

IN RE: PETITION FOR VARIANCE

W Side of Providence Road, 182' NE of
Dogwood Hill Road
9th Election District
3rd Councilmanic District
(1702 Providence Road)

Stephen J. Sortino, *Legal Owner*
Paul Sortino, *Contract Lessee*
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0261-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by the legal owner of the subject property, Stephen J. Sortino, and Paul Sortino, Lessee, Petitioners. Petitioners are requesting Variance relief from Sections 1B02.3.C.1 and 308.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition on an existing dwelling with a front street setback of 26 feet in lieu of the required average setback of 50 feet, and to allow a minimum side yard setback of 10 feet and a sum of side yards of 28 feet in lieu of the required 15 feet and 40 feet, respectively. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request were Mr. and Mrs. Stephen J. Sortino and their son, Paul Sortino. Appearing in opposition to the Petitioners' request were Yolanda Eriksen and Emily Lewis, adjacent property owners residing at 1700 Providence Road. The two adjacent property owners have resided at 1700 Providence Road for the past 45 years. Also attending on their behalf was their niece, whose name does not appear on the Citizen's Sign-In Sheet.

Testimony and evidence revealed that the property which is the subject of this variance request consists of 0.5162 acre more or less and is zoned DR 2. The subject property is located on

ORDER RECEIVED FOR FILING

Date 4-27-11

the west side of Providence Road in the Loch Raven Reservoir area of Baltimore County. The property is improved with an existing single family dwelling known as 1702 Providence Road. The property is served by private well and septic.

Appearing on behalf of the variance request was Mr. Paul Sortino. Mr. Sortino resides in the subject dwelling and is desirous of constructing a rather large two story addition on the south side of the existing dwelling. Residing to the north of the subject property are Mr. Paul Sortino's parents, Mr. and Mrs. Stephen Sortino. The Sortinos have resided on this property since 1978. Testimony revealed that Mr. Stephen Sortino purchased the subject property in 2002 and rents the dwelling to his son, Paul Sortino. Paul Sortino is interested in adding onto the dwelling in hopes of getting married and having children and residing on the subject property.

Mr. Sortino submitted into evidence Petitioners' Exhibit 1, site plan of the property showing the improvements on the lot as well as Petitioners' Exhibit 2 and 3 which were renderings of the addition he intends to construct onto this existing dwelling. It should be noted that the lot upon which this two story addition is proposed is very narrow and limited in size. This proposed addition will basically double the size of the dwelling once completed. Mr. Paul Sortino is interested in remaining within the dwelling and living next to and caring for his mother and father in the future years.

As stated previously, Ms. Yolanda Eriksen and Ms. Emily Lewis appeared in opposition to the Petitioners' requested. These ladies are sisters and have resided on the subject property for the past 45 years. They are opposed to the construction of the two story addition onto this existing dwelling. They are concerned over the blockage of their sight lines as they pull in and out of their property. They are also concerned that the Applicant will not have enough room to negotiate a vehicle into the garage on the subject property given the narrowness of the lot. They are opposed to the variance and request denial of same.

ORDER RECEIVED FOR FILING

Date 4-27-11

2

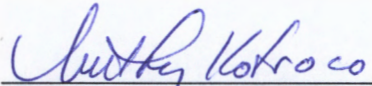
By [Signature]

After considering all the testimony and evidence offered by the Applicant as well as the Protestants, I find that the Petitioners' request for variance should be denied. The Applicant has failed to adequately demonstrate practical difficulty or undue hardship for this request. The property is better served with the smaller existing single family dwelling which exists on the property at this time. This rather large two story addition will, in the opinion of this Administrative Law Judge, overburden this property and cause adverse impacts on the adjacent property owners. Accordingly, the variance request shall be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be denied.

THEREFORE, IT IS ORDERED this 27th day of April, 2011, by this Administrative Law Judge that Petitioners' Variance from Sections 1B02.3.C.1 and 308.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition on an existing dwelling with a front street setback of 26 feet in lieu of the required average setback of 50 feet, and to allow a minimum side yard setback of 10 feet and a sum of side yards of 28 feet in lieu of the required 15 feet and 40 feet, respectively, be and is hereby DENIED.

