

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Baltimore Street; 85 feet S of
the c/l of Dorchester Avenue
1st Election District
1st Councilmanic District
(5914 A Baltimore Street)

Marcelo A. and Florita A. Ramiro
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0325-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, Marcelo A. and Florita A. Ramiro for property located at 5914 A Baltimore Street. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 8 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' existing dwelling is too small for the family. They desire to enlarge the master bedroom and include a full bathroom and walk-in closet. The side of the addition will be 'flush' with the existing dwelling that was constructed with 8 feet side yard setback.

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 6, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6.23.10

By [Signature]

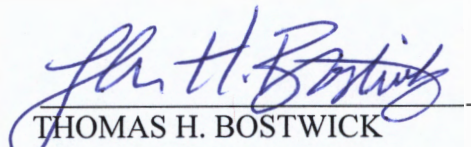
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

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 23rd day of June, 2010 that a variance from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 8 feet in lieu of the required 10 feet is hereby GRANTED, subject to the following:

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
ORDER RECEIVED FOR FILING

Date 6-23-10 _____ 2

By pzo _____



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 23, 2010

MARCELO A. AND FLORITA A. RAMIRO
5914 A BALTIMORE STREET
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 2010-0325-A
Property: 5914 A Baltimore Street

Dear Mr. and Mrs. Ramiro:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5914-A BALTIMORE ST., BALTIMORE, MD
which is presently zoned P.R. - S, S 21207

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) 1B02.3A.5., 1B02.3B. (DCZR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 8-FEET IN LIEU OF THE REQUIRED 10-FEET.

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):

MARCELO A. RAMIRO

Name - Type or Print _____

Marcelo A. Ramiro

Signature _____

FLORITA S. RAMIRO

Name - Type or Print _____

Florita S. Ramiro

Signature _____

5914-A BALTIMORE ST. (410) 788-1653

Address _____

BALTIMORE

City _____

MD

State _____

21207

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. 2010-0325-A

Reviewed By D.T. Date 5/24/10

REV 10/25/01

Estimated Posting Date 6/16/10

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 5914-A BALTIMORE ST.
Address
BALTIMORE MARYLAND 21207
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):

EXISTING STRUCTURE WAS TOO SMALL. WE WANTED TO ADD SPACE
ON OUR MASTER BEDROOM, WHICH IS LOCATED ON THE PROPOSED
SITE, TO INCLUDE A FULL BATH AND WALK-IN CLOSET.

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.

Marcelo A. Ramiro
Signature
MARLELO A. RAMIRO
Name - Type or Print

Florita S. Ramiro
Signature
FLORITA S. RAMIRO
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared pl

Marcelo A. Ramiro Florita S. Ramiro
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Comm. Caion
Notary Public
My Commission Expires 04-20-13 on Seal

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 5914A Baltimore Street, Baltimore, MD 21207

Beginning at a point on the North side of Baltimore St: N. 53 50' 00" E. 157.29 ft., S. 31 32' 20" E. 60.20', S. 53 50' 00" W. 152.43', and N. 36 10' 00" W. 60.00' to the place of beginning. "Being Lot Nos. 31, 32, and 33, Block 41, as shown on the PLAT entitled "Catonsville Manor, Plat No. 3," which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 6, folio 128, containing 9,307 square feet. The improvements thereon being known as 5914-A Baltimore Street and located in 1st Election District, 1st Councilmanic District.

2010-0325-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0325 -A

Address 5914-A BALTIMORE ST.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/24/10

Posting Date: 6/6/10

Closing Date: 6/21/10

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

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, 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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0325 -A

Address 5914-A BALTIMORE ST.

Petitioner's Name RAMIRO

Telephone 410-788-1653

Posting Date: 6/6/10

Closing Date: 6/21/10

Wording for Sign: TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 8- FEET
IN LIEU OF THE REQUIRED 10- FEET.

