

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Bird River Road; 600 feet E of the
c/l of Vincent Farm Road
15th Election District
6th Councilmanic District
(10320 Bird River Road)

Michele Gizzi and Shannon Lee Burns
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0056-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, Michele Gizzi and Shannon Lee Burns for property located at 10320 Bird River Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building (detached garage) with a height of 26.5 feet in lieu of the allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to demolish the existing garage and replace it with a new taller garage for the storage of personal belongings. The design of the proposed garage will be compatible with the dwelling. Petitioners' property contains 3.43 acres.

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 August 10, 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 August 15, 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 9-8-10

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 8th day of September, 2010 that an Administrative Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building (detached garage) with a height of 26.5 feet in lieu of the allowed 15 feet is hereby GRANTED, subject to the following:

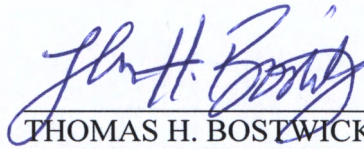
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners 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 or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 9-8-10

By [Signature]

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 9-8-10

By PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 8, 2010

MICHELE GIZZI AND SHANNON LEE BURNS
10320 BIRD RIVER ROAD
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2011-0056-A
Property: 10320 Bird River Road

Dear Ms. Gizzi and Ms. Burns:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bev True, 3920 London Bridge, Sykesville MD 21784

TAX. ACCOUNT # 1700003415

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10320 Bird River Rd
which is presently zoned RC 3

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 TO PERMIT A PROPOSED
ACCESSORY BUILDING (DETACHED GARAGE) WITH A HEIGHT OF
26 1/2 FEET IN LIEU OF THE 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 _____ Date _____ Telephone No. _____
City _____ BY _____ State _____ Zip Code _____

Legal Owner(s):

Michelle Gizzi
Name - Type or Print _____
Michelle Gizzi
Signature _____
Shannon Burns
Name - Type or Print _____
Shannon Burns
Signature _____
10320 Bird River Rd
Address _____
Balto MD 21229
City State Zip Code

Representative to be Contacted:

Ben True
Name _____
3920 London Bridge Rd
Address _____
Sykesville MD 21784
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. 2011-0056-A

Reviewed By A TSUI Date 8/5/2010

Estimated Posting Date 8/15/10 ~ 8/30/10

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 10320 Bird River Rd
City Baltimore State MD Zip Code 21220

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):

We would like to build a new garage with a height of 20'6" so we could use the second floor for storage. The design of the garage will be compatible with the new house. Due to the shape of the lot it would be difficult to place it anywhere else on the lot.

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.

Michele Gizzi
Signature

Michele Gizzi
Name - Type or Print

Shannon Burns
Signature

Shannon Burns
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARBOR BALTIMORE, to wit:

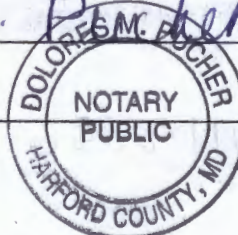
I HEREBY CERTIFY, this 9th day of JULY, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michele Gizzi + Shannon Burns
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dolores M. Pender
Notary Public

My Commission Expires



ZONING DESCRIPTION FOR 10320 BIRD RIVER ROAD

Beginning at a point on the North side of Bird River Road which is 40' wide at the distance of 600' East of the centerline of the nearest improved intersecting street Vincent Road, which is 40' wide. Being ,

BEGINNING FOR THE SAME on the north side of Bird River Road at a point distant 586-43/100 feet measured easterly along the north side of said Road from a stone heretofore set at the beginning of the third line of a parcel of land which by a deed dated July 22nd, 1910, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 366 folio 124 was conveyed by Mary E. Bevans et al to Rudolph C. Magsamen and wife said place of beginning also being distant 235 feet measured easterly along the north side of the Bird River Road from the beginning of a parcel of land which by a deed dated December 31, 1937, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1018 folio 334, was conveyed by the Royal Realty Corporation to George V. Parkhurst and running thence and binding on the north side of Bird River Road and on the third line of said parcel of land conveyed by Bevans to Magsamen south 86 degrees 27 minutes east 135 feet thence leaving said Road and running for lines of division the seven following courses and distances viz north 3 degrees 33 minutes east 350 feet south 66 degrees 27 minutes east 112 feet north 3 degrees east 312-88/100ths feet north 87 degrees west 300 feet south 3 degrees west 310 feet south 86 degrees 27 minutes east 63 feet and south 3 degrees 33 minutes west 350 feet to the place of beginning. Containing ~~1 and~~ 3 and 15/100 acres of land more or less, and

