

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Peters Avenue; 400 feet NE
of Weisburg Road
7th Election District
3rd Councilmanic District
(18315 Peters Avenue)

Antonino and Doreen M. Passaniti
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0348-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, Antonino and Doreen M. Passaniti for property located at 18315 Peters Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. In February, 2010, two significant snow storms collapsed the roof of the 20 feet x 36 feet accessory structure. The structure was used for the storage of a lawn mower, garden tools and two small cars. Three contractors concluded that the wood frame structure was completely rotted and the foundation was crumbling. These contractors recommended a block concrete foundation with cement footers, new wood framing and a pitched metal roof that would better drain water, snow and ice to protect the new structure from the weight of snow. The garage height of 24 feet will allow for the pitched metal roof. The footprint and location of the new structure will be same as the old structure. The property contains 2.85 acres and is served by private water and sewer.

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 29, 2010,

ORDER RECEIVED FOR FILING

Date 7-12-10

By PC

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 19, 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.

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 12th day of July, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 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.

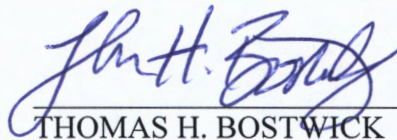
ORDER RECEIVED FOR FILING

Date 7-12-10 2

By [Signature]

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 7-12-10

By 



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 12, 2010

ANTONINO AND DOREEN M. PASSANITI
18315 PETERS AVENUE
WHITE HALL MD 21161

Re: Petition for Administrative Variance
Case No. 2010-0348-A
Property: 18315 Peters Avenue

Dear Mr. and Mrs. Passaniti:

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 "Tom 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 18315 Peters Avenue.
which is presently zoned RC4

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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 24- FEET IN LIEU OF THE MAXIMUM PERMITTED 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 _____ Date 7-12-10
City _____ BY ps State _____ Zip Code _____

Legal Owner(s):

Antonino Passaniti
Name - Type or Print _____
Antonino Passaniti
Signature _____
Doreen M. Brown-Passaniti
Name - Type or Print _____
Doreen M. Brown-Passaniti
Signature _____
18315 Peters Avenue (410) 357-1857
Address _____ Telephone No. _____
White Hall, MD 21161
City _____ State _____ Zip Code _____

Representative to be Contacted:

WK (410) 328-5470
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 _____ 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. 2010-0348-A

REV 10/25/01

Reviewed By D.T. Date 6/11/10

Estimated Posting Date 6/20/10

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

Address 18315 Peters Avenue
City White Hall, State MD Zip Code 21161

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):

In February, 2010, two significant snow storms collapsed the side roof of our 20 ft by 36 ft shed. Our shed, located in the backyard of the house, was used for storage of lawn mower, garden tools and two small cars. Three contractors evaluated and gave us detailed estimates on repairing our shed. All three contractors concluded that the wood frame structure was completely rotted and the cinderblock foundations were crumbling and not supporting the structure.

They recommended block/concrete foundation with cement footers, new wood framing and a pitched metal roof that would better drain water, snow and ice to protect a new shed. The old shed's (see photos) roof was flat and unable to protect the structure from the heavy weight of deep snow.

Therefore, we will need a variance on the height from the current 15 ft to 24 ft in order to build a new "pitched" metal roof. The footprint (size) and location of a new shed will be the same as our old shed in the backyard. (Our closest neighbor is 2 acres away) A new shed would look really nice in our rural community. We appreciate your time in considering this variance.

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.

Antonino Passaniti
Signature

Antonino Passaniti
Name - Type or Print

Doreen M. Brown-Passaniti
Signature

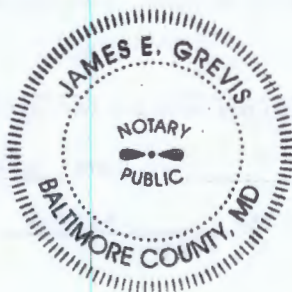
Doreen M. Brown-Passaniti
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Antonino Passaniti and Doreen M. Brown-Passaniti
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 10/16/2011

EXHIBIT A

Beginning for the outline to include the same at an iron pipe set on the south side of a private road for the end of the North 62 degrees 10 minutes East 366.7 feet line in a deed from Marian Peters widow to William W. Woods and wife dated November 16th 1943 and recorded among the Land Records of Baltimore County in liber RJS 1300 folio 410 running thence by a line crossing said private road North 22 degrees 53 minutes West 26.8 feet to a pipe set on the North side of said private road thence along the North side of that road South 61 degrees 43 minutes West 30.7 feet to a stake and to that parcel of land conveyed by Marian W. Peters widow to Inez R. McKee and husband by deed dated September 29th 1943 and recorded among the land records aforesaid in liber RJS 1308 folio 270 thence binding on that deed North 28 degrees 1 minutes West 242.8 feet to an iron pin in a private road thence North 35 degrees 33 minutes East 229 feet to an iron stake and to that property conveyed to Harmon Stahler by Marian W. Peters widow by deed dated August 23rd 1943 and recorded among the Land Records aforesaid in Liber RJS 1290 folio 560 running thence binding on that deed south 67 degrees 10 minutes East 290 feet to a cherry tree and that parcel of land conveyed to William Leonard Street by deed dated October 14th 1943 and recorded among the Land Records aforesaid in Liber RJS 1304 folio 560 running thence binding on that land south 28 degrees West 50 feet to a stake thence continuing the same course by a line of division South 28 degrees West 41 feet to a stake thence continuing lines of division the four following lines South 8 degrees East 156.5 feet to a stake on the East side of an Ash Tree south 19 degrees 33 minutes West 75.4 feet to a stake South 66 degrees 33 minutes West 83.8 feet to a stake and South 74 degrees 47 minutes West 99 feet to a stake 2 feet Southwest of an Ash Tree and to the property above mentioned now belonging to William W. Woods and wife thence binding on that property North 22 degrees 53 minutes West 74 feet to the place of beginning. Containing 2 acres and 85/100 of an acre as surveyed September 2nd 1944 for conveyances from Marian W. Peters widow to Vincent B. Gay.