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 4-27-11

3

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 27, 2011

STEPHEN J. SORTINO
1704 PROVIDENCE ROAD
TOWSON MD 21286

Re: Petition for Variance
Case No. 2011-0261-A
Property: 1702 Providence Road

Dear Mr. Sortino:

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 "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: Paul Sortino, 1702 Providence Road, Towson MD 21286
Yolanda Eriksen and Emily Lewis, 1700 Providence Road, Towson MD 21286



ORIGINAL KEEP IN FILE

TAX. ACCT.

0913920010

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1702 Providence Rd

which is presently zoned DR2

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) 1302.3.C.1 AND 303.1

A PROPOSED ADDITION ON AN EXISTING DWELLING WITH A FRONT STREET ~~AVERAGE~~ SETBACK OF 26 FT. IN LIEU OF THE REQUIRED AVERAGE SETBACK OF 50 FT. ALSO TO ALLOW A MINIMUM SIDE ~~SET~~ YARD SETBACK OF 10 FT. AND A SUM OF SIDE YARDS OF 28 FT. IN LIEU OF THE REQUIRED 15 FT. AND 40 FT. RESPECTIVELY.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Current dwelling has two bedrooms only and we would like to stay in neighborhood and start a family. Property dwelling is also smallest in neighborhood. In order to complete necessary renovations to create 4 bedroom dwelling, we will encroach on property lines beyond regulations. An existing deficiency limits our ability to expand within guidelines. 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 Paul Sortino
Signature [Signature] 3/4/11
Address 1702 Providence Rd Telephone No. 410 321 1788
City Towson State MD Zip Code 21286

Attorney For Petitioner:

ORDER RECEIVED FOR FILING
Name - Type or Print _____
Signature _____ Date 4-27-11
Company By [Signature]
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Stephen J. Sortino
Signature [Signature] 3/4/11
Name - Type or Print Denise M. Sortino
Signature [Signature]
Address 1704 Providence Rd Telephone No. 410 296 8008
City Towson State MD Zip Code 21286

Representative to be Contacted:

Name Paul Sortino
Address 1702 Providence Rd Telephone No. 410-255-5131
City Towson State MD Zip Code 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 3/04/11

Case No. 2011-0261-A

ZONING DESCRIPTION FOR 1702 PROVIDENCE ROAD

0261

Beginning at a point on the ~~South~~^{WEST} side of Providence Road which is 60 feet of right-of-way width wide at the distance of 182.79 feet Northeast of the center line of the nearest improved intersecting street Dogwood Hill Road which is 50 feet right of way width wide containing 20,850 square feet or .5162 acres. Also known as 1702 Providence Road and located in the 9th Election District, 3rd Councilmanic District.

As recorded in deed 17452/00700:

N.73 37' 34" W., S.83 35' 26" W., S.28 35' 26" W.,
N.83 35' 26" E., N.28 35' 26" E., N.31 32' 08" E.,
to the place of beginning.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 6, 2011

Mr. & Mrs. Sortino
1704 Providence Road
Towson, MD 21286

RE: Case Number 2011-0261A, 1702 Providence Road, Towson, MD 21286

Dear Mr. & Mrs. Sortino,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 4, 2011. 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,

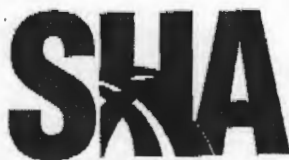
A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Paul Sortino, 1702 Providence Road, Towson, MD 21286



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 14, 2011

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

RE: Baltimore County
Item No. 2011-0261-A
1702 PROVIDENCE RD.
SORTINO PROPERTY
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. 2011-0261-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Foster Steven D. Foster, Chief
Access Management 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.marylandroads.com



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 15, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 14, 2011**

Item No.:

Administrative Variance: 2011-0259A-0260A,

Special Hearing: 2011-0263-SPHXA, 2011-0264-SPH

Special Exception: 2011-0257-XA

Variance: 2011-0257-XA, 2011-0261A-0262A, 2011-0263-SHPXA, 2011-0266A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2011
Item Nos. 2011- 259, 260, 261, 262,
263 and 266

