

IN RE: PETITION FOR VARIANCE
(11907 Woodberry Place)
11th Election District
3rd Councilmanic District
Barry and Sara Pipino
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0281-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners of the property, Barry and Sara Pipino, for property located at 11907 Woodberry Place. The Petitioners are requesting Variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard addition with a 12' side setback in lieu of the required 50'¹.

This matter was originally filed as an Administrative Variance, with a closing date of August 4, 2014. On July 21, 2014, William and Melinda Colonna, neighbors, requested a formal hearing. The hearing was subsequently scheduled for Thursday, October 2, 2014 at 11:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received. Appearing at the public hearing in support for this case was Barry and Sara Pipino. Several neighbors (whose names are reflected on the sign in sheet) attended the hearing to obtain additional information concerning the request.

¹ As filed, the Petition proposed a 2 foot side yard setback, which the Petitioners indicated was mistaken. The Petition was amended at the hearing (and initialed by the undersigned) to reflect that the proposed setback is in fact 12'.

ORDER RECEIVED FOR FILING

Date 10/6/14

By Len

The subject property is approximately 11,848 square feet and is zoned RC 5. The Petitioners propose to construct a side yard addition, as shown on the elevation drawings marked as Exhibit 3. Petitioners require zoning relief to undertake the project.

Based upon the testimony and evidence presented, I will grant the petition for variance. To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioners have met this test. The property is situated between two public roadways, and is improved with a single family dwelling constructed in 1851. As such the property is unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to construct the proposed addition. The relief can be granted without negatively impacting the public's health, safety and welfare. While the RC 5 zone has a 50' side yard setback requirement, most of the homes in the area have side yards of 25' or less, and thus the proposed improvements will be in keeping with the layout and appearance of the community.

The site plan as filed failed to indicate the property is located within the Franklinville Historic District, as designated by the Baltimore County Landmarks Preservation Commission ("LPC"). Even so, Petitioners submitted a memorandum dated March 19, 2014 from the LPC (Exhibit No. 4), wherein the proposed construction was approved, subject to two conditions which will be incorporated into the final Order.

THEREFORE, IT IS ORDERED, this 6th day of October, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard addition with a 12'

ORDER RECEIVED FOR FILING

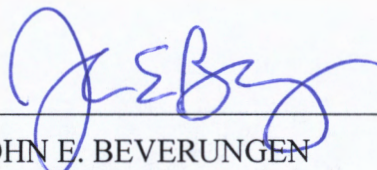
Date 10/6/14
By Sen

side setback in lieu of the required 50', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the LPC Memorandum dated March 19, 2014, a copy of which is attached hereto and incorporated herein.
3. Petitioners must within 10 days of the date of this Order submit to this Office, with a copy to the Department of Permits, Approvals and Inspections, a revised site plan showing the dwellings at 11901 through 11907 Woodberry Place only, with accurate existing setbacks and yard areas for 11901, 11903 and 11905 Woodberry, along with both existing and proposed setbacks for Petitioners' property at 11907 Woodberry Place.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 10/6/14
By sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 6, 2014

Barry & Sara Pipino
11907 Woodberry Place
Kingsville, Maryland 21087

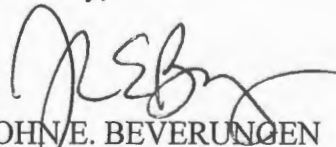
RE: Petition for Variance
Property: 11907 Woodberry Place
Case No. 2014-0281-A

Dear Mr. and Mrs. Pipino:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: William & Melinda Colonna, 11905 Woodberry Place, Kingsville, Maryland 21087
Marcia Barton, 11909 Woodberry Place, Kingsville, Maryland 21087
John Franz, Jr., 11906 Woodberry Place, Kingsville, Maryland 21087



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2014-0281-A

Address: 11907 WOODBERRY PLACE

Petitioner(s): BARRY DIPINO

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We William and Melinda Cobonna
Name - Type or Print

☒ Legal Owner OR ☒ Resident of

11905 Woodberry Place
Address

Kingsville, MD 21087
City State Zip Code

410-592-7259
Telephone Number

which is located approximately 12 feet from the
property, which is the subject of the above petition, **do hereby
formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

M. A. B. 7/21/14
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PLANNING**

Memorandum

TO: Barry and Sara Pipino

DATE: March 19, 2014

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 11907 Woodberry Place, Franklinville
Franklinville County Historic District

At its March 13, 2014 meeting, the Baltimore County Landmarks Preservation Commission approved the construction of a side addition as presented subject to (1) there being no dormers and the (2) the roofline of the new addition should match the existing roofline of the original house.

This memo constitutes a Certificate of Appropriateness in accordance with *Baltimore County Code* Section 32-7-403.

VKN:vpn

PETITIONER'S

EXHIBIT NO. 4

ORDER RECEIVED FOR FILING

Date 10/6/14
By Sen

ZONING DESCRIPTION FOR: 11907 WOODBERRY PL.

BEGINNING AT A POINT ON THE SOUTHEAST

SIDE OF WOODBERRY PLACE 236 FT. NORTHEAST

OF THE CENTERLINE OF JERICHO ROAD.

BEING LOT #13 IN THE SUBDIVISION OF

FRANKLINVILLE AS RECORDED IN BALTIMORE

COUNTY PLAT BOOK 9 FOLIO 065 CONTAINING

11,848 SQ. FT. LOCATED IN THE 3RD ELECTION

and 5TH COUNCIL DISTRICT.

2014-0281-1



TAX. ACC. 11106000076

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11907 Woodberry Place
which is presently zoned RC-5

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

BCZR: 1A04.3.B.2.b → TO PERMIT A SIDE YARD ADDITION WITH A
2 FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 50 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 N/A _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Barry + Sara Pipino _____
Signature [Signature] _____
Name - Type or Print Sara Pipino _____
Signature [Signature] _____
Address 11907 Woodberry Place _____ Telephone No. 410-59-3097
City Kingsville State MD Zip Code 21087

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ 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. 2014-0281-A

REV 10/25/01

Reviewed By JSS Date 6/24/14

Estimated Posting Date 7/6/14

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 11907 Woodberry Place
City Kingsville State MD Zip Code 21087

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):

Hardship → Septic system is in rear of house.
Also, rear property has 45° angle downwards.
Side of house is only available space for addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Barry Lee Pipino 6/13/14
Name - Type or Print BARRY Lee Pipino

Signature Sara Louise Pipino 6/13/14
Name - Type or Print Sara Louise Pipino

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of June, 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Barry Pipino AND Sara Pipino
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sandra D. Burkum
Notary Public

My Commission Expires Nov. 7, 2017

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0281 -A Address 11907 WOODBERRY PLACE
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/24/14 Posting Date: 7/6/14 Closing Date: 7/21/14