BEGINNING FOR THE SAME on the north side of the Bird River Road at a point distant 471 43 feet measured easterly along the north side of said road from a stone heretofore set at the beginning of the third line of a parcel of land which by a deed dated July 22, 1910, and recorded among the Land Records of Baltimore County in Liber WPC No. 366 folio 124, was conveyed by Mary L. Bevans et el to Rudolph C. Magsamen and wife and thence binding on the north side of the Bird River Road south 86 degrees 27 minutes east 35 feet to the beginning of parcel of land which by a deed dated December 12, 1939, and recorded among the Land Records of Baltimore County Liber CWB Jr. No. 1087 folio 381, was conveyed by Charles A. Gambrill and wife to David X. Henecker and wife thence binding reversely on the last line and on a part of the seventh line of said parcel of land the two following courses and distance viz north 3 degrees 33 minutes east 350 feet and north 86 degrees 27 minutes west 35 feet and thence leaving said outline and running for a line of division south 3 degrees 33 minutes west 350 feet to the place of beginning. Continuing 0.261 of an acre of land more or less. The improvements thereon being known as 10320 Bird River Road, Baltimore, MD. Located

in the 15th Election District, 6th Councilmanic District.
2011-0056-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-¹¹ 0056 -A Address 10320 BIRD RIVER ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/5/2010 Posting Date: 8/15/10 Closing Date: 8/30/10

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 2000-¹¹ 0056 -A Address 10320 BIRD RIVER ROAD
Petitioner's Name MICHELE GIZZI Telephone 443-506-5196

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A PROPOSED ACCESSORY BUILDING
(DETACHED GARAGE) WITH A HEIGHT OF 26 1/2 FEET
IN LIEU OF THE ALLOWED 15 FEET.

WCR - Revised 7/7/08

No. 58691
Date: 8/5/10

PAID RECEIPT

MESSAGE	ACTION	TIME	OWN
6/05/2010	6/05/2010	11:21:11	6

REC 0006 BOLKIN TRAY TTY
>> RECEIPT # 450722 8/05/2010 OFLN
Des 5 550 MISCELLANEOUS - IN
001. (P5067)

Receipt Tot \$65.00
\$65.00 12 \$4.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				\$65-
Total:								\$65-

Rec
From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 8-15-10

RE: Case Number: 2011-0056-A

Petitioner/Developer: Michele Gizzi

Date of Hearing/Closing: 8-30-10

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 10320 Bird River Rd

The signs(s) were posted on 8-15-10
(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 # 2011-0056-A

TO PERMIT A PROPOSED ACCESSORY
BUILDING (DETACHED GARAGE) WITH
A HEIGHT OF 26 1/2 FEET IN LIEU
OF THE ALLOWED 5 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 8/2/11
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
EAKE AVE., TOWSON, MD 21204, (410) 887-3351
UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
UNENFORCEABLE



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

August 31, 2010

Michele Gizzi & Shannon Burns
10320 Bird River Rd.
Baltimore, MD 21220

Dear: Michele Gizzi & Shannon Burns

RE: Case Number 2011-0056-A; 10320 Bird River Rd.

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

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Bev True; 3920 London Bridge; Sykesville, MD 21784

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 10, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 23, 2010
Item Nos. 2011- 026, 028, 032, 047,
048, 049, 050, 051, 052, 053, 054,
055, 056 and 057

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-08232010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2010
RECEIVED

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

AUG 11 2010

ZONING COMMISSIONER

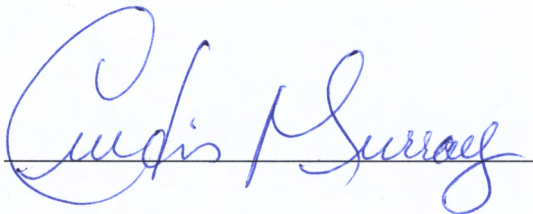
SUBJECT: 11-056 – Administrative Variance

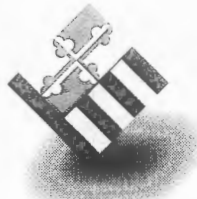
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 26.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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 Laurie Hay at 410-887-3480.