DATE: March 22, 2011

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

DAK:CEN:cab

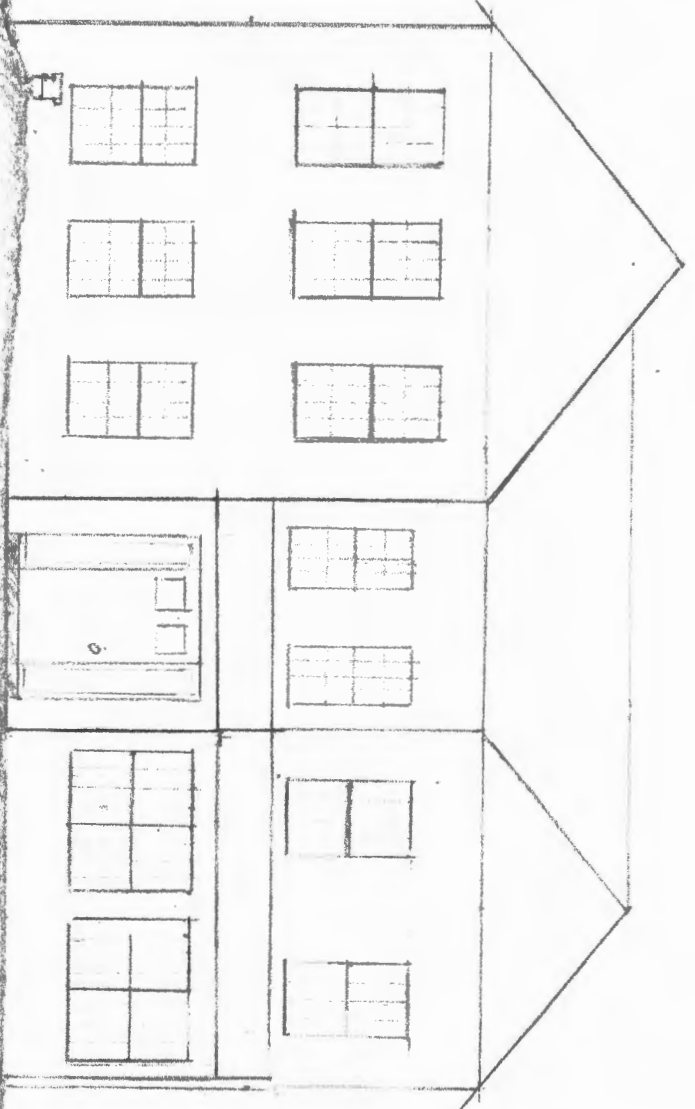
cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03212011 -NO COMMENTS.doc

1702 Reverence Rd
Front / East Facade 1/8" = 1'

PETITIONER'S

EXHIBIT NO. 2



2011-201-A

3/31/11

TO KU

placed just in
file for ALJ

March 31, 2011

Mr. Arnold Jablon
Deputy Administrator Office
111 W Chesapeake Ave.
Room 111
Towson, Md. 21204



Dear Mr. Jablon,

As a neighbor directly connected to the piece of property in question known as 1702 Providence Road, I have serious concerns regarding the numerous variances being asked for.

My first concern is the various requests, asking to have a 26 ft setback from Providence Road. My sister & I are both widows. We have lived at 1700 Providence Rd. since 1966. Our driveway is adjacent to the sidewalk that he is also asking to encroach on. Being in our 80's, our eyesight and our reaction abilities are not as sharp as they were. Our concern in backing out of the driveway is that the placement of the proposed construction is going to seriously impair our sight line, and as you probably know, Providence Rd. has become a very busy route for many commuters and they habitually are very much faster than the speed limit allows.

Additionally, the other variances being asked for will potentially could cause environmental problems, such as well & septic issues.

Thirdly, there has been no professional house elevation of house or plan showing his inten

RC7

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

NE 13-C 061C2
3 CD 9 ED

DR 2

0910450050

1704

0913920010

1702

2011-0261-A

0913920011

PROVIDENCE RD
PROVIDENCE RD

Lot # 3
2200016141

PDM # 090576

PL Bk./Folio # 055076

0912203980

1700

Lot # 2

2200016140
Pt. Bk. 0000065, Folio 0076

2011-201-A

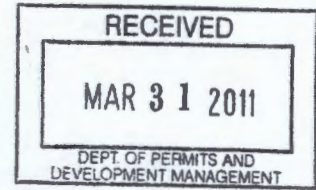
3/31/11

TO KL

3/31/11
file for ALJ

March 31, 2011

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Deputy Administrator Office
111 W Chesapeake Ave.
Room 111
Towson, Md. 21204



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Additionally, the other variances being asked for will potentially could cause environmental problems, such as well & septic issues.

Thirdly, there has been no professional house elevation of house or plan showing his intent.

The absence of these building plans make it impossible for us to determine how his intention would positively or negatively impact the esthetics of surrounding houses in the neighborhood.

