

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Picadilly Road; 403 feet		
E of the c/l of Chestnut Avenue	*	OFFICE OF ADMINISTRATIVE
9 th Election District		
5 th Council District	*	HEARINGS FOR
(513 Piccadilly Road)		
	*	BALTIMORE COUNTY
Brian J. and Erin E. Donovan		
<i>Petitioners</i>	*	CASE NO. 2012-0250-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Brian J. and Erin E. Donovan. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the required 15 feet and a sum of side yards of 17 feet in lieu of the required 25 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 20, 2012, 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

ORDER RECEIVED FOR FILING

Date 5-16-12

By pm

the public and should therefore be granted. In the opinion of the Administrative Law Judge, 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.

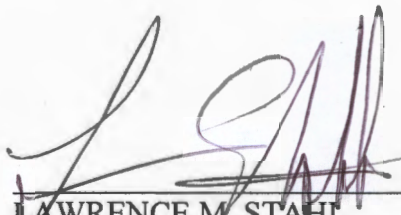
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of May, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the required 15 feet and a sum of side yards of 17 feet in lieu of the required 25 feet, be and is hereby GRANTED.

The relief granted herein shall be 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.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 5-16-12
By pm



KEVIN KAMENETZ
County Executive

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

May 16, 2010

BRIAN J. AND ERIN E. DONOVAN
513 PICCADILLY ROAD
TOWSON MD 21204

RE: Petition For Administrative Variance
Case No. 2012-0250-A
Property: 513 Piccadilly Road

Dear Mr. and Mrs. Donovan:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 513 PICCADILLY ROAD TOWSON, MD which is presently zoned DR 3.5

Deed Reference 28032-00344

10 Digit Tax Account # 0901350230

Property Owner(s) Printed Name(s) BRIAN & ERIN DONOVAN

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 1802.3.C.1; BCZR, To PERMIT A SIDE YARD SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 15 FEET AND A SUM OF SIDE YARDS OF 17 FEET IN LIEU OF THE REQUIRED 25 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

BRIAN DONOVAN, ERIN DONOVAN

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

513 PICCADILLY ROAD TOWSON MD

Mailing Address

City

State

21204

Zip Code

Telephone #

443.994.5585, BRIAN.DONOVAN@

Email Address

MOTOROLA.SOLUTIONS.COM

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0250-A

Filing Date 4/11/12

Estimated Posting Date 4/23/12

Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 513 PICCADILLY ROAD TOWSON MD 21204
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

- The property is unique, unusual, and different from surrounding properties due to the door and walkout already in use off the northwest side of the sunroom. The proposed deck would cause no additional impact on the surrounding properties because of the pre-existing door and steps. We are applying for the zoning variance for reasons of practical difficulty, supported by the following:
- ① Strict compliance would unreasonably prevent the use: there would be no access to the deck from inside the house without utilizing the pre-existing door. Also, this door is the only access area that does not have baseboard heaters that are 8" in height.
 - ② A lesser relaxation would not give substantial relief because the existing property already has an access door and outside walkout 4 feet in width. The deck would utilize the access door and be located directly over the existing walkout.
 - ③ The spirit of the ordinance will be observed because we are maintaining all existing foliage and trees that currently provide privacy and we are only requesting a variance to build over the existing walkout.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Affiant
BRIAN DONOVAN
Name- Print or Type

[Signature]
Signature of Affiant
Erin Donovan
Name- Print or Type

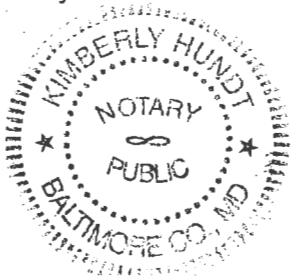
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Brian Donovan + Erin Donovan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
9/22/2013
My Commission Expires

**Additional information requested for Administrative Variance – Practical Difficulty
Request at 513 Piccadilly Road, Towson, MD 21204**

There will be no increase in residential density beyond the current Baltimore County Zoning Regulations (BCZR).

The relief requested will allow for a one-story deck attached to the rear of the home at 513 Piccadilly Road, maintaining the spirit and intent of existing zoning regulations.

No injury will be made to the public health, safety, and general welfare through this variance request.

