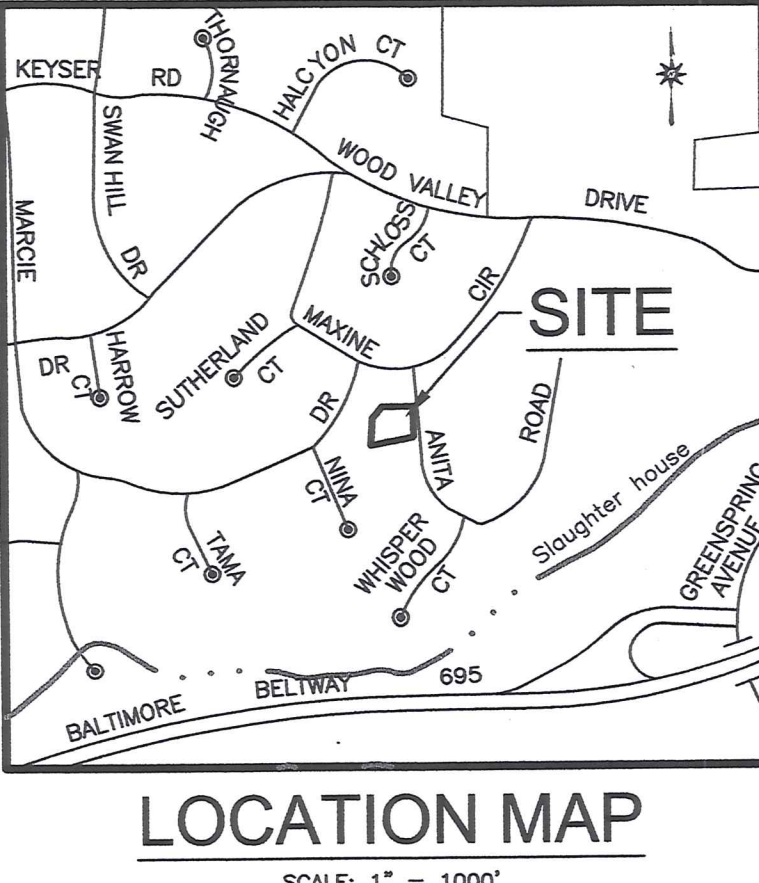
1 inch = 100 feet

Item # 0714



ZONING MAP #068 C-2
SCALE: 1" = 200'

Item #02141



GENERAL NOTES:

- OWNER: CRAIG R. & ANDREA NUSINOV
8210 ANITA ROAD
BALTIMORE, MARYLAND 21208-1940
 - SITE AREA: 36,041 Sq.Ft. or 0.827 Ac.±
 - UTILITIES: WATER: PUBLIC SEWER: PUBLIC
 - SITE LIES WITHIN ZONES "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100240 F PANEL 240 OF 580 DATED SEPT. 26, 2008. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - DEED REF: 21159/575.
 - TAX ACCOUNT #0311048190.
 - COUNCILMANIC DISTRICT: 2nd
 - ZONING: DR 1.
(PER 1"=200' ZONING MAP 068C2)
 - TAX MAP #68, PARCEL #262, LOT #2.
 - PLAT REF: 26-124 ENTITLED "SUBDIVISION PLAT OF SECTION 6 - STEVENSON RIDGE".
 - NO KNOWN PREVIOUS ZONING CASES ON FILE.
 - THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.
 - NO KNOWN PREVIOUS PERMITS ON FILE.
 - SETBACKS (PER PLAT 26-124)
REQUIRED: FRONT: 50' SIDE: 20' (TOTAL OF 50') REAR: 50'
PROVIDED: 51'±** 5'± (TOTAL OF 30'±)*** 65'±
- ** THERE IS NO LIVING SPACE IN THE COVERED PORCH THAT ENCLOSES THE FRONT YARD SETBACK AS SHOWN.
***VARIANCE REQUIRED FOR THE SIDE YARD SETBACK.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING VARIANCE FOR THE

NUSINOV RESIDENCE
8210 ANITA ROAD

RJ #2010-0214-A

3RD ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	01-29-10	10002	1 OF 1