Prepared by:
AFK/LL: CM





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, Chief
Fire Department

August 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Variance:** 2011-0028SPHA, 2011-0032A, 2011-0047A – 0049A, 2011-0026SPHXA

Administrative Variance: 2011- 0050A, 2011-0052 - 0053A, 2011-0055A - 0056A.

Special Hearing: 2011-0028SPHA, 2011-0051SPH, 2011-0057SPH, 2011-026SPHXA

Special Exception: 2011-0026SPHXA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

Comments:

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 18, 2010

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

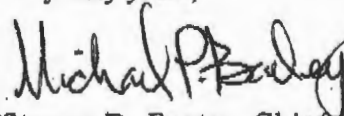
RE: Baltimore County
Item No. 2011-0056-A
10320 BIRD RIVER RD
BURNS PROPERTY
ADMIN. VAR. -

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. 2011-0056-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, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 8, 2010

SUBJECT: Zoning Item # 11-056-A
Address 10320 Bird River Road
(Gizzi & Burns Property)

Zoning Advisory Committee Meeting of August 9, 2010

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

Reviewer: JWL Date: 9/8/10

Patricia Zook - Cases 2011-0055-A and 2011-0056-A - DEPRM comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 9/1/2010 2:58 PM
Subject: Cases 2011-0055-A and 2011-0056-A - DEPRM comments needed
CC: Bostwick, Thomas

Jeff -

The following administrative variance cases closed on August 30 and we need DEPRM comments:

CASE NUMBER: 2011-0055-A

905 Sue Grove Road

Location: NE side of Sue Grove Road; 1,690 feet SE from the c/l of Turkey Point Road.

15th Election District, 6th Councilmanic District

Legal Owner(s): Mark and Atussa Haynes

Closing Date: 8/30/2010

ADMINISTRATIVE VARIANCE To permit an accessory use (in-ground pool) to be located in the front yard in lieu of the rear yard.

CASE NUMBER: 2011-0056-A

10320 Bird River Road

Location: N side of Bird River Road; 600 feet E of the c/l of Vincent Farm Road.

15th Election District, 6th Councilmanic District

Legal Owner(s): Michele Gizzi and Shannon Burns

Closing Date: 8/30/2010

ADMINISTRATIVE VARIANCE To permit a proposed accessory building (detached garage) with a height of 26.5 feet in lieu of the allowed 15 feet.

Thank you.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

2011-0056A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

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

Account Identifier: District - 15 Account Number - 1700003415

Owner Information

Owner Name:	BURNS SHANNON LEE	Use:	RESIDENTIAL
	GIZZI MICHELE	Principal Residence:	YES
Mailing Address:	10320 BIRD RIVER RD	Deed Reference:	1) /26485/ 537
	BALTIMORE MD 21220-1506		2)

Location & Structure Information

Premises Address	Legal Description
10320 BIRD RIVER RD	3.431 AC
BALTIMORE 21220-1506	NS BIRD RIVER RD
	600FT E OF VINCENT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
83	7	79						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,236 SF	3.43 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	93,220	111,870		
Improvements:	109,730	143,170		
Total:	202,950	255,040	237,676	255,040
Preferential Land:	0	0	0	0

Transfer Information

Seller: WIEGAND ELLSWORTH J	Date: 12/14/2007	Price: \$330,000
Type: NOT ARMS-LENGTH	Deed1: /26485/ 537	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-10-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent <u>9-1-10</u> <u>9-8-10</u>)	<u>nc</u>
<u>8-12-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-10-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>conditions</u>
<u>8-18-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-15-10</u> <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

10320 Bird River Road - Front



Rear View from main house



Left view from front



New proposed garage to be shifted back (Left) in this view and built higher 20'