BEING the same lot of ground which by Deed dated evenly herewith and recorded or intended to be recorded immediately prior hereto was granted and conveyed by LOUIS L. LOEFFLER unto ANTONINO PASSANITI and DOREEN M. BROWN-PASSANITI, HIS WIFE , the within borrowers.

BORROWER ACKNOWLEDGES THAT THE SUM RECEIVED UNDER THE NOTE SECURED BY THIS DEED OF TRUST IS, IN WHOLE OR IN PART, THE PURCHASE MONEY OF THE PROPERTY SECURED HEREBY.

2010-0348-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0348 -A Address 18315 PETERS AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/11/10 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.

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- 0348 -A Address 18315 PETERS AVE.

Petitioner's Name PASSANITI Telephone 410-357-8577

Posting Date: 6/20/10 Closing Date: 7/5/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH
A HEIGHT OF 24-FEET IN LIEU OF THE MAXIMUM PERMITTED
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: 2010-0348-A
Petitioner: PASSANITI
Address or Location: 18315 PETERS AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. ANTONINO PASSANITI
Address: 18315 PETERS AVE.
WHITE HALL, MD 21161
Telephone Number: 410-357-8577

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

No. _____

Date: _____

Rev Sub
Source/ Rev/
Obj Sub Obj

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	501	100		0000				100.00

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 6-19-2010

RE: Case Number: 2010-0348-A

Petitioner/Developer: Doreen Passaniti

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 18315 Peters Ave

The signs(s) were posted on 6-19-10

(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

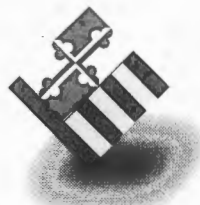
CASE # 2010-0346-A

TO PERMIT A PROPOSED DETACHED
ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED ON THE SIDE OF
A DWELLING WITH A HEIGHT OF
16 FEET IN LIEU OF THE REQUIRED
REAR AND MAXIMUM ALLOWED 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
MADE IN THE ZONING REVIEW BUREAU BEFORE
7-5-10

HEARD AT THE DEPARTMENT OF
PLANNING AND ZONING OFFICE BUILDING.



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

Mr. & Mrs. Passaniti
18315 Peters Avenue
White Marsh, MD 21161

Dear: Mr. & Mrs. Passaniti

RE: Case Number 2010-0348-A, 18315 Peters Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 11, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2010

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

SUBJECT: 10-348 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 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 30 2010

ZONING COMMISSIONER



State Highway
Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-24-2010

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

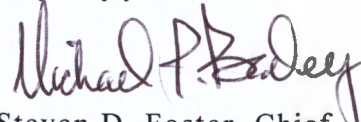
RE: Baltimore County
Item No. 2010-0348
18318 PETERS AVENUE
PASSANITI PROPERTY
ADMIN. VARIANCE -

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. 2010-0348-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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment6-23-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

6-21-10

FIRE DEPARTMENT

nc6-29-10

PLANNING

conditions

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

6-24-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. 2002-0020 - with drawn)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-19-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

2010-0348-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 - 0712059050

Owner Information

Owner Name: PASSANITI ANTONINO
 BROWN-PASSANITI DOREEN M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 18315 PETERS AV
 WHITE HALL MD 21161-9108
Deed Reference: 1) / 9290/ 679
 2)

Location & Structure Information

Premises Address 18315 PETERS AVE
Legal Description 2.85AC SES
 PETERS AV
 400 NE WEISBURG RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
17	17	101						2	Plat Ref:

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1902	2,964 SF	2.85 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2009	07/01/2010	
Land	118,500	154,050			
Improvements:	138,080	168,470			
Total:	256,580	322,520	300,540	322,520	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: LOEFFLER LOUIS L	Date: 07/23/1992	Price: \$160,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9290/ 679	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 *