Thank you for your advice,
Very Truly yours,
Yolanda Eriksen
Emily Lewis



Emily Lewis

1700 Providence Rd.
Baltimore, MD 21286-1528

Yolanda Eriksen

1700 Providence Rd.
Baltimore, MD 21286-1528

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN-IN SHEET

[illegible]

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

Go Ba
View N
New Se
GroundRent R
GroundRent R

Account Identifier:

District - 09 Account Number - 0913920010

Owner Information

Owner Name:	SORTINO STEPHEN J SORTINO DENISE M	Use:	RESIDENTIAL
Mailing Address:	1704 PROVIDENCE RD BALTIMORE MD 21286-1528	Principal Residence:	NO
		Deed Reference:	1)/17452/ 00700 2)

Location & Structure Information

Premises Address

1702 PROVIDENCE RD
0-0000

Legal Description

LT WS PROVIDENCE RD
1702 PROVIDENCE RD
290 NW DOGWOOD HILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
0061	0012	0211		0000				2	Plat

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,417 SF	20,850 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	134,210	134,200		
Improvements:	184,620	119,600		
Total:	318,830	253,800	318,830	253,800
Preferential Land:	0			0

Transfer Information

Seller:	LSPI EXCHANGE CORP	Date:	01/28/2003	Price:	\$148,758
Type:	ARMS LENGTH MULTIPLE	Deed1:	/17452/ 00700	Deed2:	
Seller:	MACK JOHN SPRINGMAN	Date:	04/17/2002	Price:	\$145,000
Type:	ARMS LENGTH MULTIPLE	Deed1:	/16323/ 00273	Deed2:	
Seller:	VOGEL JOSEPH F	Date:	02/15/1978	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05855/ 00768	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
* NONE *

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 18, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-261-A
Address 1702 Providence Road
(Sortino Property)

Zoning Advisory Committee Meeting of March 14, 2011.

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

1. The proposed large addition will need thorough review by Groundwater Mgmt.

Reviewer: Dan Esser; *Groundwater Management*

RECEIVED

MAR 18 2011

OFFICE OF ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 3/26/2011

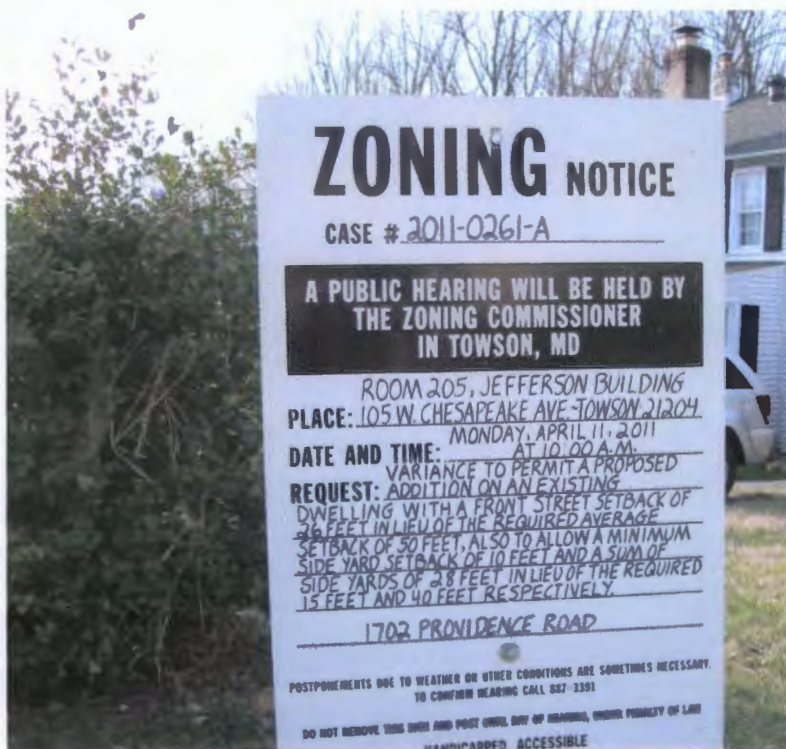
Case Number: 2011-0261-A

Petitioner / Developer: PAUL SORTINO

Date of Hearing (Closing): APRIL 11, 2011

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:
1702 PROVIDENCE ROAD

The sign(s) were posted on: MARCH 26, 2011



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)