2011-0056-A



10320 Bird River Road
existing garage

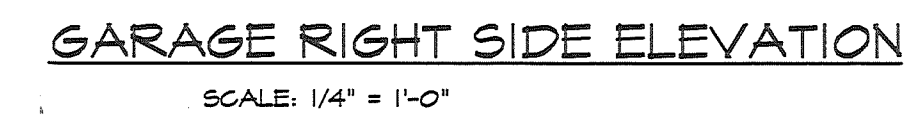
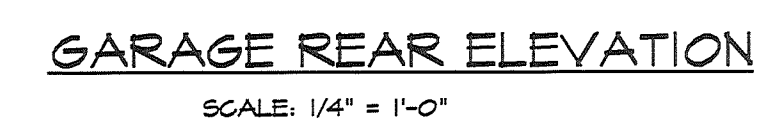
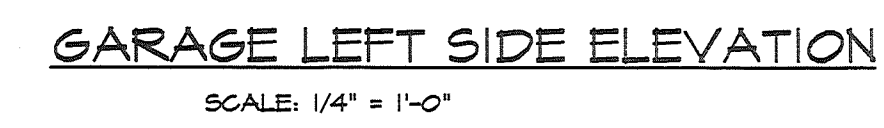
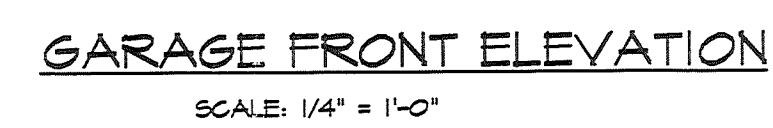


View looking down street from the property



View from property looking up the street

2011-0056-A



BRICK LINTEL SCHEDULE						BRICK MINIMUM REINFORCED
MAXIMUM SPAN	HEIGHT OF VENEER					
	8"	16"	24"	32"	XSPAN / 2	
8"-OTTO 6"-O"	3 1/2"x8 1/2"x14"	3 1/2"x8 1/2"x14"	3 1/2"x8 1/2"x14"	3 1/2"x8 1/2"x14"	3 1/2"x8 1/2"x14"	3" 6"
8"-2"	3 1/2"x8 1/2"x14"	3 1/2"x8 1/2"x14"	3 1/2"x8 1/2"x14"	4"x8 1/2"x14"	5"x8 1/2"x16"	3" 6"
16"-2"	5"x8 1/2"x16"	6"x8 1/2"x16"	7"x4"x8 1/2"	7"x4"x8 1/2"	8"x4"x12"	4" 6"

