

IN RE: PETITION FOR ADMIN. VARIANCE

W side of York Road, 1300 feet S of
Old York Road
7th Election District
3rd Councilmanic District
(21010 York Road)

Manuel J. and Tammy L. Rivera
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0346-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Manuel J. and Tammy L. Rivera. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling with a height of 16 feet in lieu of the required rear and maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. Petitioners desire to construct a detached garage measuring approximately 26 feet x 27 feet. The property slopes upward from the front to the back yard, making strict compliance with the zoning regulations by locating the structure to the rear very difficult. Side yard placement of the proposed garage will minimize impervious material on-site. Placement of the additional garage in the side yard will avoid removal of old-growth trees. The existing single car detached garage was previously granted an Administrative Variance in Case No. 2008-0450-A and approved by the Undersigned on June, 24, 2008.

The property is historic and listed as #BA-2948 on the Maryland Historic Trust Inventory. The property is also on the County's Preliminary and Final Landmark List as #195 - "Spinster

ORDER RECEIVED FOR FILING

Date 7-8-10

By [Signature]

Hill" (Albert Woodruff House), 21010 York Road, Maryland Line vicinity. Vicki Nevy in the Office of Planning was contacted to determine if the proposed improvements needed to be reviewed by the Landmarks Preservation Commission. According to Ms. Nevy, with regard to the proposed detached accessory structure (garage), because there is no Historic Environmental Setting associated with this property, the LPC has no purview over the project; nonetheless, staff in her office would certainly recommend a new garage be compatible and in scale with the landmark structure.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated June 28, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 20, 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 7-8-10

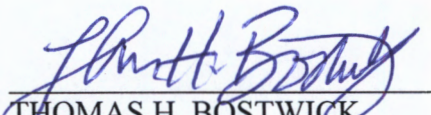
By [signature]

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 8th day of July, 2010 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling with a height of 16 feet in lieu of the required rear and maximum allowed 15 feet is hereby GRANTED, subject to the following:

1. 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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 7-8-10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 8, 2010

MANUEL J. AND TAMMY L. RIVERA
21010 YORK ROAD
PARKTON MD 21120

Re: Petition for Administrative Variance
Case No. 2010-0346-A
Property: 21010 York Road

Dear Mr. and Mrs. Rivera:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



TAX ACCOUNT # 1600002804

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 21010 YORK ROAD
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 - to permit a proposed

detached accessory structure (garage) to be located on the side of the dwelling with a height of 16 feet in lieu of the required rear and maximum allowed 15 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):

MANUEL RIVERA

Name - Type or Print

Signature

TAMMY RIVERA

Name - Type or Print

Signature

21010 YORK RD 410/357-0119

Address Telephone No.

PARKTON MD 21120

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7-8-10 day of JULY 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.

CASE NO. 2010-0346-A

REV 10/25/01

Reviewed By [Signature] Date 6/9/10

Estimated Posting Date 6/20/10

Zoning Commissioner of Baltimore County

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 21010 YORK RD
Address
PARKTON MD 21120
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):

- 1) Requesting relief for height of garage to exceed allowed by one foot due to desired roof pitch and to have sufficient interior height for storage access.
- 2) Requesting relief for location of garage from rear to side yard to:
 - Avoid removal of old-growth trees
 - Steep grade would require more excavation
 - Greatly minimize the area of impervious surface material
 - Maximize the distance between the new structure and adjoining neighbor's house

Note: the existing single-car garage was previously granted an Administrative Variance (case no. 2008-0450-A) and was repaired under building permit #B697808

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]
Signature
MANUEL RIVERA
Name - Type or Print

[Signature]
Signature
TAMMY LK RIVERA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 9/28/2012