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0261-A
Petitioner: SORTINO
Address or Location: 1702 PROVIDENCE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Sortino
Address: 1702 Providence Road
Towson, MD 21286

Telephone Number: 410-255-5131



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 21, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0261-A

1702 Providence Road

W/side of Providence Road, 182 ft. N/east of Dogwood Hill Road

9th Election District – 3rd Councilmanic District

Legal Owners: Stephen & Denise Sortino

Contract Purchaser: Paul Sortino

Variance to permit a proposed addition on an existing dwelling with a front street setback of 26 ft. in lieu of the required average setback of 50 ft. also to allow a minimum side yard setback of 10 ft. and a sum of side yards of 28 ft. in lieu of the required 15 ft. and 40 ft. respectively.

Hearing: Monday, April 11, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Paul Sortino, 1702 Providence Road, Towson 21286
Mr. & Mrs. Sortino, 1704 Providence Road, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 26, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 24, 2011 Issue - Jeffersonian

Please forward billing to:
Paul Sortino
1702 Providence Road
Towson, MD 21286

443-255-5131

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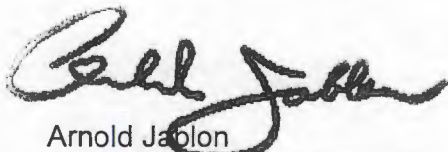
9th Election District – 3rd Councilmanic District

Legal Owners: Stephen & Denise Sortino

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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1702 Providence Road

W/side of Providence Road, 182 ft. N/east of

Dogwood Hill Road

9th Election District - 3rd Councilmanic District

Legal Owner(s): Stephen & Denise Sortino

Contract Purchaser: Paul Sortino

Variance: to permit a proposed addition on an existing dwelling with a front street setback of 26 ft. in lieu of the required average setback of 50 ft. also to allow a minimum side yard setback of 10 ft. and a sum of side yards of 28 ft. in lieu of the required 15 ft. and 40 ft. respectively.

Hearing: Monday, April 11, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/24 March 24

270686

CERTIFICATE OF PUBLICATION

3/24, 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/24, 2011.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE * BEFORE THE
1702 Providence Road; W/side Providence *
Rd, 182' NE of Dogwood Hill Rd * ZONING COMMISSIONER
9th Election & 3rd Councilmanic Districts *
FOR
Legal Owner(s): Stephen Sortino *
Contract Purchaser: Paul Sortino * BALTIMORE COUNTY
Petitioner(s) *
2011-0261-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 11 2011

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2011, a copy of the foregoing Entry of Appearance was mailed to Stephen Sortino, 1704 Providence Road, Towson, Maryland 21286; and Paul Sortino 1702 Providence Road, Towson, Maryland 21286.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RC 7