Photo 3



Photo 4



Photo 5



Photo 6



2010-0348-A

Passaniti Shed

Photo 11



Practical Pole Building Construction Photo 12

by Craig Wallin



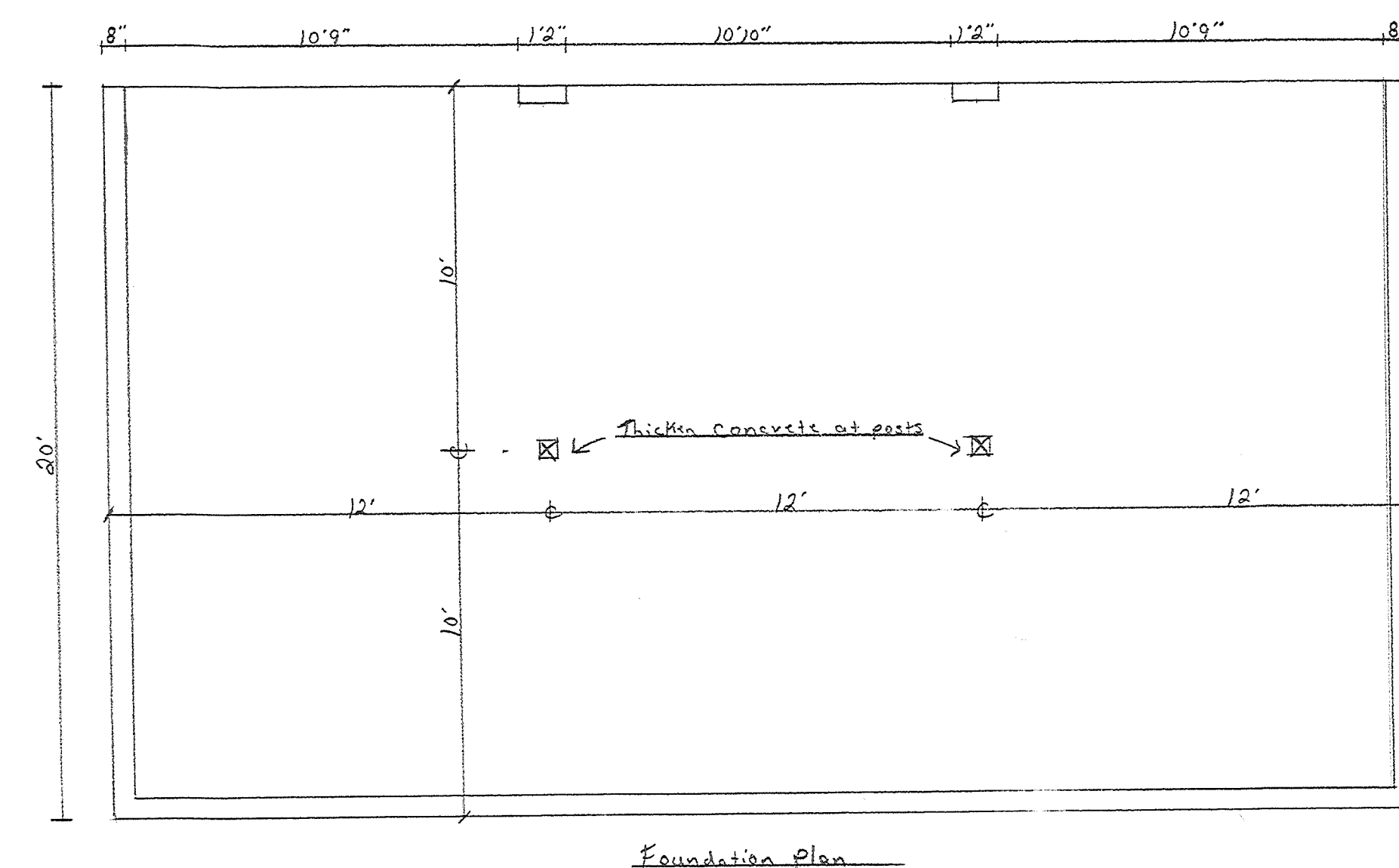
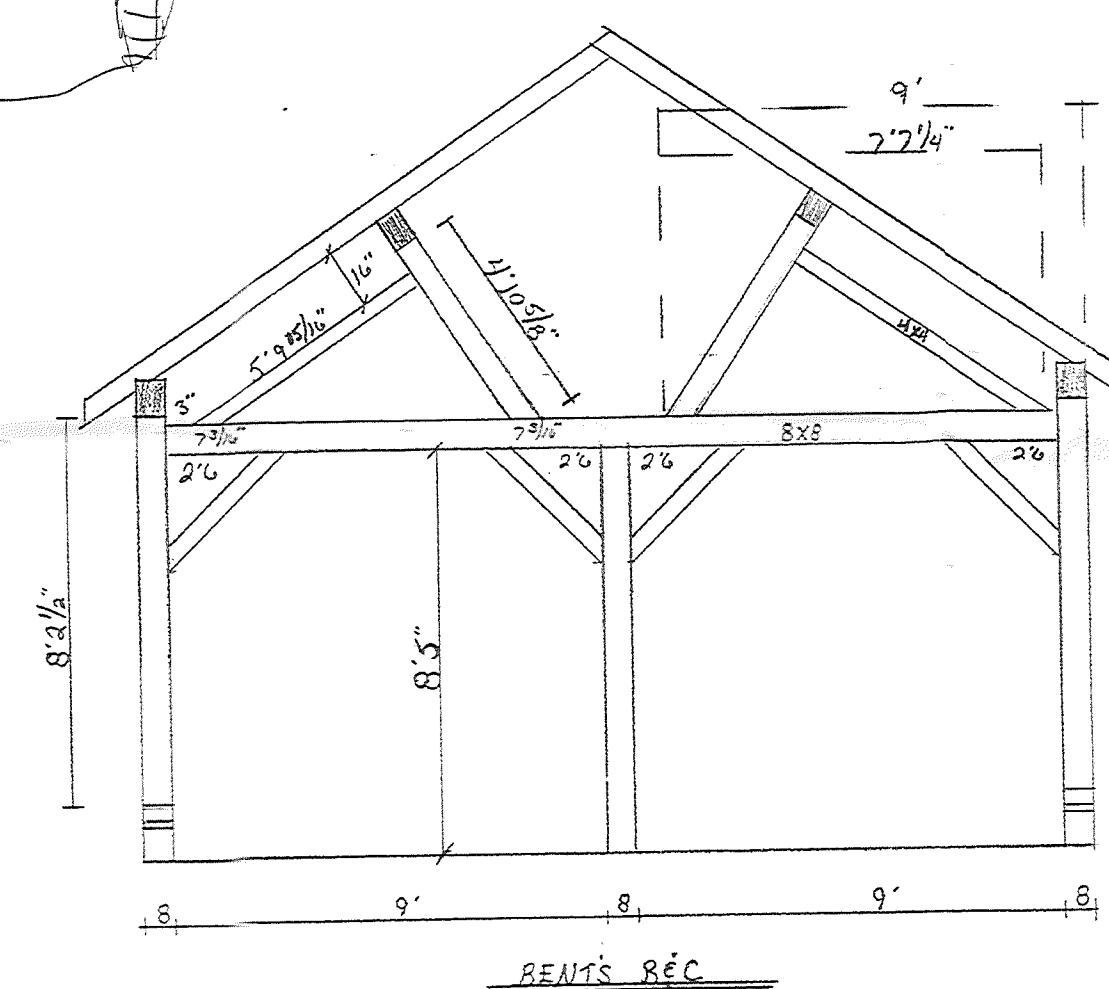