LEGAL DESCRIPTION

BEGINNING FOR THE SAME at a pipe set in the southwest right of way line of the York Road and in the sixth line of a parcel of land which, by Deed dated August 4, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4498, Folio 142, was conveyed by William U. Hooper and wife to The Laurie Corporation, said pipe being distant South 24 degrees 53 minutes 30 seconds East 332.33 feet measured along said sixth line from the beginning thereof and running thence with and binding on a part of the sixth and seventh lines of said parcel of land and binding on the southwest right of way line of the York Road the two following lines, viz: South 24 degrees 53 minutes 30 seconds East 152.64 feet to a pipe and southeasterly by a line curving toward the right, having a radius of 1876.86 feet for a distance of 47.37 feet; (the chord of said arc bearing South 24 degrees 10 minutes 07 seconds East 47.36 feet) to a pipe, and thence leaving the York Road and running for lines of division the three following courses and distances, viz: South 65 degrees 06 minutes 30 seconds West 434.40 feet to a pipe, North 24 degrees 53 minutes 30 seconds West 200 feet to a pipe and North 65 degrees 06 minutes 30 seconds East 435.00 feet to the place of beginning: containing 2.00 acres of land, more or less and the improvements thereon.

The improvements thereon being known as 21010 York Road.

Tax ID # (07) 16-00-002804.

Said property being in fee simple.

7th ELECTION DIST.

3rd COUNCILMANIC DIST.

Item # 0346

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0346 -A Address 21010 York Rd
Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/9/10 Posting Date: 6/20/10 Closing Date: 7/5/10

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- 0346 -A Address 21010 York Rd
Petitioner's Name M + T Rivera Telephone 410 357 0119
Posting Date: 6/20/10 Closing Date: 7/5/10
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located on the side of the dwelling with a
height of 16 feet in lieu of the required rear and maximum
allowed 15 feet

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: 2010-0346-A

Petitioner: ~~JOSE~~ MANUEL + TAMMY RIVERA

Address or Location: 21010 YORK RD., PARKTON, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: MANUEL + TAMMY RIVERA

Address: 21010 YORK ROAD

PARKTON, MD 21120

Telephone Number: ~~410~~. 443.250.4019

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/ Obj	Rev/ Sub Obj				

Total: _____

**Rec
From:** _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 6-20-10

RE: Case Number: 2010-0346-A

Petitioner/Developer: Tami Rubera

Date of Hearing/Closing: 7-5-10

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 24010 York Rd

The signs(s) were posted on 6-20-10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0348-A

TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 24 FT.
IN LIEU OF THE MAXIMUM
PERMITTED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 7-5-10
ADDITIONAL INFORMATION IS AVAILABLE AT
PERMITS AND DEVELOPMENT
111 WEST



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

July 6, 2010\

Manuez and Tammy Rivera
21010 York Rd.
Parkton, MD 21120

Dear: Manuez and Tammy Rivera

RE: Case Number 2010-0346-A, 21010 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 09, 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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 21, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: June 21, 2010

Item No.: **Administrative Variance:** 2010-0331A, 2010-0345A, ³⁴⁶ - 0353A,
2010-0355A.

Special Hearing Variance: 2010-0354-SPHA

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For July 5, 2010
Item Nos. 2010- 331, 345, 346, 347,
348, 349, 350, 351, 352, 353, 354,
and 355

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-07052010 -NO COMMENTS.doc

AV
7-5-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 13, 2010
SUBJECT: Zoning Item # 10-346-A
Address 21010 York Road
(Rivera Property)

Zoning Advisory Committee Meeting of June 21, 2010

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

The proposed garage (building permit) will be reviewed by Groundwater Mgmt., for well and septic setbacks.

Reviewer: Dan Esser

Date: 6/29/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 28, 2010

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

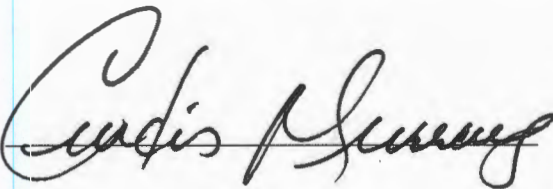
SUBJECT: 10-346 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 16 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM



RECEIVED

JUN 29 2010

ZONING COMMISSIONER

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-24-2010

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

RE: Baltimore County
Item No. 2010-0346-A
MD 45 (York Rd)
21010 YORK ROAD
RIVERA PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6-23-2010. A field inspection and internal review reveals that an entrance onto MD 45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 21010 YORK ROAD, Case Number 2010 - 0346 - A.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose No Comment</u>
<u>6-23-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM	_____
<u>6-21-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>6-28-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>conditions</u>
<u>6-24-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. <u>2008-0450-A</u>)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>6-20-10</u>		
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☒		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒		
Comments, if any: <u>historic property - see previous order for details</u>		