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 2014 0281 -A Address 11907 WOODBERRY PLACE
Petitioner's Name PIPINO Telephone 410-592-3097
Posting Date: 7/20/14 Closing Date: 8/4/14
Wording for Sign: TO PERMIT A SIDE YARD ADDITION WITH A SETBACK OF 2 FEET IN
LIEU OF THE REQUIRED 50 FEET

Revised 7/06/11

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0281 -A Address 11907 WOODBERRY PLACE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/24/14 Posting Date: 7/6/14 Closing Date: 7/21/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014 0281 -A Address 11907 WOODBERRY PLACE

Petitioner's Name PIPINO Telephone 410-592-3097

Posting Date: ~~6/24/14~~ 7/20/14 Closing Date: ~~7/21/14~~ 8/4/14

Wording for Sign: TO PERMIT A SIDE YARD ADDITION WITH A SETBACK OF 2 FEET IN
LIEU OF THE REQUIRED 50 FEET

Revised 7/06/11

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: 2014-0281-A

Petitioner: PIPINO

Address or Location: 11907 WOODBERRY PLACE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARRY + SARA PIPINO

Address: 11907 WOODBERRY PLACE

KINGSVILLE, MD 21087

Telephone Number: 410-592-3097

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

No. **113816**

Date: **6/24/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
6/24/2014 6/24/2014 11:31:48 3

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				\$ 75.00

REC: MS03 WALKIN ACHA AND
>> RECEIPT # 657651 6/24/2014 OFLN
Dept: 3 528 ZONING VERIFICATION
CR NO. 113816

Rept Tot: 175.00
175.00 OK 1.00 CA
Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **PIPINO**

For: **2014-0281-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

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

No. 115541
Date: 7/21/14

PAID RECEIPT

BUSINESS ACTUAL TIME
7/22/2014 7/21/2014 11:23:26 5
REG MS05 WALKIN RROS LRB
RECEIPT # 749314 7/21/2014 OFLN
pt 5 528 ZONING VERIFICATION
NO. 115541
Recpt tot \$40.00
\$40.00 EX \$1.00 Ca
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 60

Total: \$60

Rec From: WILLIAM & MELINDA COLONNA
For: DEMAND FOR HEARING
RE: 2014-0281-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 18, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 16, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0281-A

11907 Woodberry Place

SE/s Woodberry Place, 236 ft. NE of the centerline of intersection with Jericho Road

11th Election District - 3rd Councilmanic District
Legal Owner(s): Barry & Sara Pipino

Variance to permit a side yard addition with a 2 foot side setback in lieu of the required 50 feet.

Hearing: Thursday, October 2, 2014 at 11:00 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.
9/8/2014 September 16 998445

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 17, 2014

Re:

Case Number: 2014- 0281-A

Petitioner / Developer: Barry & Sara Pipino

Closing date: August 4, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

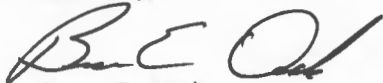
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **11907 Woodberry Place**.

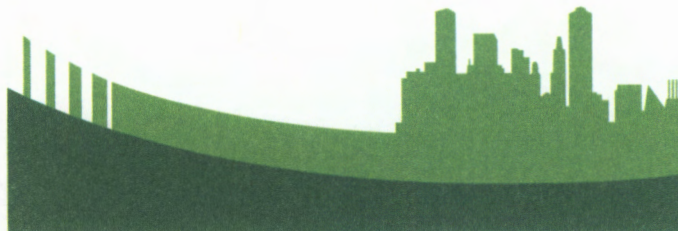
The sign(s) were posted on **July 16, 2014**.