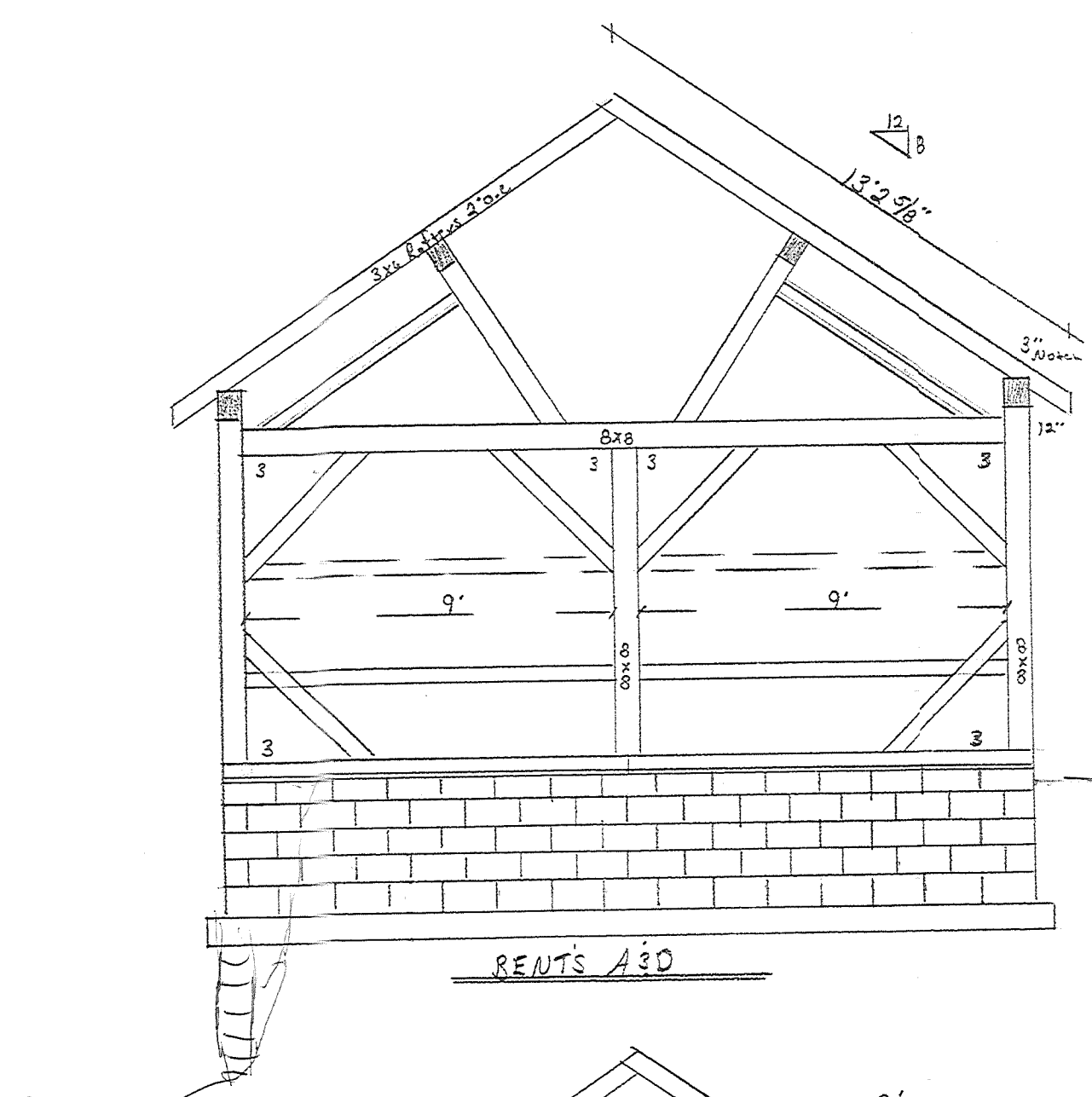
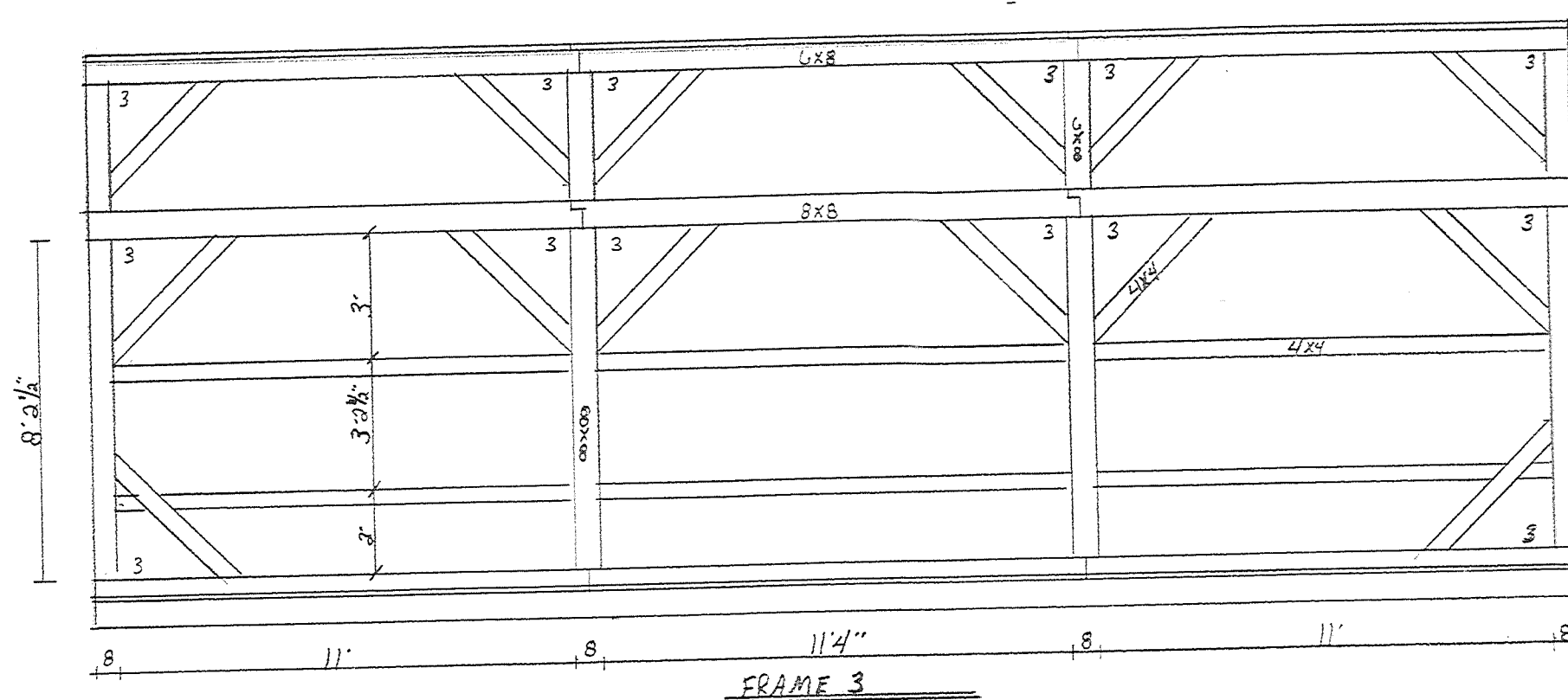
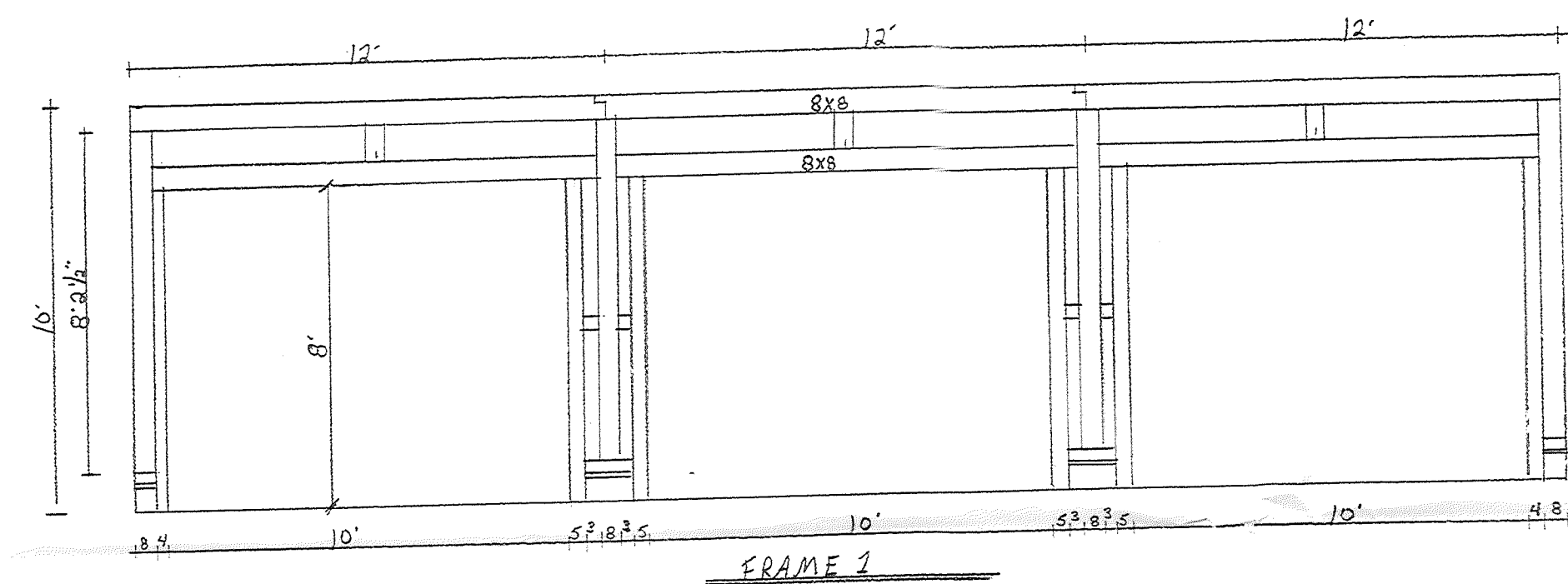