THE GIZI-BURNS RESIDENCE

2011-0056-A

REVISÉD 1/7/2010

THE GIZZI-BURNS RESIDENCE

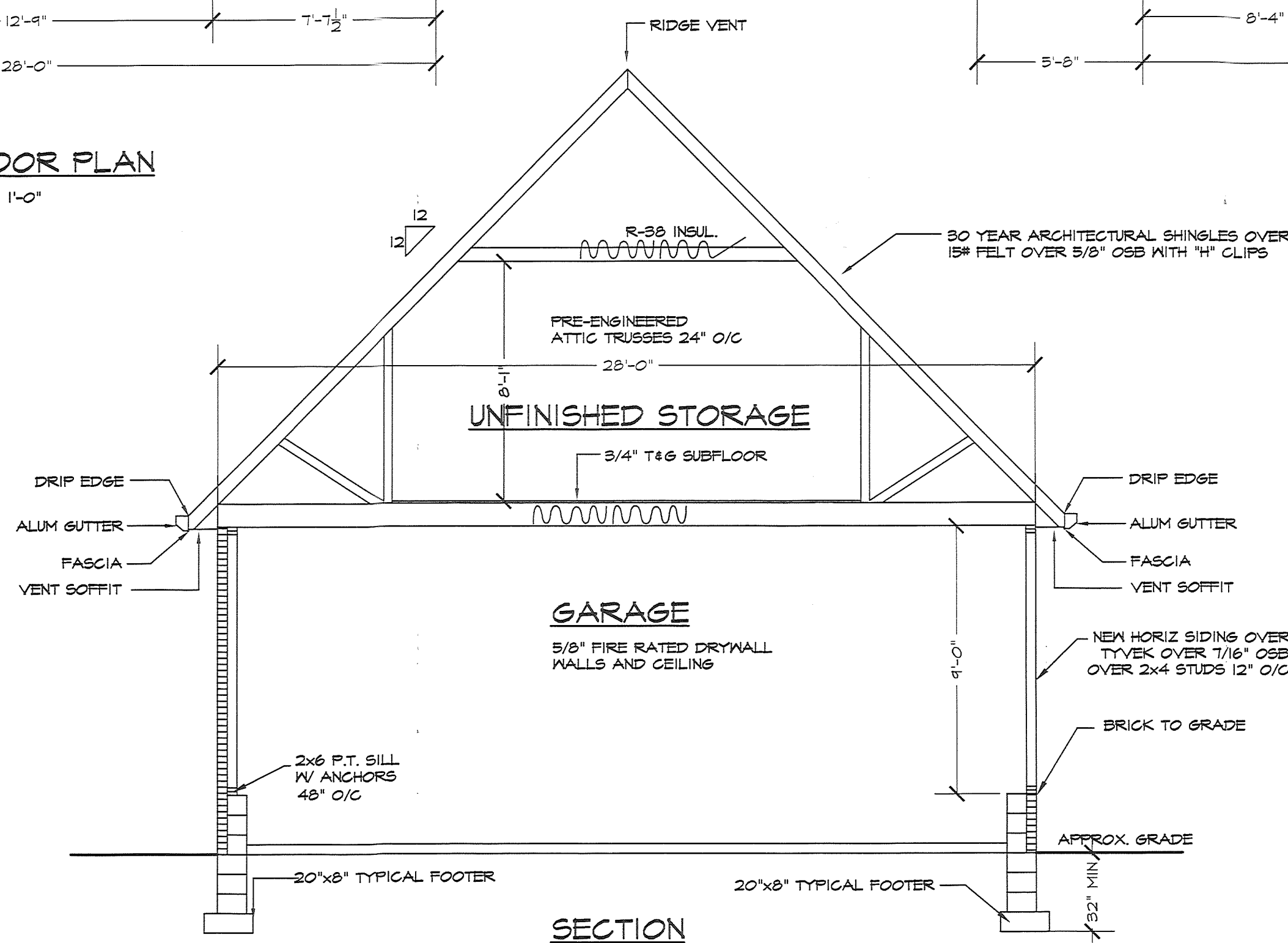
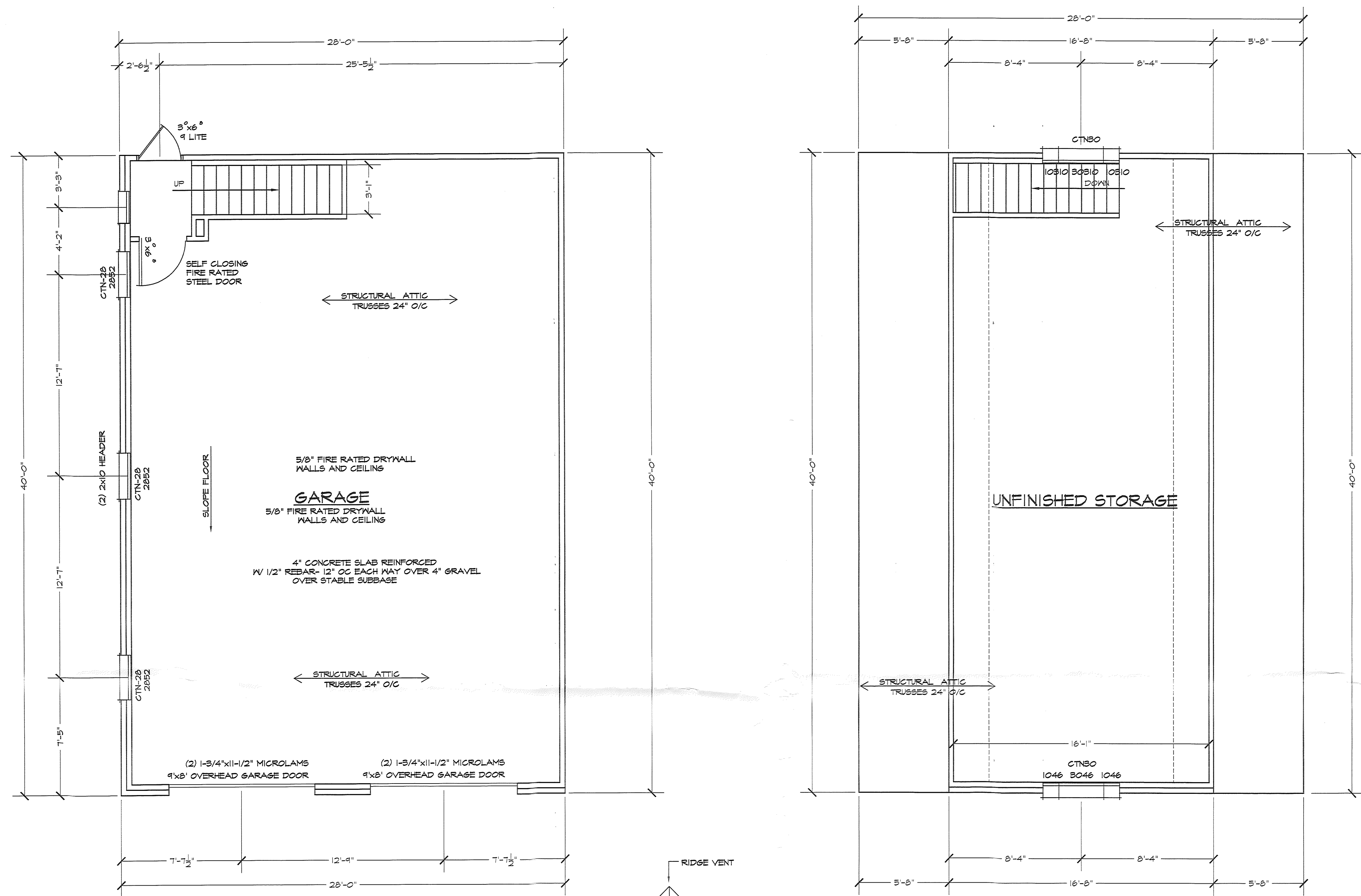
THE GIZZARD
SCALE AS SHOWN