19880008

0261

PROVIDENCE RD
PROVIDENCE

LAKECREST

0908802450
Lot # 21

0910450050

1704

NE 13-C

061C2

3 CD

0913920010

0913920011

9 ED

2200016141 Lot # 3

1705

PDM # 090106
Pt. Bk./Folio # 020104

DOGWOOD HILL RD

0912203980

DR 2

Lot # 1
Pt. Bk. 20, Folio 104
0908304590

0904750111

1626

0904750110

0925450020

1624

PDM # 090576

Pt. Bk./Folio # 065076

Lot # 2
2200016140 Pt. Bk. 65, Folio 76
1701

2200016139

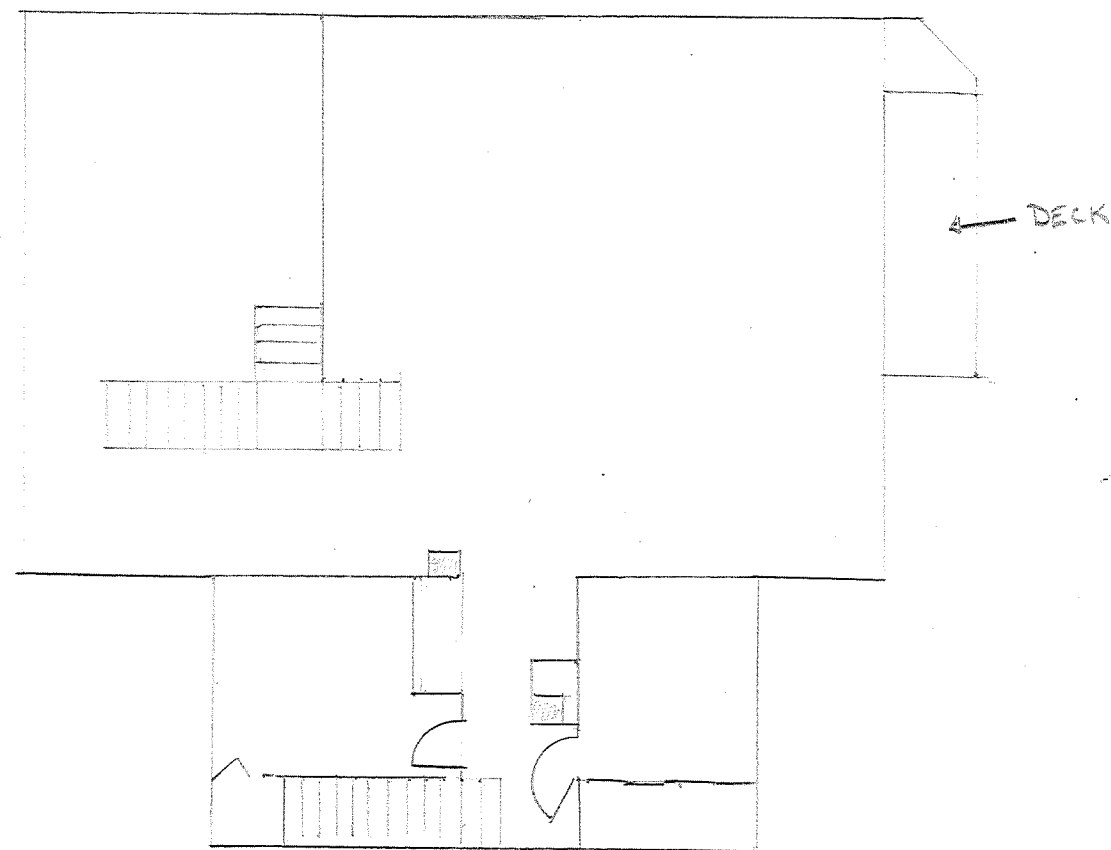
Lot # 1

1629

DR 1

1702 Providence Rd
South Facade 1/8" = 1'





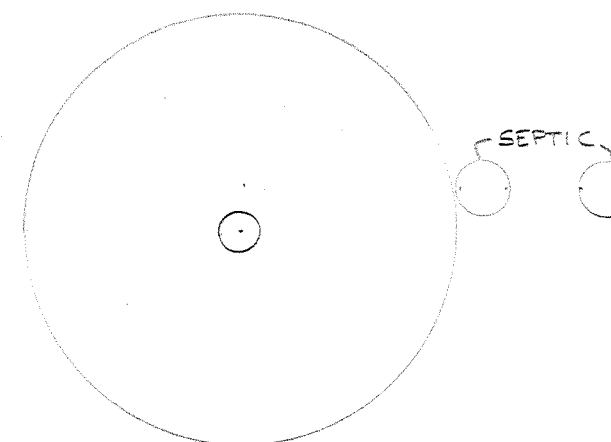
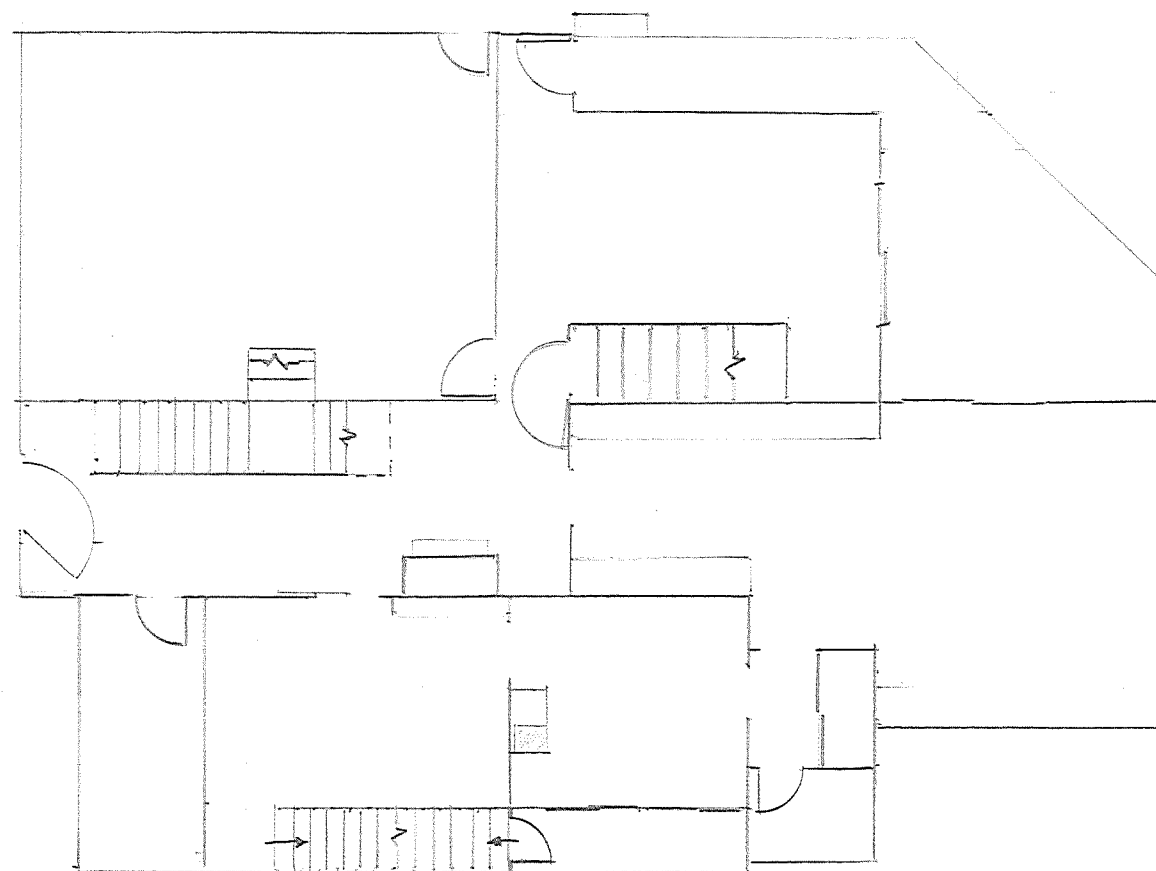
PETITIONER'S