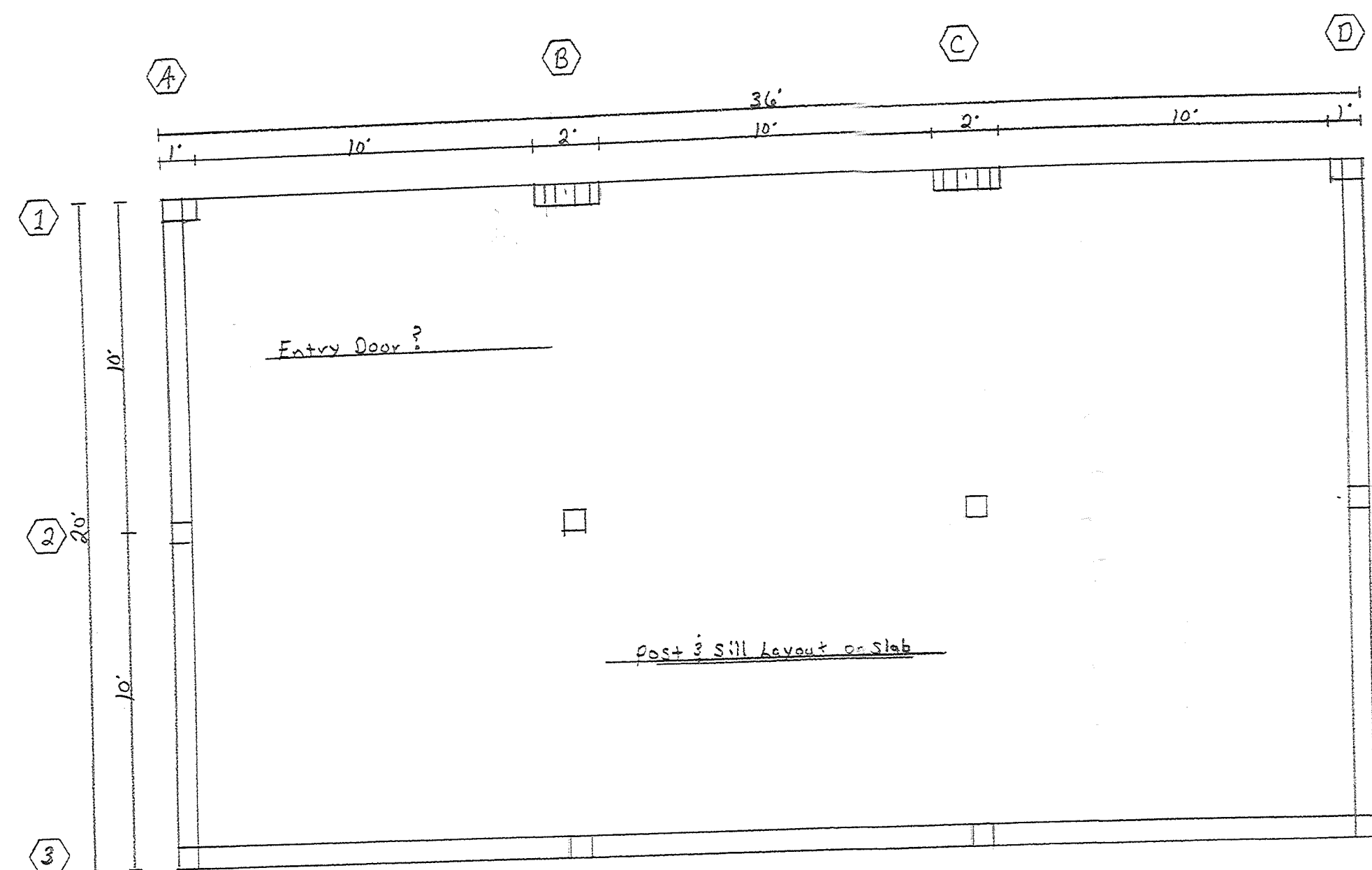
15' Roof Slope 8 1/2' Nick Engler, 2001 paperback