Revised 8/20/09

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/				

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/08/2010

Case Number: 2010-0325-A

Petitioner / Developer: MARCELO RAMIRO

Date of Hearing (Closing): JUNE 21, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
5914-A BALTIMORE STREET

The sign(s) were posted on: JUNE 6, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 18, 2010

Marcelo & Florita Ramiro
5914A Baltimore St.
Baltimore, MD 21207

Dear: Marcelo & Florita Ramiro

RE: Case Number 2010-0325-A, 5914A Baltimore St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

6-21-10
HV

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 28 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 28, 2010

SUBJECT: Zoning Item # 10-325-A
Address 5914 A Baltimore Street
(Ramiro Property)

Zoning Advisory Committee Meeting of May 31, 2010

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

Reviewer: JWL Date: 6/25/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 14, 2010
Item Nos. 2010- 290, 293, 322, 323,
325, 326, 328 and 329

DATE: June 2, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06142010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 2010

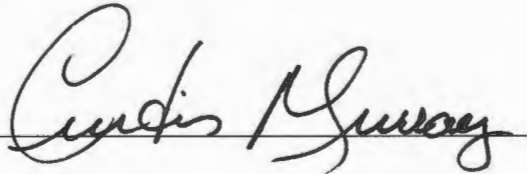
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-325 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUN 14 2010

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-14-2010

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

RE: Baltimore County
Item No. 2010-0325-A
9914 A BALTIMORE ST.
RAMIRO 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. 2010-0325-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,

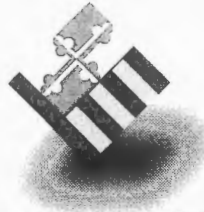
For Steven D. Foster, Chief
Engineering Access Permits
Division

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.sha.maryland.gov



BALTIMORE COUNTY
M A R Y L A N D

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

June 22, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 22.2009

Item Numbers 0321,0322,0323,0324,0325, 0327

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment6-2-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

FIRE DEPARTMENT

6-11-10

PLANNING

nc

(if not received, date e-mail sent _____)

6-14-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: -

SIGN POSTING

Date: 6-6-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

2010-0325-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

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

Account Identifier: District - 01 Account Number - 2200003253

Owner Information

Owner Name:	RAMIRO MARCELO A RAMIRO FLORITA S	Use:	RESIDENTIAL
Mailing Address:	5914 A BALTIMORE ST BALTIMORE MD 21207	Principal Residence:	YES
		Deed Reference:	1) / 8693/ 440 2)

Location & Structure Information

Premises Address
5914 A BALTIMORE ST

Legal Description
LTS 31-32-33 .2136
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
95	8	193				41	31	1	Plat Ref:	6/ 128

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	1,248 SF	9,307.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	90,820	90,800		
Improvements:	212,420	157,400		
Total:	303,240	248,200	303,240	248,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	RAYMORE BUILDERS INC	Date:	01/16/1991	Price:	\$124,900
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 8693/ 440	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 *









0116600990
0113751020
0113751020
5922
0116151390
0116151390
5920
0119391210
0119391210
220003252
5918
220003252
220003253
5916
220003252
220003253
5914
220003253
0123153000
0123153000
5914
0123153000
1700001994
1700001994
5912
1700001994
0102470280
0102470280
5910
0102470280
0120000050