DATE: 1/20/10

SHEET NO.: 8 OF 9

GBL CUSTOM HOME
DESIGN INC.

DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

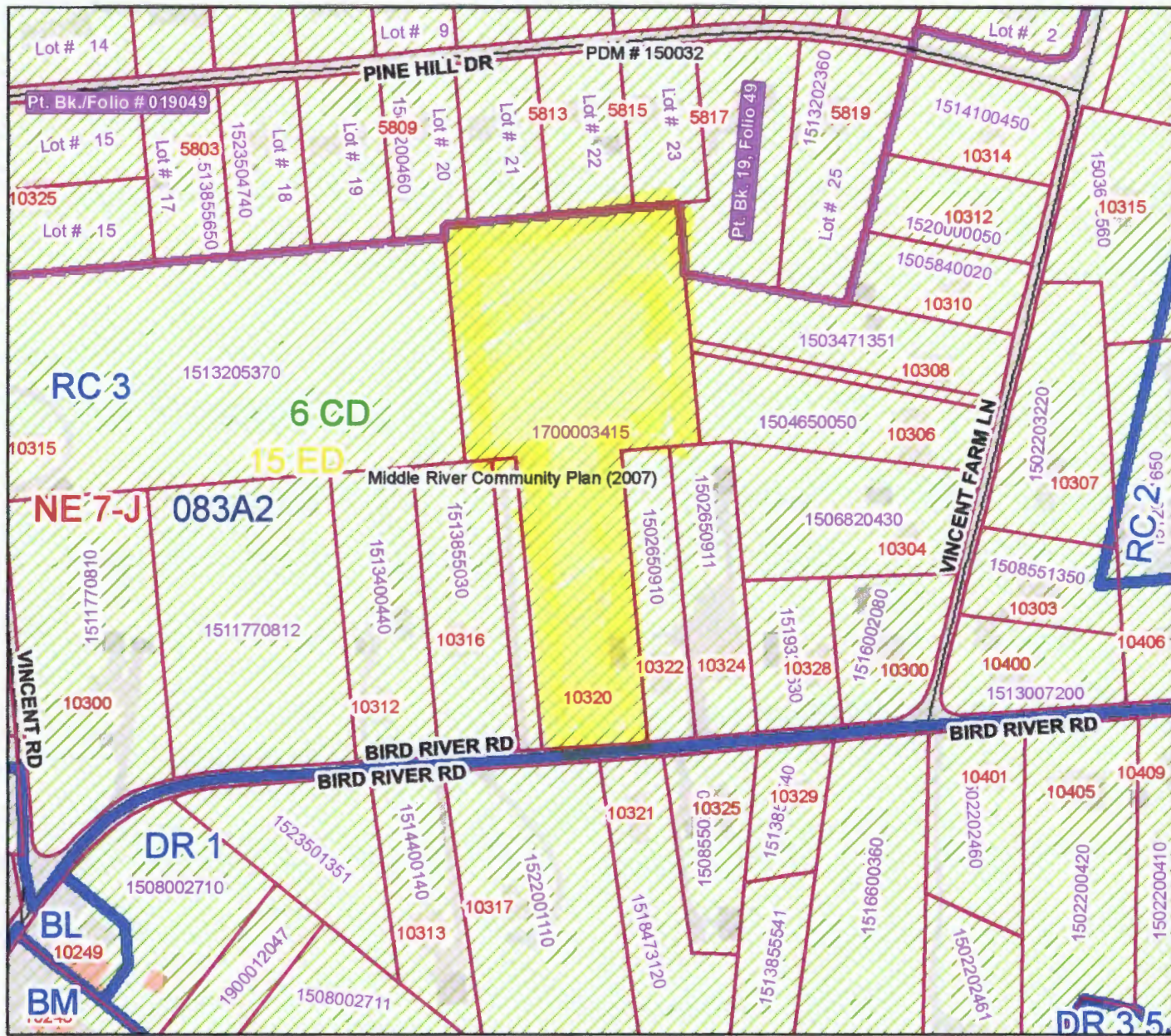


THE GIZZI-BURNS RESIDENCE

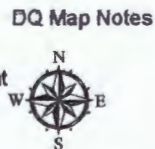
REVISED 1/7/2010

THE GIZZI-BURNS RESIDENCE			
SCALE: AS SHOWN	DATE: 1/2010	GBL CUSTOM HOME DESIGN INC.	
SHEET NO. 9 OF 9		PO BOX 257 FINKSBURG, MD 21048	
		PHONE 410-639-6320	