$$\begin{array}{r} 4 \\ 27 \\ \times 17 \\ \hline 189 \\ 27 \\ \hline 459 \text{ sq ft} \end{array}$$

27' wide
17' long



2010-0348-A

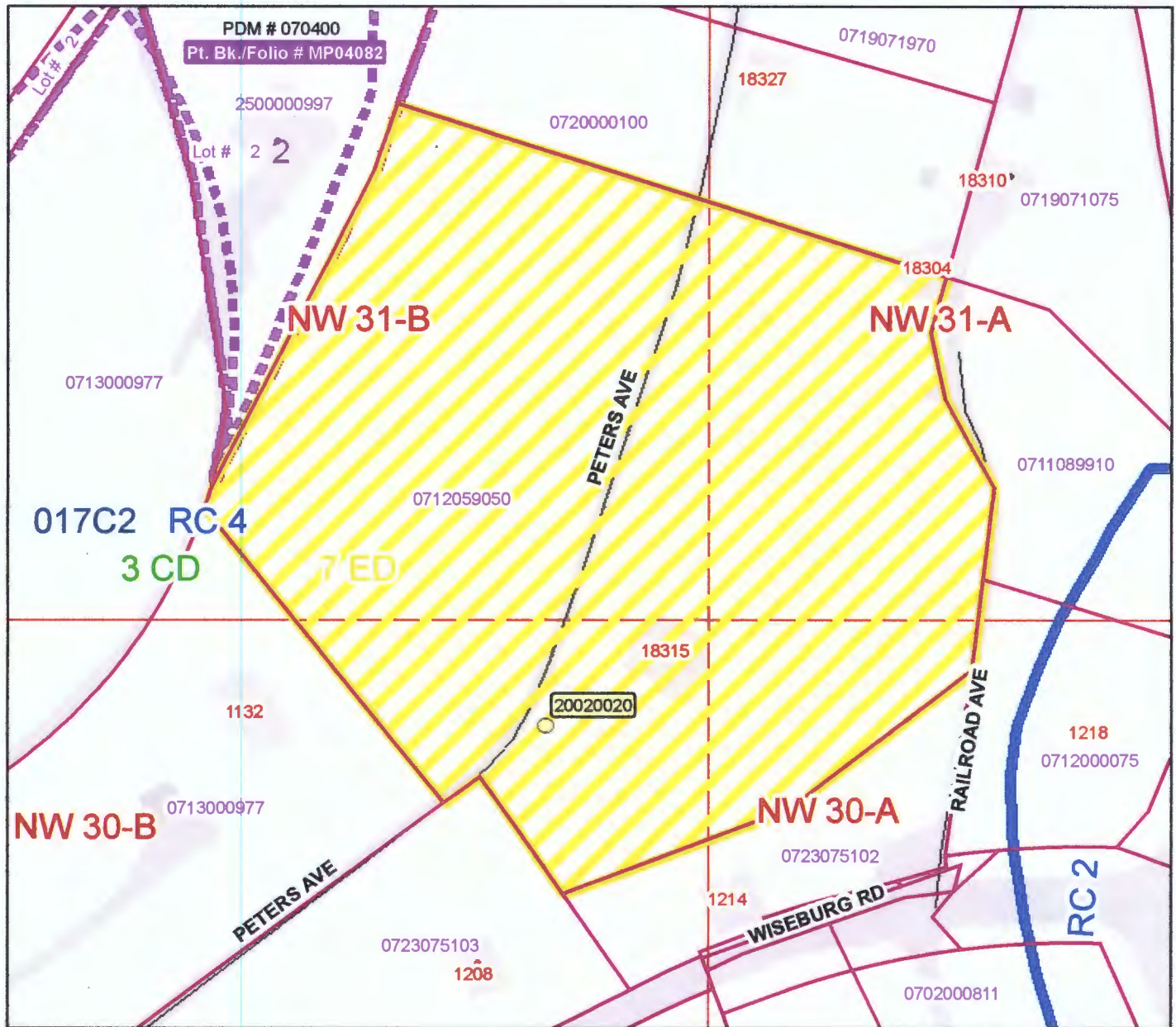


#2 6/10/10

TONY & DOREEN PASANITIA		White Hall MD
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY S.L.E.
DATE: 6-9-10		REVISED
A 20' X 36' Timber Frame Garage		DRAWING NUMBER
(Framing Plans)		

4-COPY

18315 Peters Avenue



Publication Date: May 24, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

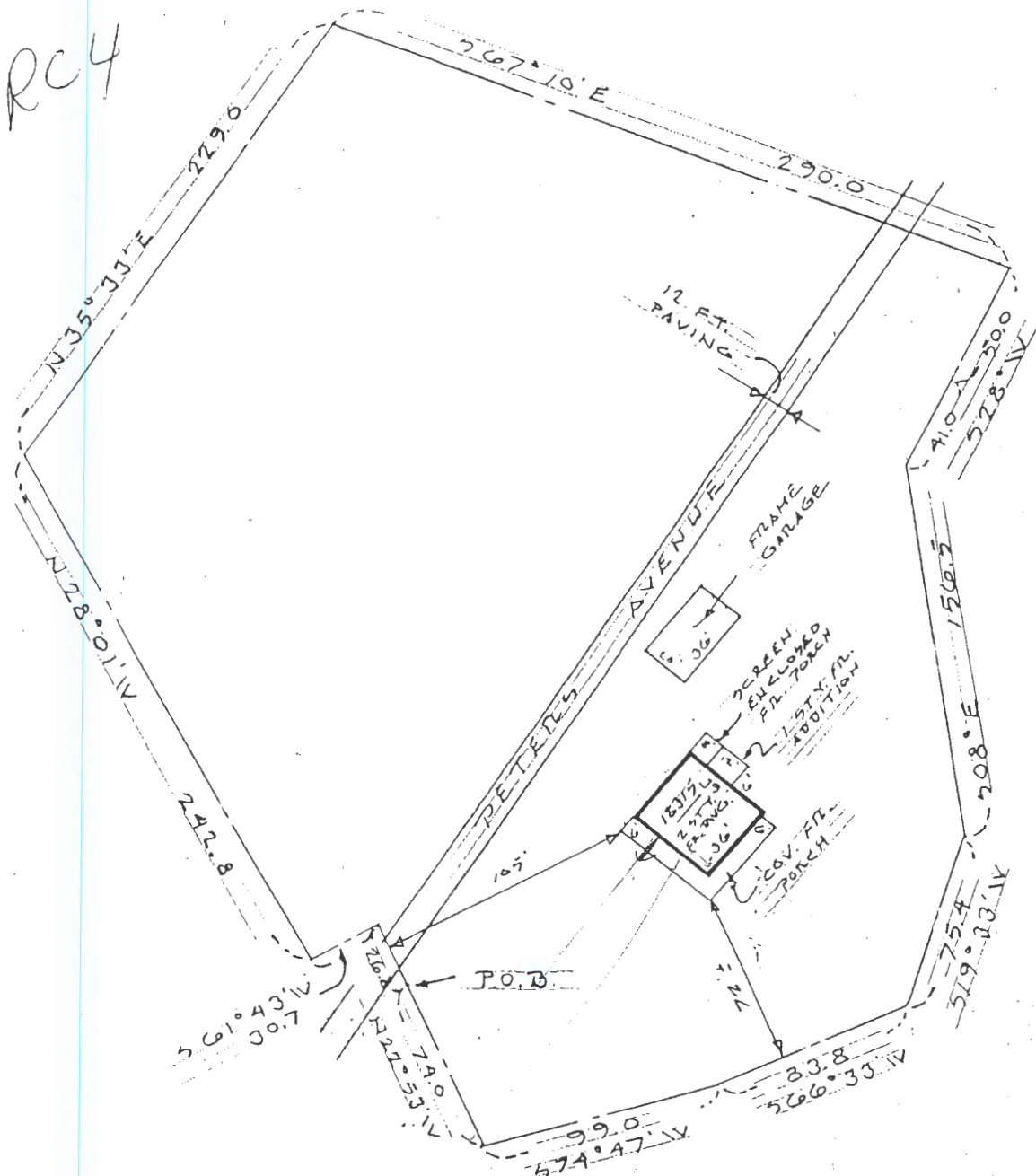


0 100 200
Feet

1 inch = 100 feet

2010-0348-A

RC4



1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.

2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

(This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.)

1/23/98

[Signature]

ALL SETBACK DIMENSIONS ARE $\pm$ ONE FOOT UNLESS OTHERWISE NOTED.