Sincerely,

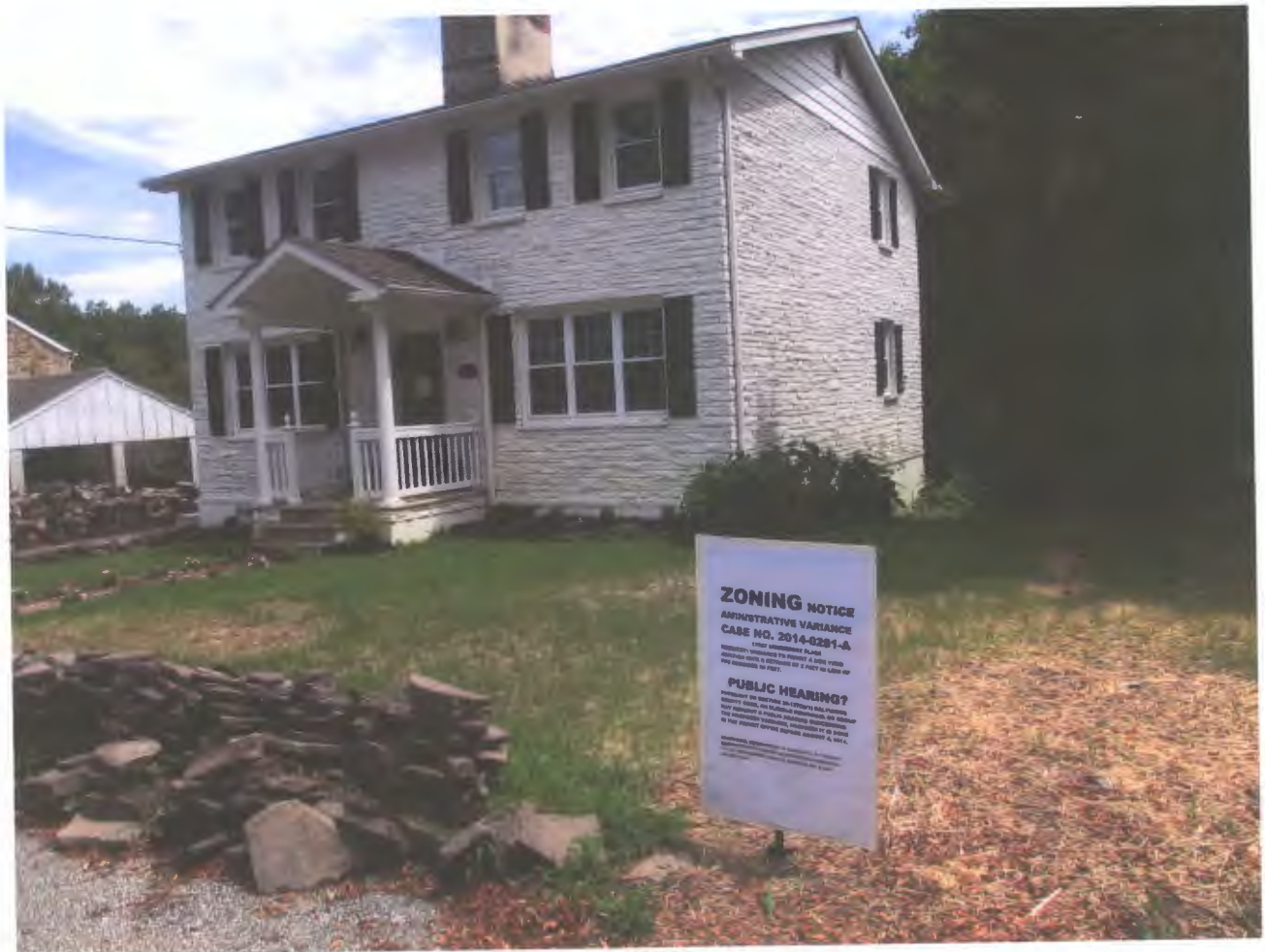


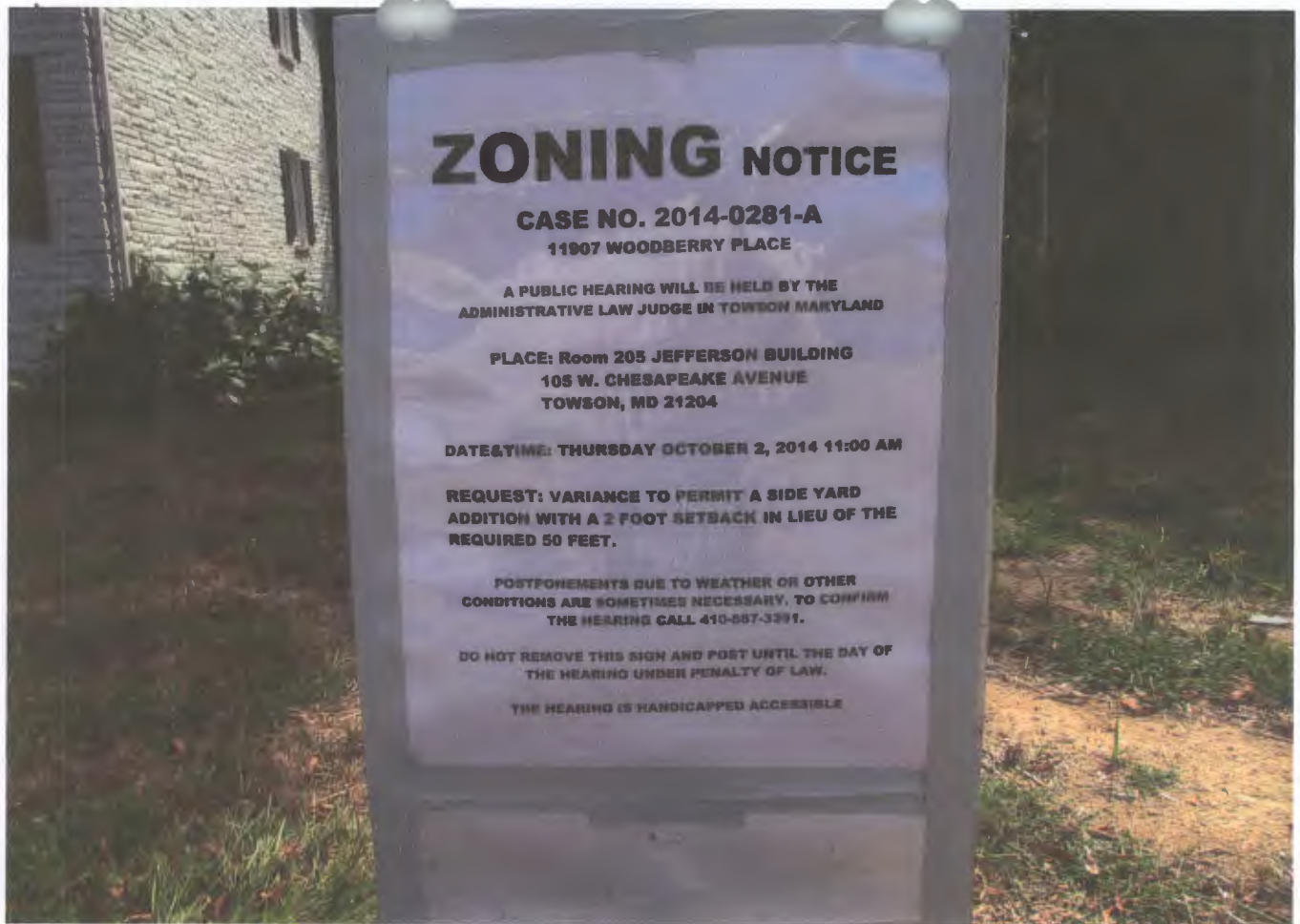
Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor







THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 14, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 14, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0281-A

11907 Woodberry Place

SE/s Woodberry Place, 236 ft. NE of the centerline of intersection with Jericho Road

11th Election District - 3rd Councilmanic District

Legal Owner(s): Barry & Sara Pipino

Variance to permit a side yard addition with a 2 foot side setback in lieu of the required 50 feet.

Hearing: Friday, September 5, 2014 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.
8/14 August 14 990147



KEVIN KAMENETZ
County Executive

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

September 3, 2014

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: 2014-0281-A

11907 Woodberry Place

SE/s Woodberry Place, 236 ft. NE of the centerline of intersection with Jericho Road

11th Election District – 3rd Councilmanic District

Legal Owners: Barry & Sara Pipino

Variance to permit a side yard addition with a 2 foot side setback in lieu of the required 50 feet.

Hearing: Thursday, October 2, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Pipino, 11907 Woodberry Place, Kingsville 21087
Mr. & Mrs. Colonna, 11905 Woodberry Place, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 12, 2014.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 11, 2014 Issue - Jeffersonian

Please forward billing to:

Barry Pipino
11907 Woodberry Place
Kingsville, MD 21087

410-592-3097

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0281-A

11907 Woodberry Place

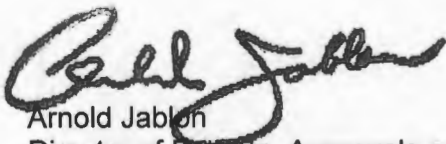
SE/s Woodberry Place, 236 ft. NE of the centerline of intersection with Jericho Road

11th Election District – 3rd Councilmanic District

Legal Owners: Barry & Sara Pipino

Variance to permit a side yard addition with a 2 foot side setback in lieu of the required 50 feet.