Pt. Bk. 6, Folio 128

Pt. Bk. 6, Folio 157

Pt. Bk./Folio # 006157
PDM # 010301

19900264

19740215

1 ED NW 1-F
DR 5.5
095B2
1 CD
Pt. Bk./Folio # 006128
PDM # 010508

BALTIMORE ST

SUNSET AVE

2010-0325-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

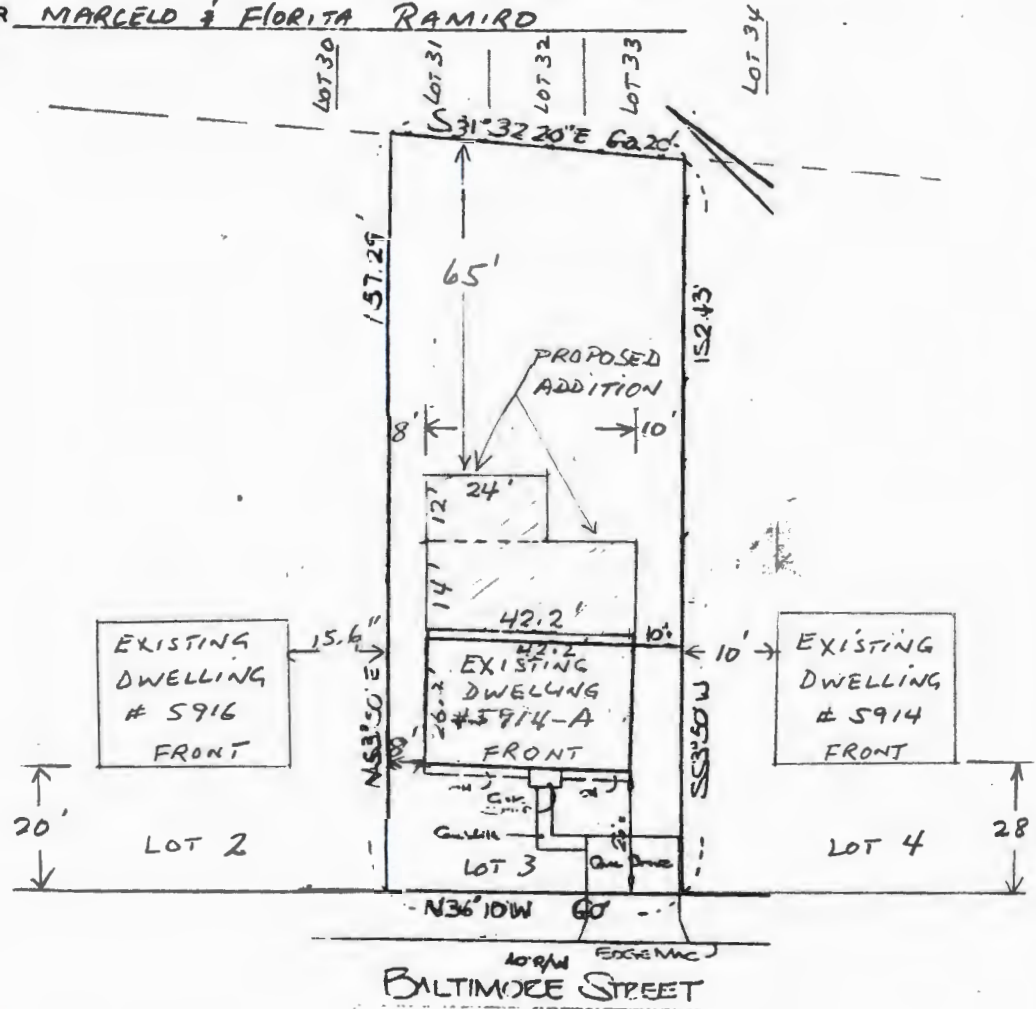
PROPERTY ADDRESS 5914-A BALTIMORE ST

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

SUBDIVISION NAME CATONSVILLE MANOR

PLAT BOOK # 6 FOLIO # 128 LOT # 31 SECTION #

OWNER MARCELO & FLORITA RAMIRO



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 095B2

ZONING DR 5.5

LOT SIZE .2136 ACREAGE 9,307 SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☐	☒
WATER	☒	☐	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☐	☐	☒
100 YEAR FLOOD PLAIN	☐	☐	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☐	☐	☒
PRIOR ZONING HEARING	NONE			

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D.T.

0325

2010-0325-A

PREPARED BY _____

SCALE OF DRAWING: 1" = 40'