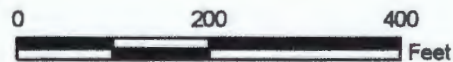
10320 Bird River Road



Publication Date: July 15, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



DQ Map Notes



1 inch = 200 feet

2011-0056-A

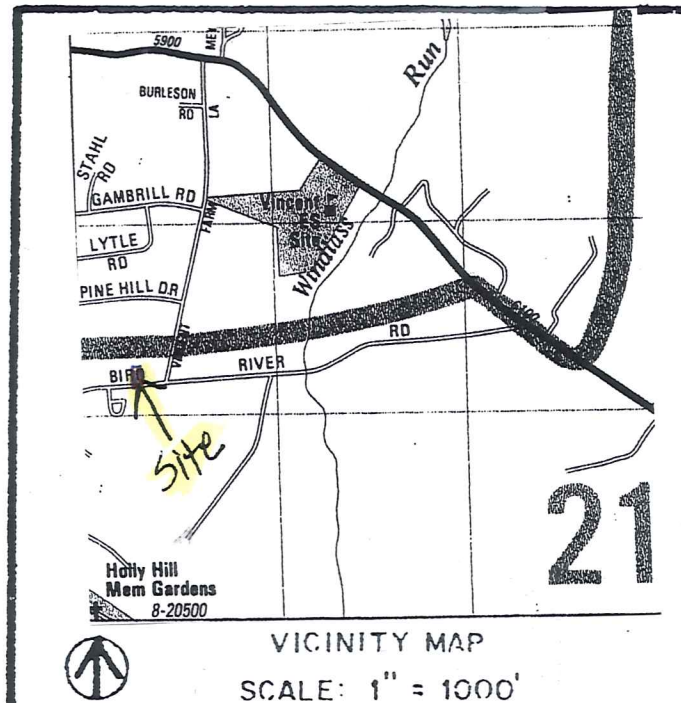
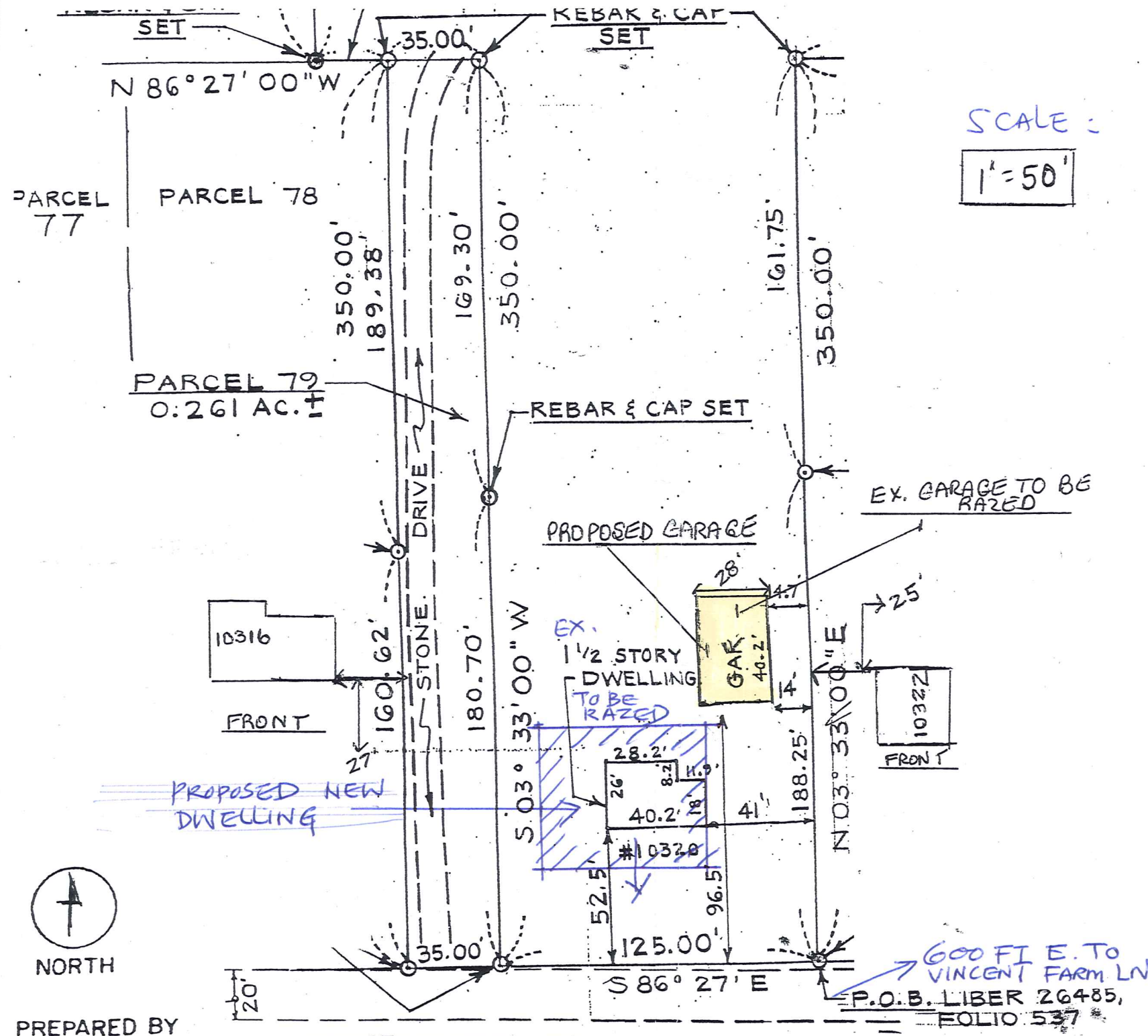
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 10330 Bird River Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

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

OWNER Michele Gizzi & Shannon Lee Burns



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 083A2

ZONING RC3

LOT SIZE 3.4300 ACRES SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE

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

A-TSUI 0056 2011-0056A