Hearing: Thursday, October 2, 2014 at 11:00 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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

August 27, 2014

Barry Pipino
Sara Pipino
11907 Woodberry Place
Kingsville MD 21087

RE: Case Number: 2014-0281 A, Address: 11907 Woodberry Place

Dear Mr. & Ms. Pipino:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 24, 2014. 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: jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/30/14

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

RE: Baltimore County
Item No 2014-0281-A.
Administrative Variance
Barry Dipino
11907 Woodberry Place

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. 2014-0281-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 dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief/
Development Manager
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 7, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2014
Item No. 2014-0272, 0273, 0274, 0281, 0282, 0284, 0285 and 0287

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

DAK:CEN
cc:file

G:\DevPlanRevZAC -No Comments\ZAC07072014 -.doc



KEVIN KAMENETZ
County Executive

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

July 30, 2014

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: 2014-0281-A

11907 Woodberry Place

SE/s Woodberry Place, 236 ft. NE of the centerline of intersection with Jericho Road

11th Election District – 3rd Councilmanic District

Legal Owners: Barry & Sara Pipino

Variance to permit a side yard addition with a 2 foot side setback in lieu of the required 50 feet.

Hearing: Friday, September 5, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Pipino, 11907 Woodberry Place, Kingsville 21087
Mr. & Mrs. Colonna, 11905 Woodberry Place, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 16, 2014.**
- (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.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 14, 2014 Issue - Jeffersonian

Please forward billing to:

Barry Pipino
11907 Woodberry Place
Kingsville, MD 21087

410-592-3097

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0281-A

11907 Woodberry Place

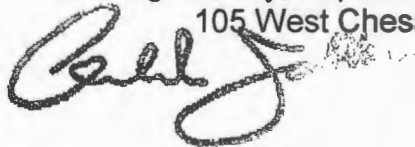
SE/s Woodberry Place, 236 ft. NE of the centerline of intersection with Jericho Road

11th Election District – 3rd Councilmanic District

Legal Owners: Barry & Sara Pipino

Variance to permit a side yard addition with a 2 foot side setback in lieu of the required 50 feet.

Hearing: Friday, September 5, 2014 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 ACCOMODATIONS, 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.

Case No.:

2014-0281-A

Exhibit Sheet

Petitioner/Developer

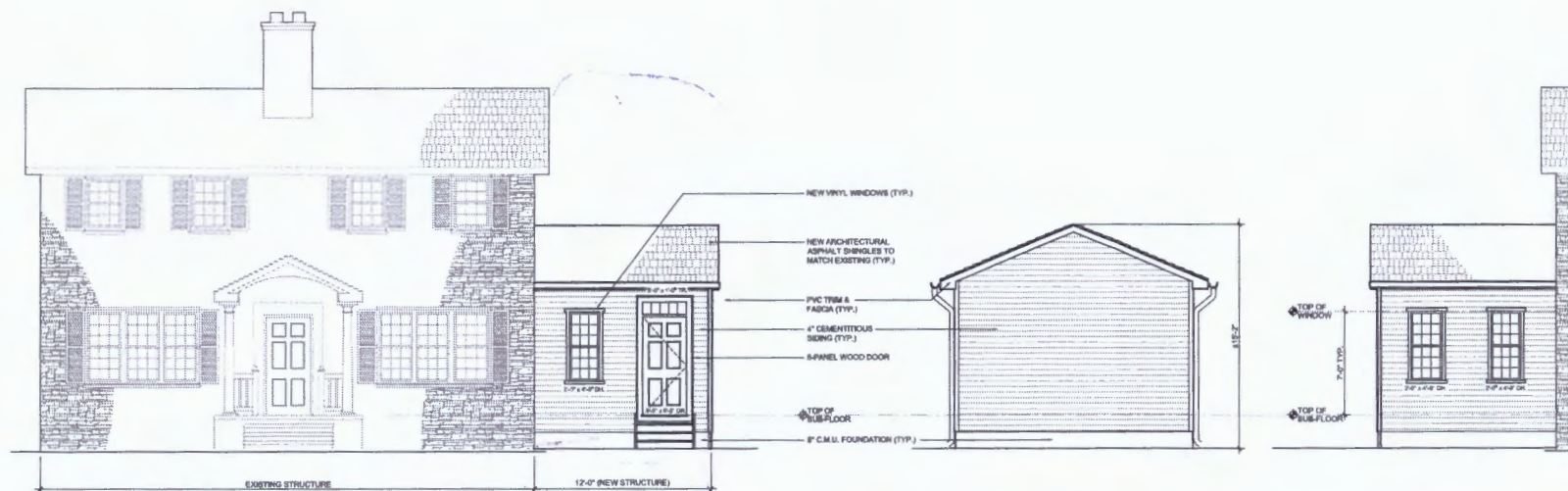
Protestants

Sen

10/6/14

No. 1	Plan	
No. 2	Site plan from No. 2004-0389-A 2004-0389-A	
No. 3	Proposed Architech. Elevations	
No. 4	Memo - Landmarks Comm.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

8/19/14



WS CONTRACTOR INC.
4893 BRISTLE CONE CIRCLE
ABERDEEN, MARYLAND 21001

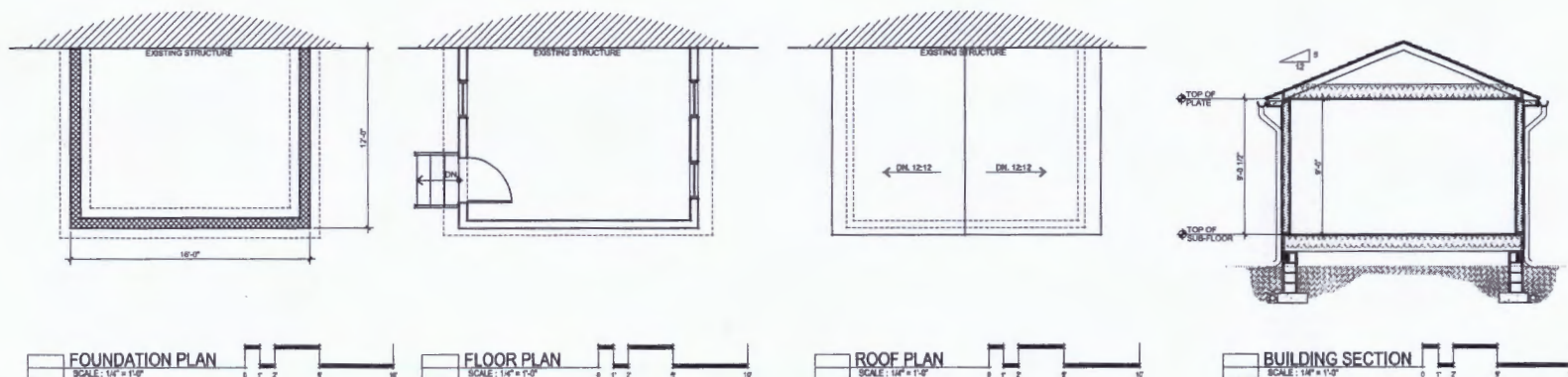
PROJECT:

DESCRIPTION:

REVISIONS:		DATE
NUMBER	DESCRIPTION	

DATE: _____
PROJECT NUMBER: _____
DRAWN BY: _____
CHECKED BY: _____
DRAWING NUMBER: _____

WISNET FOR:



PETITIONER'S

EXHIBIT NO. 3

M E M O R A N D U M

DATE: November 6, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0281-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 5, 2014. 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

CASE NAME 3
CASE NUMBER 2014-0281-A
DATE 10/2/14

[illegible]

DATE 10/2/14

[illegible]

CASE NO. 2014-0281-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7/7

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

N/C

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

FIRE DEPARTMENT

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

6/30/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/16/14

SIGN POSTING

Date:

9/11/14

by

BOOK

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

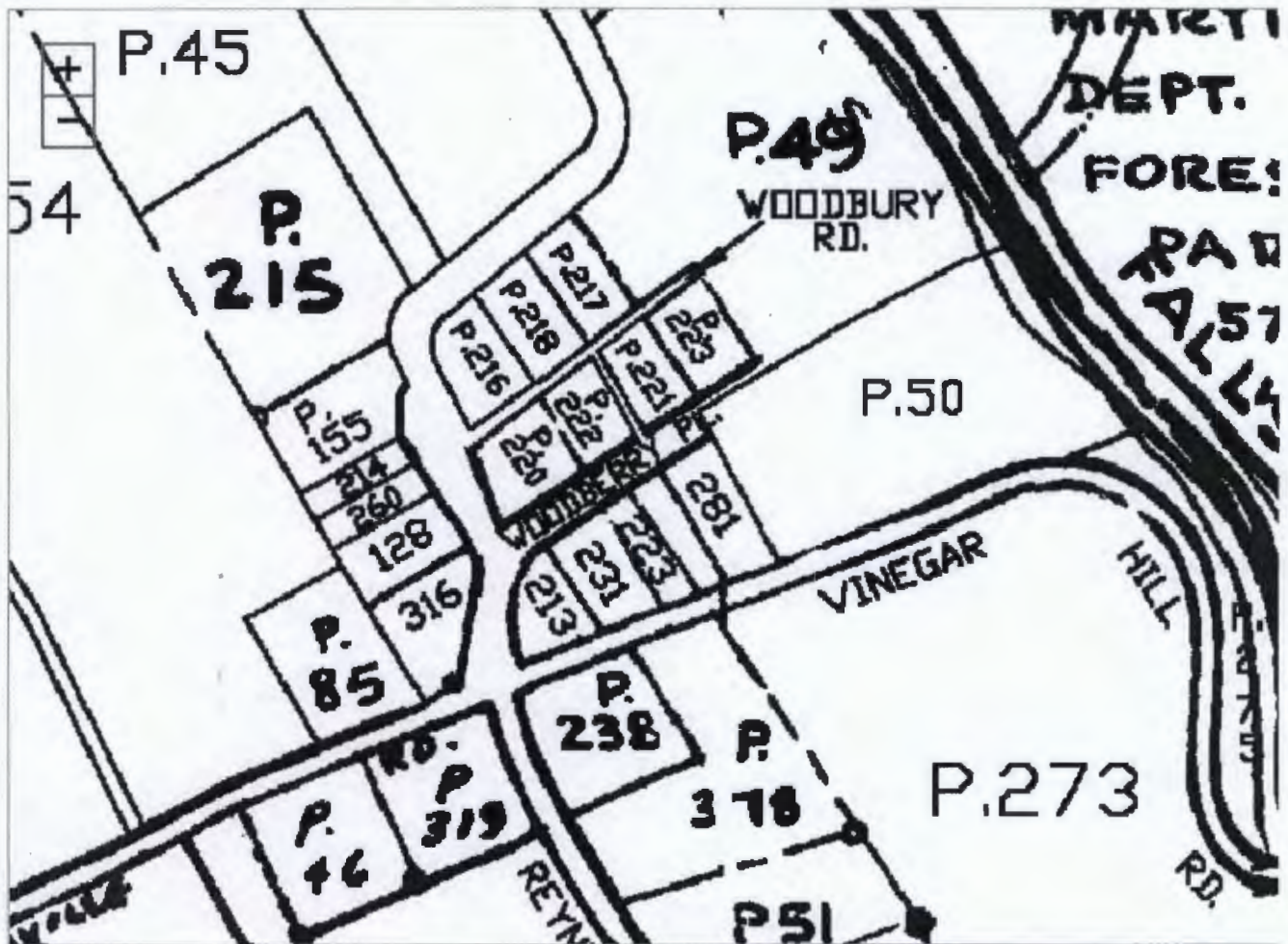
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1106000076							
Owner Information									
Owner Name:		PIPINO BARRY L PIPINO SARA L				Use:		RESIDENTIAL	
Mailing Address:		11907 WOODBERRY PL KINGSVILLE MD 21087-1905				Principal Residence:		YES	
						Deed Reference:		/15595/ 00615	
Location & Structure Information									
Premises Address:		11907 WOODBERRY PL 0-0000				Legal Description:		LT 13 & 15 11907 WOODBERRY PL FRANKLINVILLE VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0055	0023	0281		0000			13	2015	Plat Ref: 0009/0065
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1851		1,798 SF		370 SF		12,806 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	STONE	2 full					
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2012		07/01/2014		07/01/2015
Land:			92,200		92,200				
Improvements			171,200		171,200				
Total:			263,400		263,400		263,400		
Preferential Land:			0						
Transfer Information									
Seller: LITTLE LOIS BROOKS,TRUSTEE				Date: 09/24/2001			Price: \$135,000		
Type: ARMS LENGTH IMPROVED				Deed1: /15595/ 00615			Deed2:		
Seller: LITTLE PAUL G				Date: 11/04/1992			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /09445/ 00355			Deed2:		
Seller: FARMER RUSSELL				Date: 04/26/1976			Price: \$43,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05627/ 00056			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
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 03/10/2009									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 11 Account Number: 1106000076



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.