EXHIBIT NO. 3

1702 Providence Road

SECOND FLOOR $\frac{3}{32}'' = 1'$

WELL



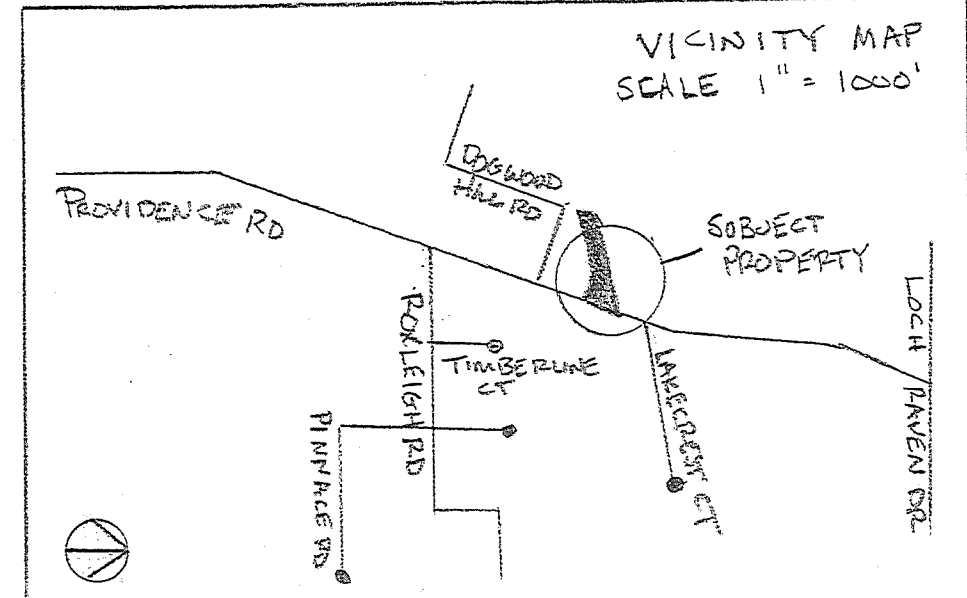
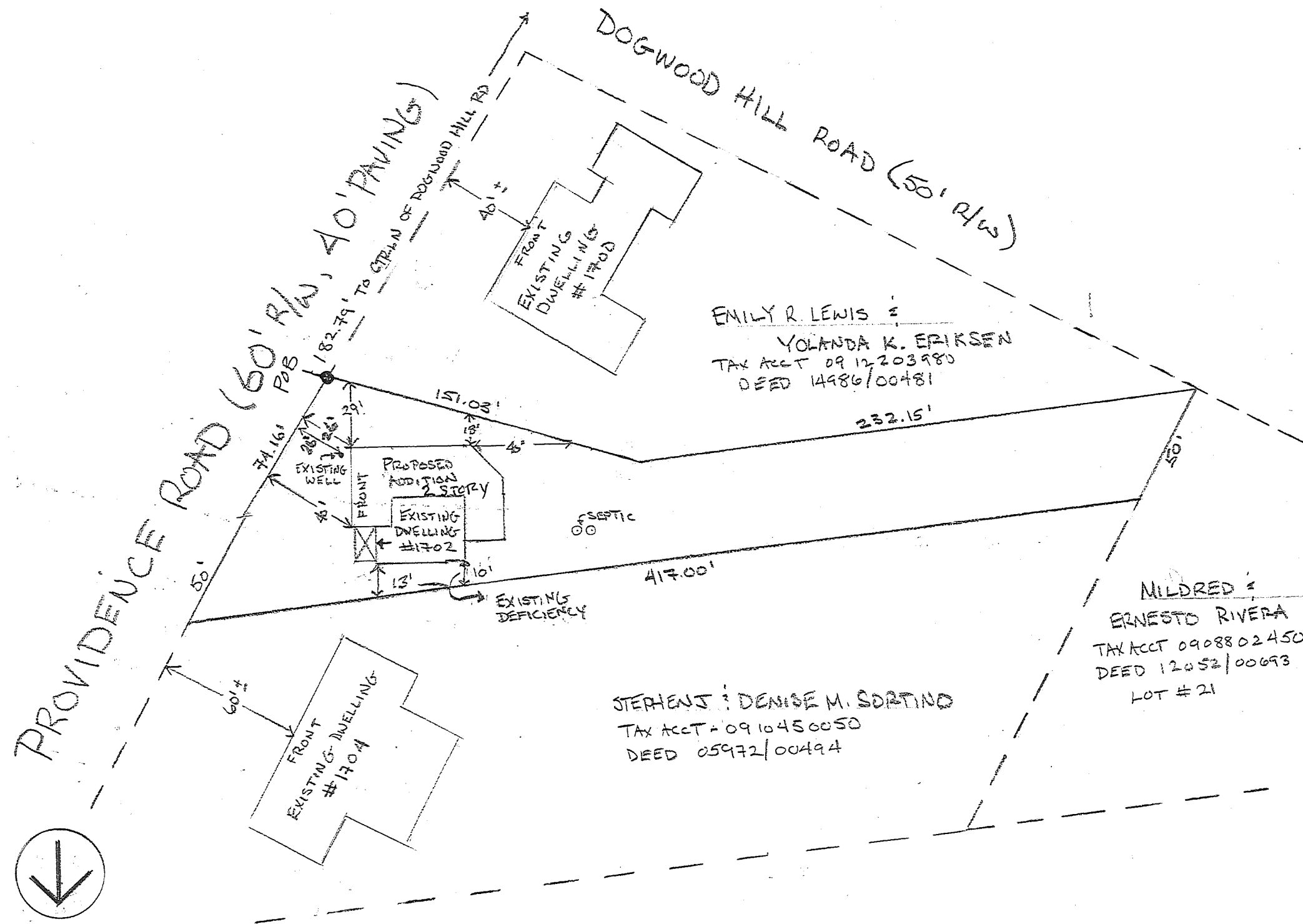
1702 Providence Road

FIRST FLOOR $3/32" = 1'$

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 1702 PROVIDENCE ROAD

OWNER: STEPHEN J. & DENISE M. SORTINO



LOCATION INFORMATION

ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 3
1" = 50' SCALE MAP: ~~NE~~
ZONING DR 2 061C2
LOT SIZE .5162 ACRES 20,850 SQUARE FEET
SEWER: PRIVATE WATER: PRIVATE
CHESAPEAKE BAY CRITICAL AREA: NO
100 YEAR FLOODPLAIN: NO
HISTORIC PROPERTY/BUILDING: NO
PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # 2011-0261-A CASE #

PREPARED BY: PAUL SORTINO

SCALE OF DRAWING: 1" = 50'