2010-0346-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 07 Account Number - 1600002804

Owner Information

Owner Name: RIVERA MANUEL J
 RIVERA TAMMY L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 21010 YORK RD
 PARKTON MD 21120-9248
Deed Reference: 1) /15913/ 727
 2)

Location & Structure Information

Premises Address 21010 YORK RD
Legal Description 2.00 AC
 21010 YORK RD
 3350FT S TURNERS CROSSNG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
7	10	194						2	Plat Ref:

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1866	3,016 SF	2.00 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2009	07/01/2010	
Land	99,000	143,000			
Improvements:	118,620	206,300			
Total:	217,620	349,300	305,406	349,300	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: ORENDORFF P BARRETT	Date: 12/31/2001	Price: \$349,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15913/ 727	Deed2:
Seller: DAMRON CALVIN NOELL,JR	Date: 02/10/1999	Price: \$155,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13516/ 560	Deed2:
Seller: LAURIE CORPORATI ON	Date: 03/26/1971	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5174/ 818	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 *

IN RE: PETITION FOR ADMIN. VARIANCE

W side of York Road, 1300 feet +/- S
of Old York Road
7th Election District
3rd Councilmanic District
(21010 York Road)

Manuel and Tammy Rivera
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0450-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

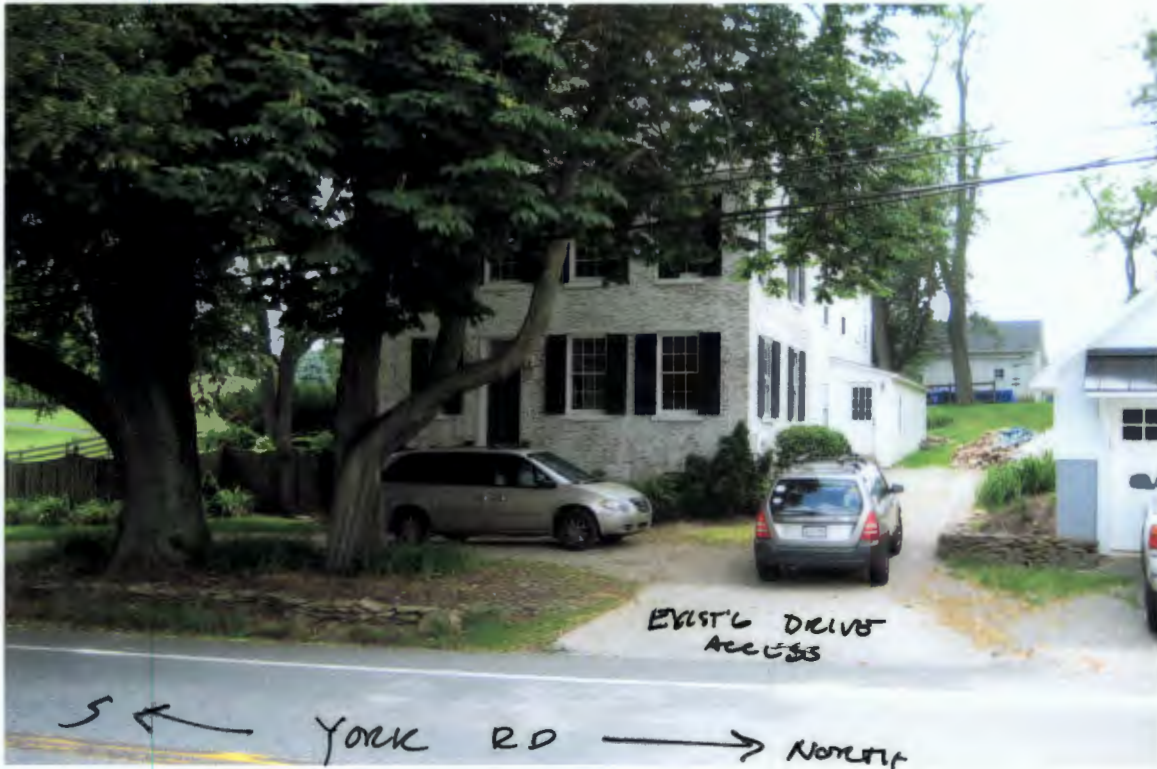
This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Manuel and Tammy Rivera. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front and side yards in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

On April 23, 2008, the Undersigned called for a formal hearing on this matter based on a code enforcement violation associated with the matter. The hearing was subsequently scheduled for Thursday, June 19, 2008 at 11:00 am in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

Appearing in support of the requested relief were Petitioners' representative Paul Heath, an employee of Petitioners, and their consultant, Bruce Doak, with Gerhold, Cross & Etzel, Ltd. Petitioners were unable to attend the hearing due to a prior out of town business obligation. Also in attendance as an interested citizen was Randy Shelley of 2601 Cotter Road, who owns property across the street from the subject property.

6-24-08

pm



Item #0346

EXIST'G
GARAGE
→
(TO REMAIN)



APPLICANT

YORK RD

NEIGHBOR



YORK RD

NORTH →

Item #0346

EXIST'G OLD GROWTH THAT WOULD BE AFFECTED W/ REAR PLACEMENT OF GARAGE



NEIGHBOR'S HOUSE; REAR PLACEMENT OF GARAGE WOULD
IMPACT THEM MORE THAN SIDE YARD PLACEMENT WOULD

Item #0346

BYST'S
HOUSE

BYST'S
GARAGE



NOTE
SLOPE &
TREE COVERAGE

SIDE YARD
PLACEMENT
OF GARAGE
WILL MINIMIZE
IMPERVIOUS
MATERIAL ON
SITE



Item # 0346



YORK RD

↙ OLD GROWTH - DESIRE TO PRESERVE ↘



NOTE
STEEP
SLOPE.
SIDE YARD
PLACEMENT
PREFERRED,
LESS
IMPERVIOUS COVER
REQUIRING
FOR DRIVE

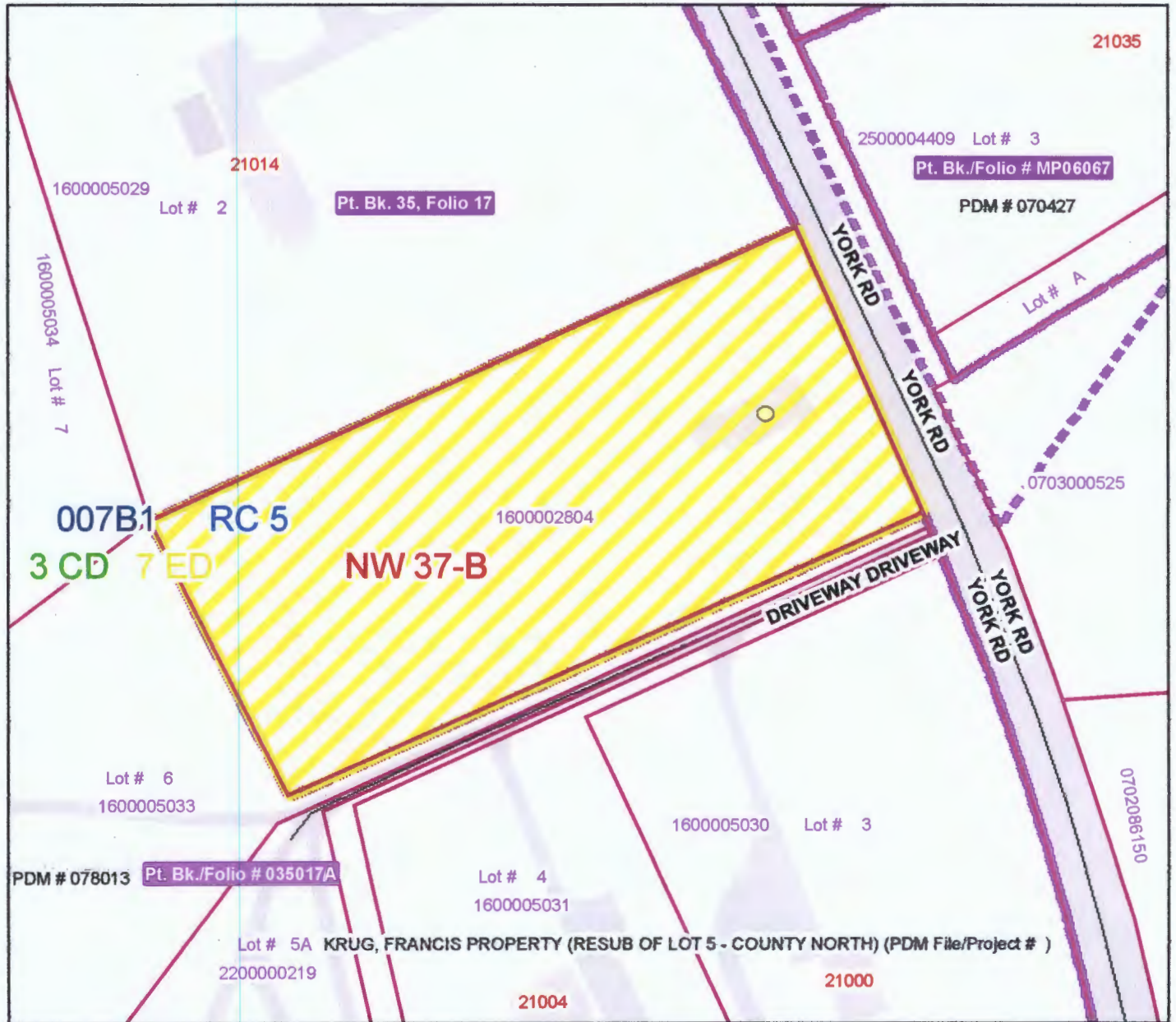
↑ EXIST'G DRIVE

Item #0346



Item #0346

21010 York Road



Publication Date: June 08, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200
Feet