REG. NO. 135



LOCATION DRAWING
18315 PETERS AVENUE, BALTO. CO., MD.

SCALE
1" = 60'

DATE

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

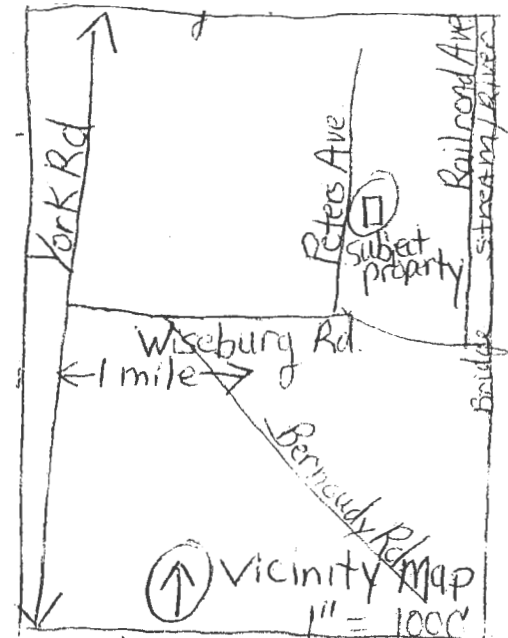
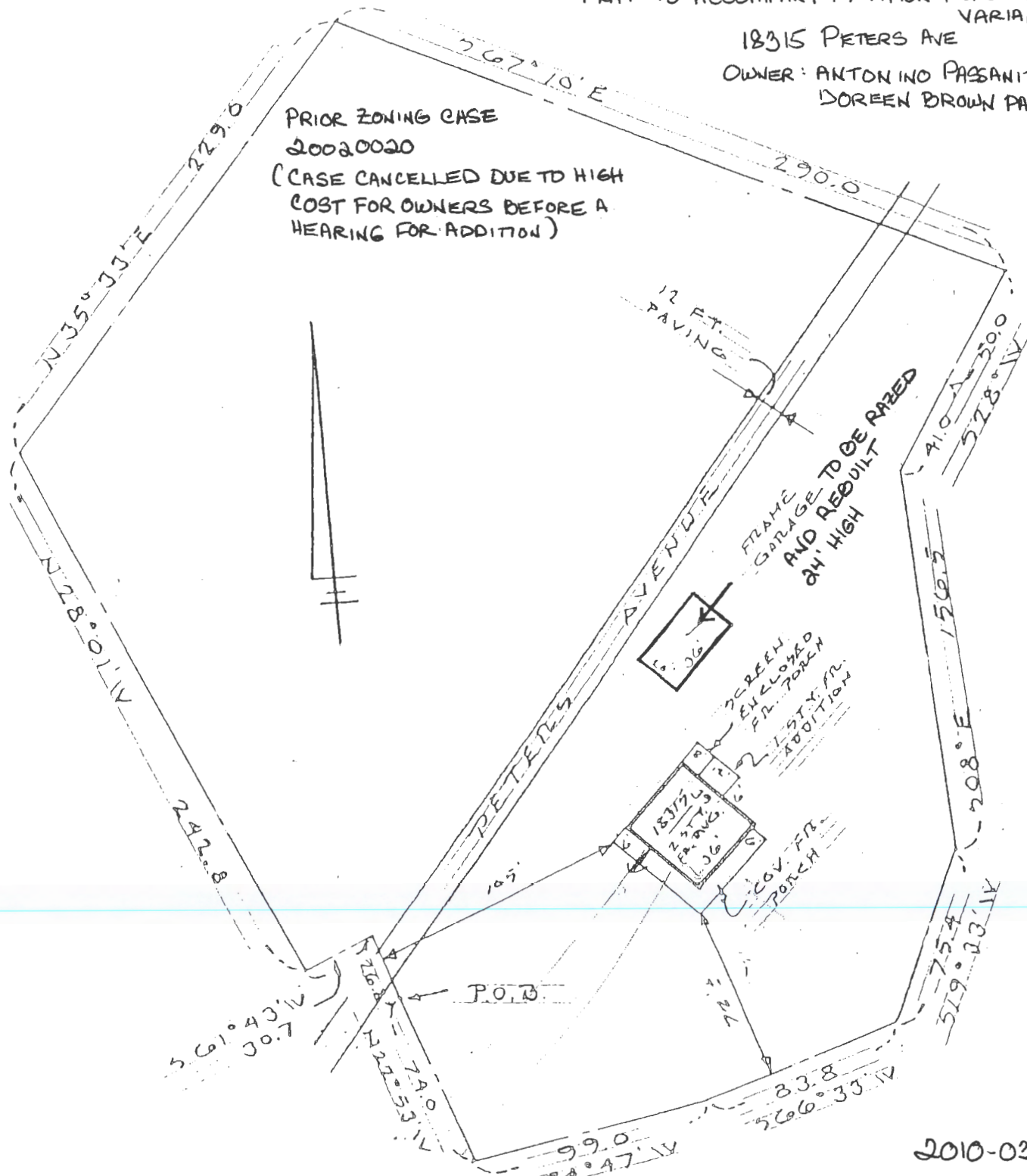
18315 PETERS AVE

OWNER: ANTONINO PASSANITI &
DOREEN BROWN PASSANITI

PRIOR ZONING CASE

20020020

(CASE CANCELLED DUE TO HIGH
COST FOR OWNERS BEFORE A
HEARING FOR ADDITION)



Location Info
Election District 7
Councilmanic District 3
1"=200' scale map
NW 30-B
017C2
Zoning RC4
Lot size 2.85
Acreage
sewer - private
water - private
Chesapeake Bay
Critical Area - NO
100 Year Flood Plain - Yes
Historical Building - No
Prior Zoning - Yes

* Flood Plain - tip of property at bottom of steep hill near Railroad Ave.

2010-0348-A