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 513 Piccadilly Road

Beginning at a point on the South side of Piccadilly Road which is 50 feet wide at the distance of 403 feet east of the centerline of the nearest improved intersecting street Chestnut Avenue which is 50 feet wide. Being part of Lot # 132, Block n/a, Section n/a in the subdivision of Chestnut Hill as recorded in Baltimore County Plat Book, # 14, Folio # 118, containing 9,0000 sf or .2066 ac. Located in the 9th Election District and 5th Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0250 -A

Address 513 PICCADILLY Rd.

Contact Person: J. MERREY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/11/12

Posting Date: 4/22

Closing Date: 5/7

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 2012- 0250 -A

Address 513 PICCADILLY Rd.

Petitioner's Name BRIAN DONOVAN

Telephone 443-994-5585

Posting Date: 4/22/12

Closing Date: 5/7/12

Wording for Sign: To Permit A SIDE SETBACK OF 7ft. IN LIEU OF
THE REQUIRE 15ft. AND A SUM OF SIDEYARDS OF 17ft.
IN LIEU OF THE REQUIRED 25ft.

Revised 7/06/11

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

No. 82119

Date: 4/11/12

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
101	950	1000		6150					75.00

Total: 75.00

Rec From: E. DONOVAN

For: 2012-0250-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 26, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2012
Item Nos. 2012-0208, 0241, 0242, 0243, 0244, 0245, 0246, 0247, 0248,
0249, 0250 And 0252.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04302012-NO COMMENTS.doc

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 04/23/2012

Case Number: 2012-0250-A

Petitioner / Developer: BRIAN DONOVAN

Date of Hearing (Closing): MAY 7, 2012

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:
513 PICCADILLY ROAD

The sign(s) were posted on: APRIL 20, 2012



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: 2012-0280-A
Petitioner: BRIAN DONOVAN
Address or Location: 513 PLEADILLY Rd. Towson, Md. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 443-994-5585

MEMORANDUM

DATE: June 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. ~~2012-0259~~²⁵⁰-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 15, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-26</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-19</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>4-20</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

2012-0250-A

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier:

District - 09 Account Number - 0901350230

Owner Information

Owner Name:	DONOVAN BRIAN J DONOVAN ERIN E	Use:	RESIDENTIAL
Mailing Address:	513 PICCADILLY RD TOWSON MD 21204-3716	Principal Residence:	YES
		Deed Reference:	1) /28032/ 00344 2)

Location & Structure Information

Premises Address
513 PICCADILLY RD
0-0000

Legal Description
513 PICCADILLY RD
CHESTNUT HILL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0069	0012	0845		0000			132	2	Plat Ref: 0014/ 0118

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,443 SF	9,000 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	152,250	152,200		
Improvements:	192,130	192,100		
Total:	344,380	344,300	344,300	344,300
Preferential Land:	0			0

Transfer Information

Seller:	BEHRENDT ANNE F	Date:	05/06/2009	Price:	\$430,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/28032/ 00344	Deed2:	
Seller:	ALBRECHT DOUGLAS H	Date:	06/29/2005	Price:	\$425,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/22135/ 00286	Deed2:	
Seller:	ALBRECHT OLIVE B	Date:	10/29/2003	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/19059/ 00677	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Approved 01/18/2011

Debra Wiley - ZAC Comments - Distribution Mtg. of April 16th

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/23/2012 9:38 AM
Subject: ZAC Comments - Distribution Mtg. of April 16th

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0208-A - 12519 Falls Road
No hearing date assigned in data base as of today

2012-0241-A - 238 Colgate Avenue
Administrative Variance - Closing Date: 4/30

2012-0242-A - 5710 Country Farm Road
No hearing date assigned in data base as of today

2012-0243-A - 6600 Baltimore National Pike
No hearing date assigned in data base as of today

2012-0244-A - 3023 Taylor Avenue
No hearing date assigned in data base as of today

2012-0245-A - 519 Maryland Avenue
Administrative Variance - Closing Date: None reflected in data base as of today

2012-0246-SPHA - 7933 Eastern Avenue
No hearing date assigned in data base as of today

2012-0247-A - 601 Goucher Avenue
Administrative Variance - Closing Date: 5/7/12

2012-0248-SPHA - 2204 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0249-A - 2206 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0250-A - 513 Piccadilly Road
Administrative Variance - Closing Date: 5/7/12

2012-0251-A - 3516 Bay Drive - **CRITICAL AREA**
Administrative Variance - Closing Date: 5/7/12

Subject: ZAC Comments - Distribution Mtg. of April 16th
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 4/23/2012 9:38 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	4/23/2012 9:38 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	4/23/2012 9:38 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	4/23/2012 9:38 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	4/23/2012 9:38 AM	



KEVIN KAMENETZ
County Executive

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

May 7, 2012

Brian & Erin Donovan
513 Piccadilly Road
Towson, MD 21204

RE: Case Number: 2012-0250-A, Address: 513 Piccadilly Road, 21204

Dear Mr. & Ms. Donovan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 11, 2012. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a long, sweeping "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 4-19-12

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

RE: Baltimore County
Item No 2012-0250-A
Administrative Variance
Brian & Erin Donovan
513 Piccadilly Road.

Dear Ms. Lewis:

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. 2012-0250-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

Pt. Bk. 14, Folio 61

502

Lot # 123
0904000290

Lot # 122

506
Lot # 122
0907150260

069C1

PICCADILLY RD

Lot # 121
0902000810
508

0923004060
Lot # 120

510

Lot # 119
0912400090

512

Lot # 118
0908650330

514

0916150660
Lot # 128

0902000480
20000087
Lot # 129
Pt. Bk./Folio # 014.18
NW 10-A
DR 3.5
9 CD
069C2

Lot # 130
0923153640

509

PDM # 090010

5 CD

511

Lot # 131
0919713641

513

Lot # 132
0901350230

515

Lot # 133
0918475430

517

0902003620
Pt. Bk. 14, Folio 118

Lot # 134

1800004617
Lot # 4

PDM # 090307

Pt. Bk./Folio # 041057

1800004618
Pt. Bk. 41804110 57
Lot # 5

Lot # 135
0920000220

519

1800004619

Lot # 6
802

Lot # 136
0920000221

0901270040

DR 5.5

19930204
19890444
19890536

516

Lot # 116
20060668

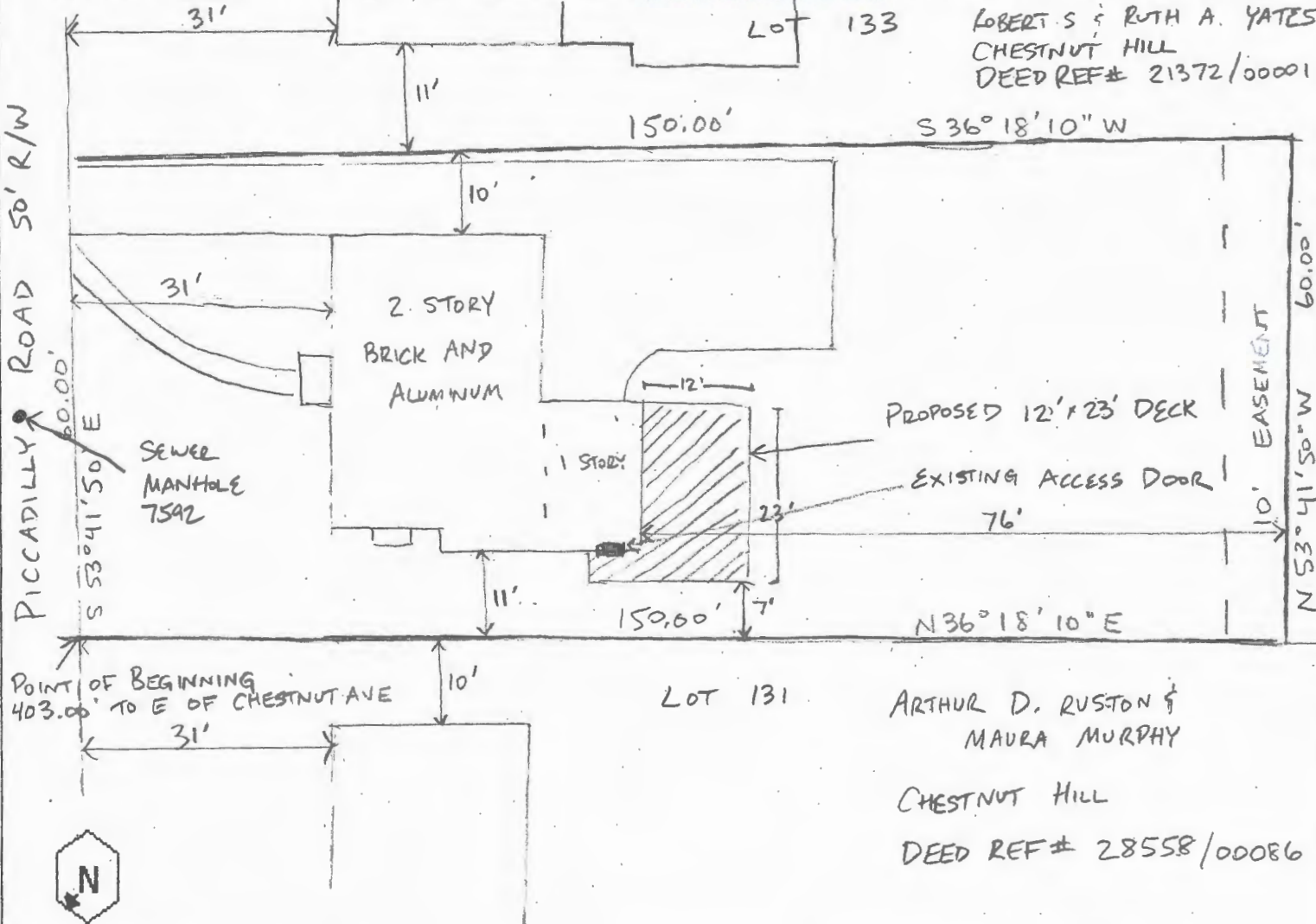
0904002520

20000388

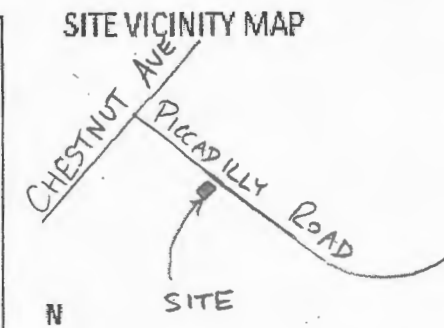
Lot # 116

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 513 PICCADILLY ROAD OWNER(S) NAME(S) BRIAN & ERIN DONOVAN

SUBDIVISION NAME CHESTNUT HILL LOT # 132 BLOCK # N/A SECTION # N/A
PLAT BOOK # 14 FOLIO # 118 10 DIGIT TAX # 0901350230 DEED REF. # 28032/00344



PLAN DRAWN BY BRIAN DONOVAN DATE 4/4/2012 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE

ZONING MAP# NW 10-A

SITE ZONED DR 3.5

ELECTION DISTRICT 9 ED

COUNCIL DISTRICT 5 CD

LOT AREA ACREAGE .2066 ac

OR SQUARE FEET 9,000 sf

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:
PUBLIC ☒ PRIVATE _____

SEWER IS:
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

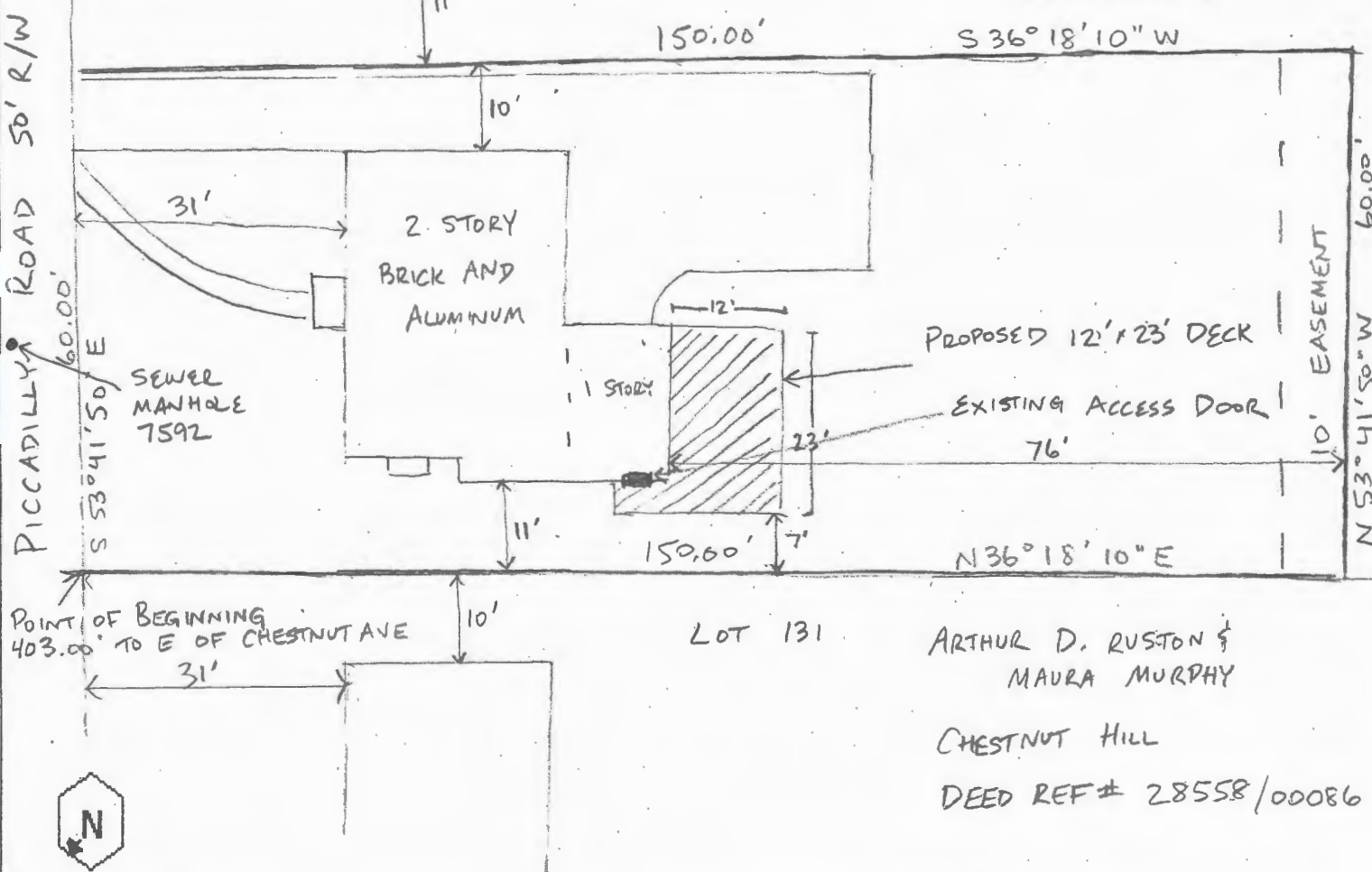
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 513 PICCADILLY ROAD OWNER(S) NAME(S) BRIAN & ERIN DONOVAN

SUBDIVISION NAME CHESTNUT HILL LOT# 132 BLOCK# N/A SECTION# N/A

PLAT BOOK# 14 FOLIO# 118 10 DIGIT TAX# 0901350230 DEED REF.# 28032/00344

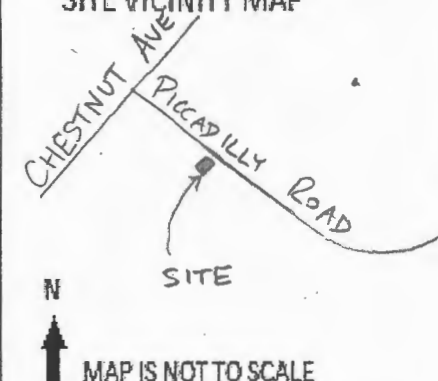
LOT 133 ROBERT S & RUTH A. YATES
CHESTNUT HILL
DEED REF# 21372/00001



PLAN DRAWN BY BRIAN DONOVAN

DATE 4/4/2012 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# NW 10-A

SITE ZONED DR 3.5

ELECTION DISTRICT 9 ED

COUNCIL DISTRICT 5CD

LOT AREA ACREAGE .2066 ac

OR SQUARE FEET 9,000 sf

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Exhibit 1