22000148A7
Pt. Bk./Folio # MP92216
PDM # 110686 95-SPH

1982-0211-SPH
1110039002

RC 8

3 CD 055B3
(No New Subdivisions of 4
or More Additional Lots)

Lot # 10
1119077050
1978-0271-A
11906

2008-0020-A

PDM # 118044

2011-0193-A
1112021125
11902

Pt. Bk./Folio # 009065

11 ED

3 CD 055B3
NE 14-K

RC 5

055C-3

WOODBERRY PL

Lot # 13
1106000076

2004-0389-A

* SITE

Pt. Bk. 0000009, Folio 0065

11903
1106000077

1102003891
Lot # 1

VINEGAR HILL RD

RC 7

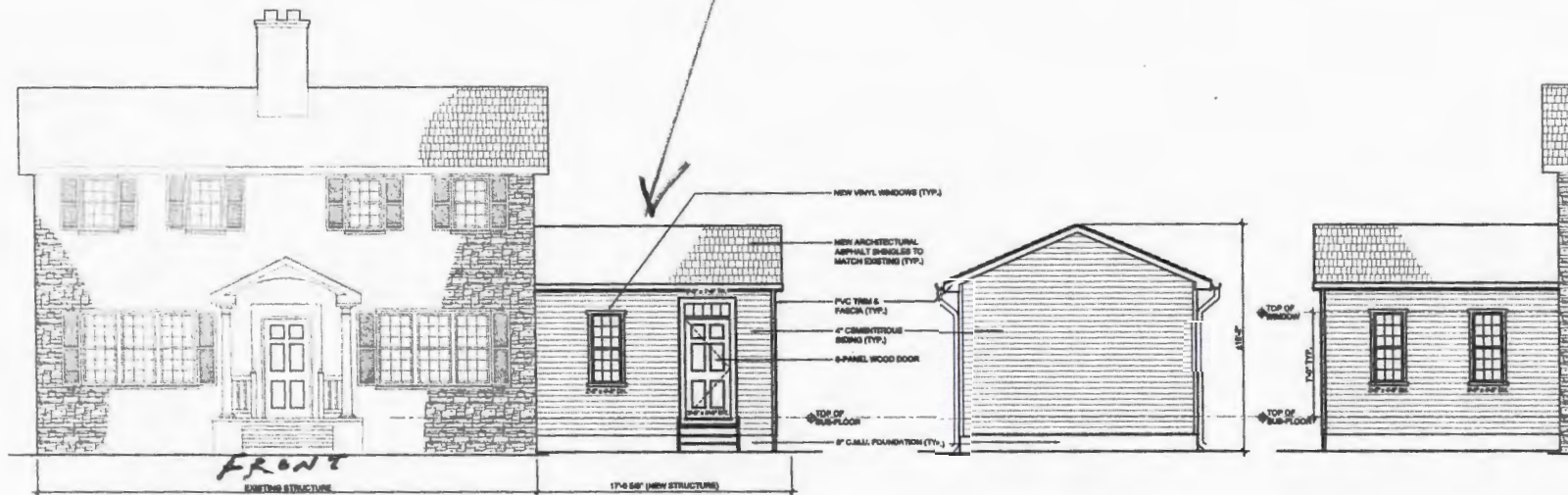
1119074966

1106057225

1600011886

P. P. NO PROPERTY 11907 WOODBERRY PLACE

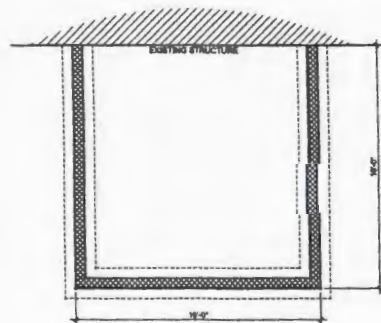
PROPOSED SIDE ADDITION



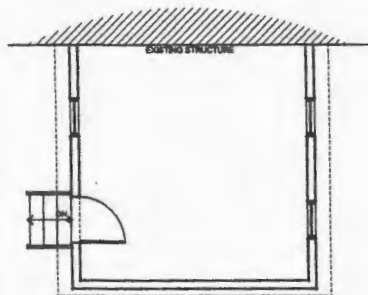
ENTRY ELEVATION
SCALE: 1/4\"/>

SIDE ELEVATION
SCALE: 1/4\"/>

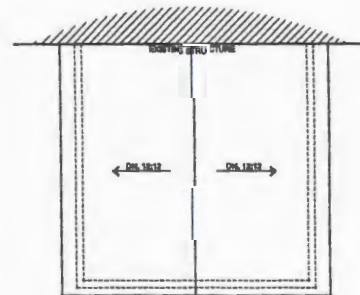
REAR ELEVATION
SCALE: 1/4\"/>



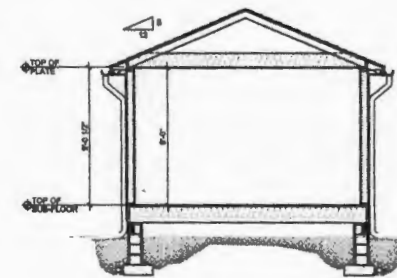
FOUNDATION PLAN
SCALE: 1/4\"/>



FLOOR PLAN
SCALE: 1/4\"/>



ROOF PLAN
SCALE: 1/4\"/>



BUILDING SECTION
SCALE: 1/4\"/>

WS CONTRACTOR INC.
4001 BRISTLE GORE CIRCLE
ABERDEEN, MARYLAND 21001

PROJECT:

DESCRIPTION:

REVISIONS:	DATE
1	
2	
3	
4	
5	

DATE:
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DRAWING NUMBER:

WEEKS FOR:

2014-0281-A

2200014847
Pt. Bk./Folio # MP92216
PDM # 110686 95-SPH

1982-0211-SPH
1110039002

RC 8

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

2008-0020-A

Lot # 10
1119077050
1978-0271-A

PDM # 118044

2011-0193-A
1112021125

Pt. Bk./Folio # 009065

11 ED

3 CD 055B3
NE 14-K

RC 5

055C3

WOODBERRY PL

Lot # 13
1106000076

Pt. Bk. 000009, Folio 0065

* SITE

2004-0389-A

11901

1102003891

Lot # 1

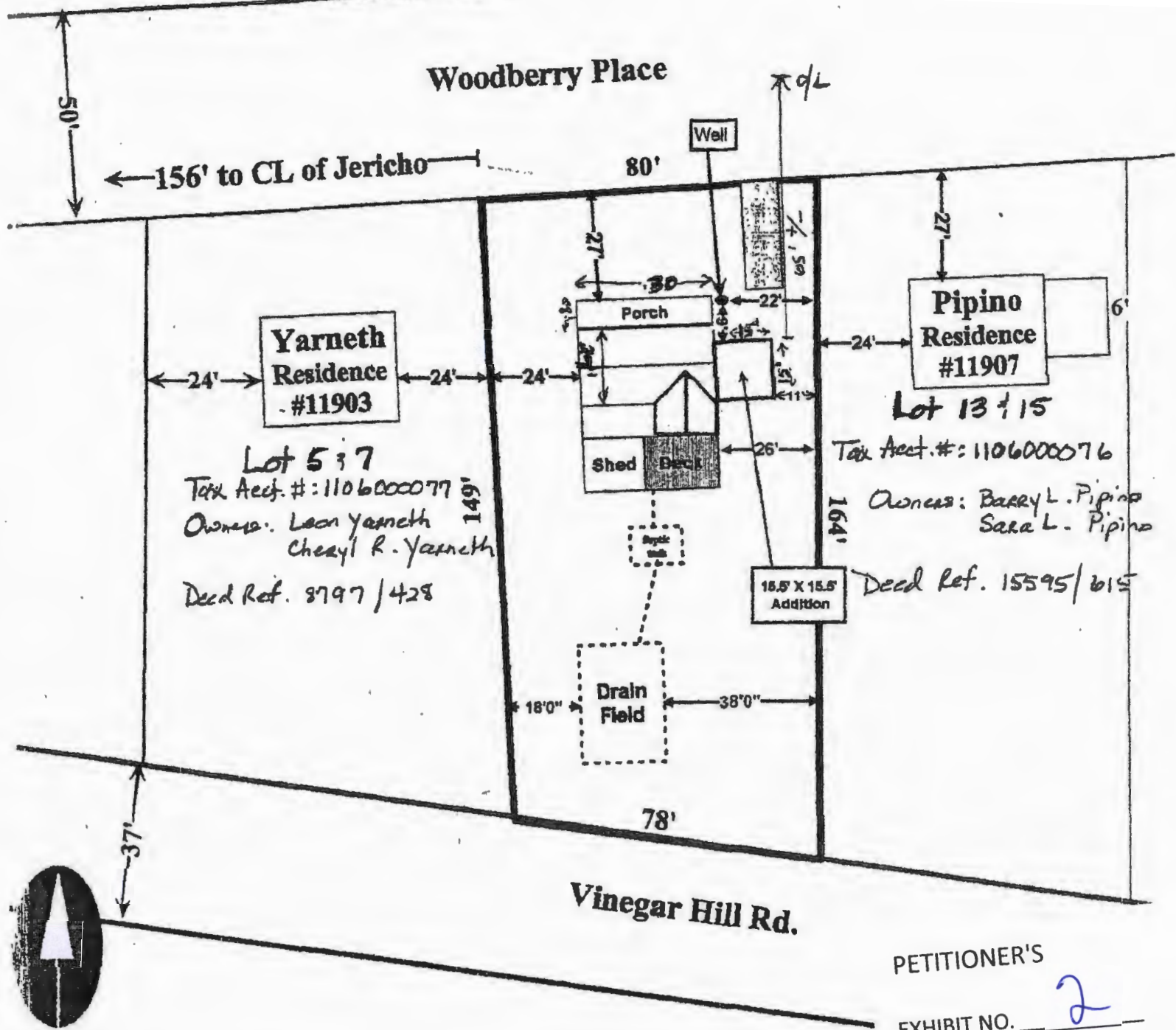
VINEGAR HILL RD

RC 7

1119074966

1106057225

1600011886



PETITIONER'S

EXHIBIT NO. 2

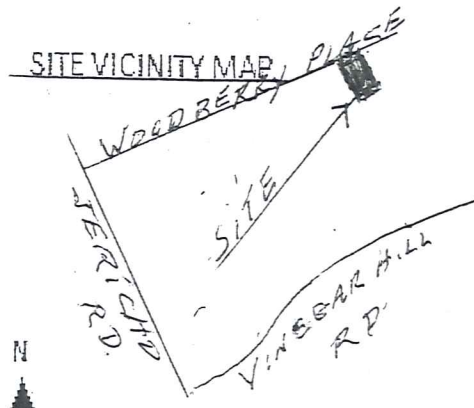
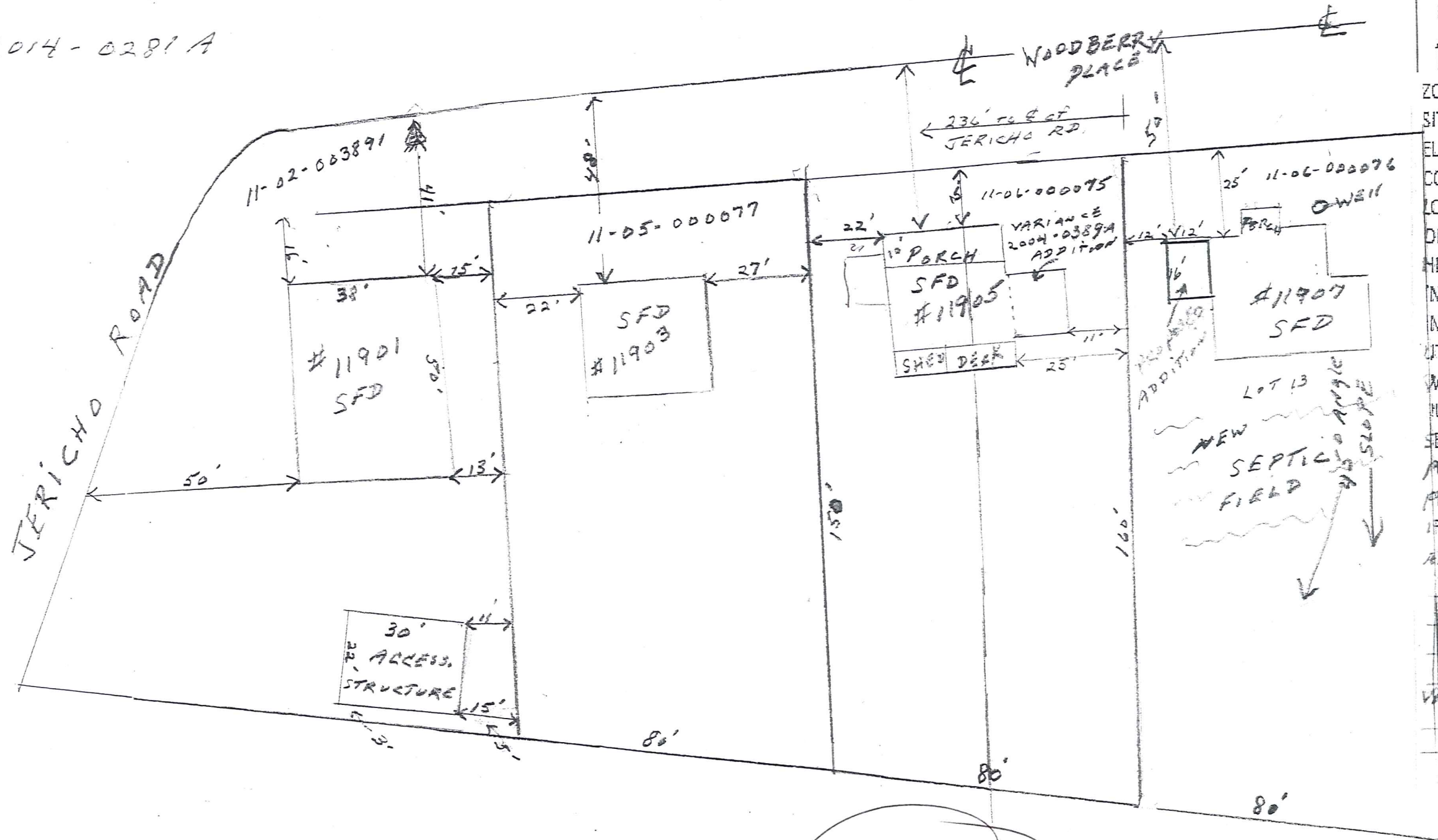
N