1 inch = 100 feet

Item #0346

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

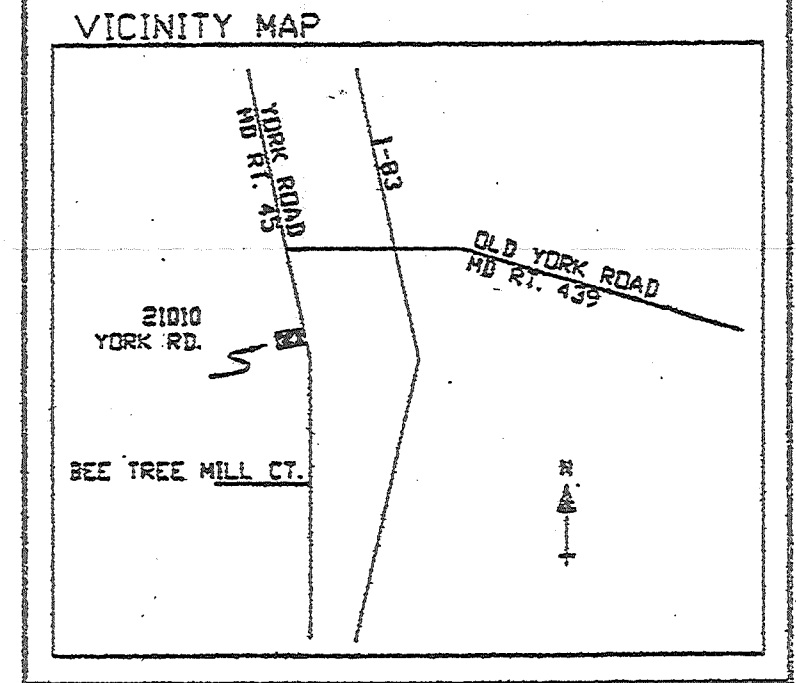
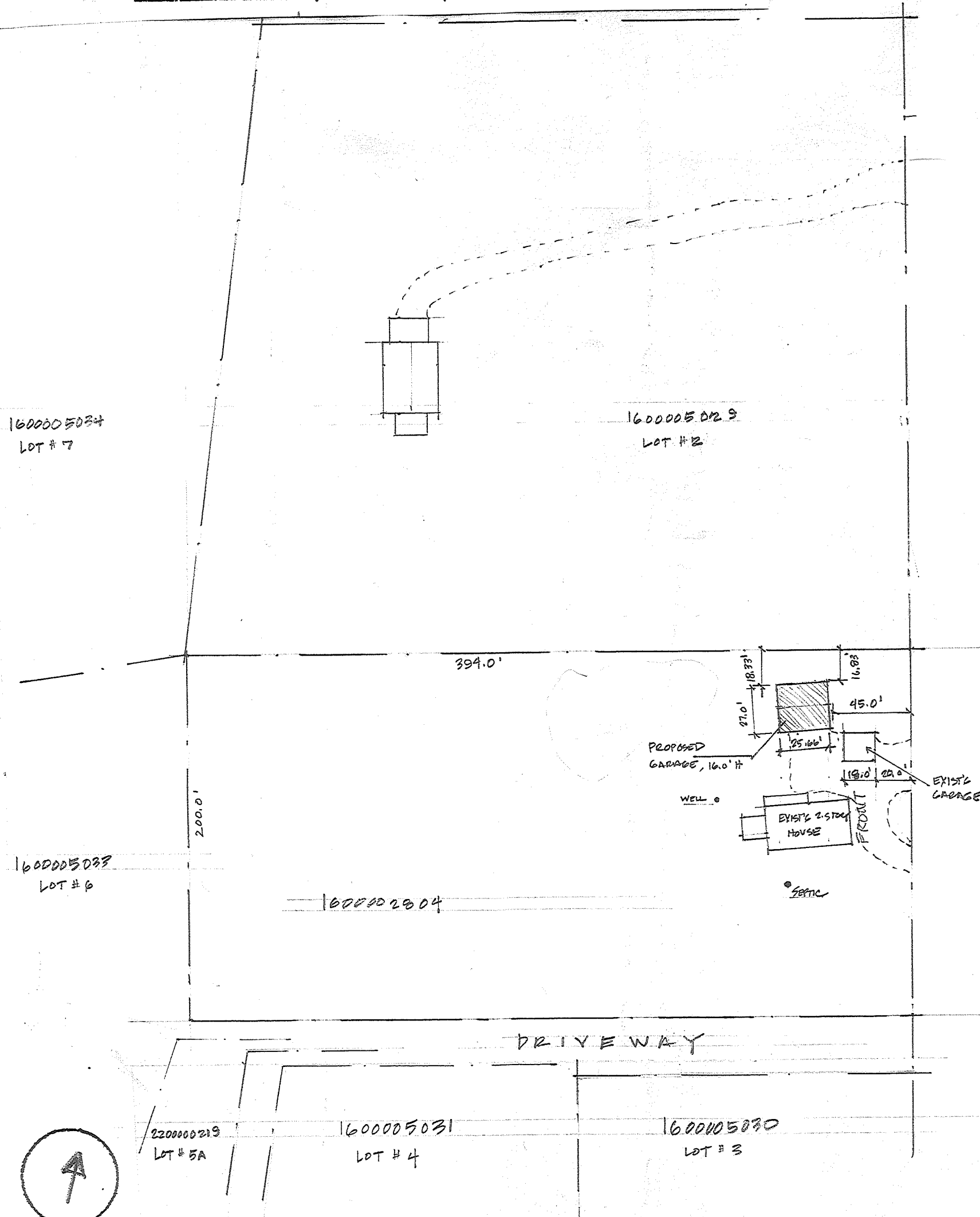
PROPERTY ADDRESS 21010 York Rd, 21120

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER MANUEL & TAMMY RIVERA



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 007B1

ZONING RC-5

LOT SIZE 1.31 ACRES 78,800 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING 2008-0450-A

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

2010-
0346-A

SCALE OF DRAWING: 1" = 60'

PREPARED BY: JL