Prepared by: WNC

Scale of Drawing: 1" = ~~30~~ 40'

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11907 WOODBERRY PL. OWNER(S) NAME(S) BARRY & SARA PIPINO
 SUBDIVISION NAME FRANKLINVILLE LOT # 13 BLOCK # — SECTION # —
 PLAT BOOK # 9 FOLIO # 65 10 DIGIT TAX # 1106000076 DEED REF. # 30977/00216

Case NO. 2014-0281A



MAP IS NOT TO SCALE
 ZONING MAP # 05583 (OLD 14.14.14)
 SITE ZONED RC-5
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE 0.271
 OR SQUARE FEET 11,848
 HISTORIC? FRANKLIN COUNTY
 IN CBCA? —
 IN FLOOD PLAIN? —
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC — PRIVATE ✓
 SEWER IS: PUBLIC — PRIVATE ✓
 PRIOR HEARING? —
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:



DRAWN BY JOHN SULLIVAN 10-5-14

REVISED PH



OFFICE OF ADMINISTRATIVE HEARINGS

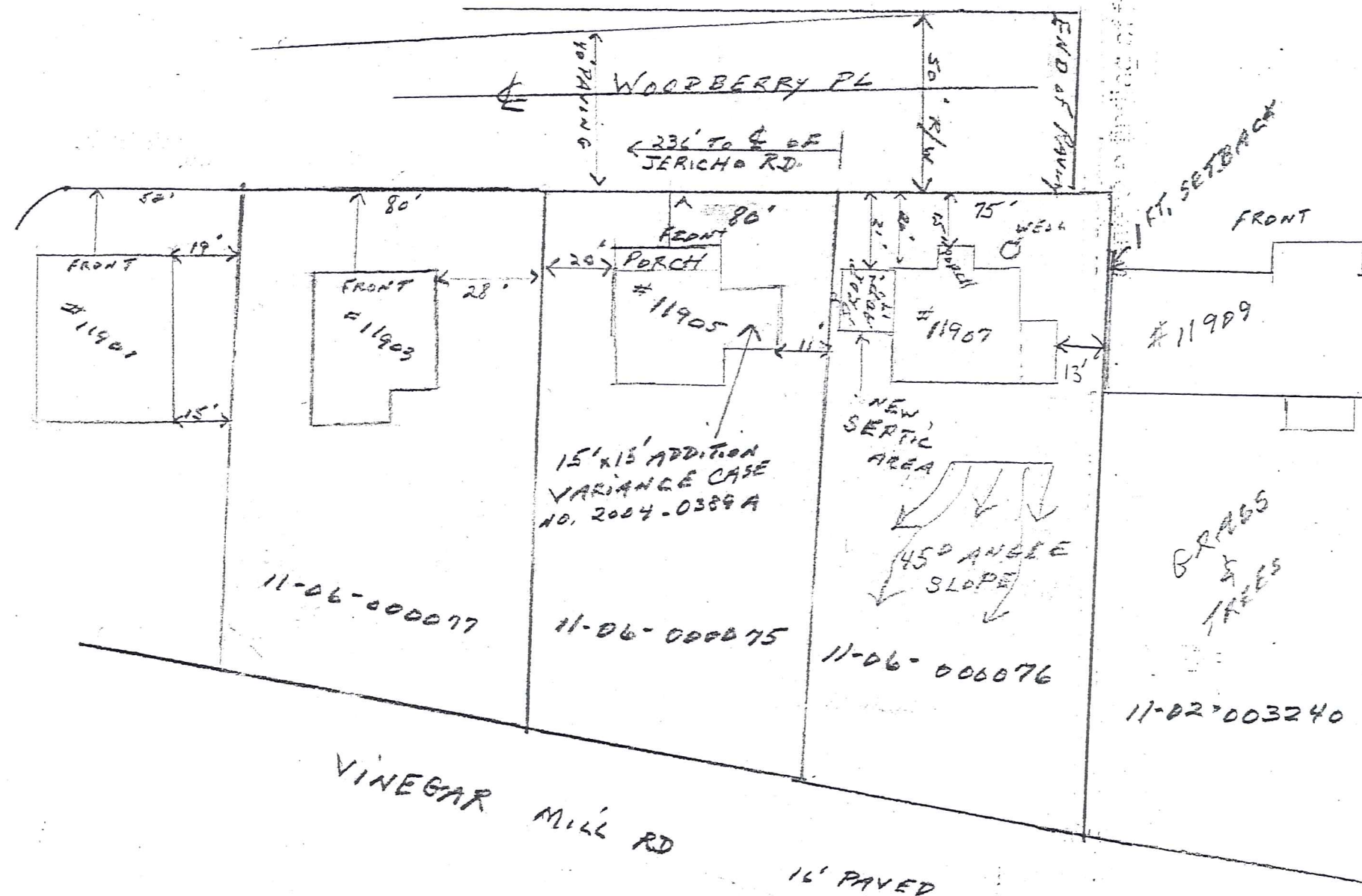
SCALE: 1" = 30 FT.

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

ADDRESS 11907 WOODBERRY PLACE OWNER(S) NAME(S) BARRY & SARA PIPINO

SUBDIVISION NAME FRANKLINVILLE LOT # 13 BLOCK # - SECTION # -

PLAT BOOK # 9 FOLIO # 65 10 DIGIT TAX # 1106000026 DEED REF. # 30977/00216

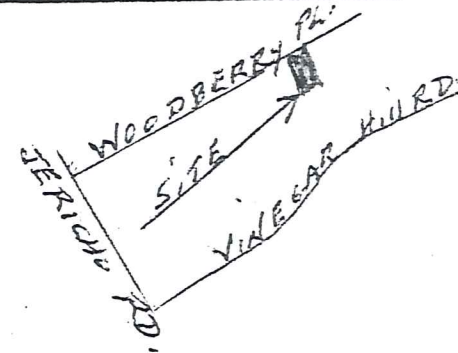


PLAN DRAWN BY J. Hilde

DATE 6-22-14 SCALE: 1 INCH = 40 FEET

2014-0281-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 055B3 (OLD NE 14th)

SITE ZONED RC-5

ELECTION DISTRICT 3

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.271

OR SQUARE FEET 11,848

HISTORIC? -

IN CBCA? -

IN FLOOD PLAIN? -

UTILITIES? MARK WITH X

WATER IS:

PUBLIC - PRIVATE X

SEWER IS:

PUBLIC - PRIVATE X

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: