



KEVIN KAMENETZ
County Executive

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

February 6, 2015

Michael Marzullo
960 Southerly Road, Apt. 272
Towson, Maryland 21204

RE: Petition for Variance
Property: Lot 85, Gum Spring Farm, Rossville, Blvd.
Case No. 2015-0135-A

Dear Mr. Marzullo:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE
(Lot 85, Gum Spring Farm, Rossville Blvd.)
14th Election District
6th Council District
Michael Marzullo
Legal Owner

Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0135-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner, Michael Marzullo ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.B & C as follows: (1) to permit the construction of a dwelling on a lot 60 ft. wide in lieu of required 70 ft.; (2) to permit a front yard setback of 25 ft. in lieu of the required 30 ft.; and (3) to permit a side yard setback from a public street right-of-way of 15 ft. in lieu of the required 30 ft. A site plan for the project was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Michael Marzullo and Galen Wallace, the builder. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the relief, but proposed two conditions that will be included in the final Order.

The subject property is approximately 10,800 square feet and is zoned DR 3.5. The property was purchased in 1979 by Petitioner's parents. It is unimproved, and Petitioner proposes to construct a single family dwelling on the lot. Variance relief is required to construct an

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Date 2/6/15
By Sen

appropriate dwelling on the lot.

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).

Petitioner has met this test. The lot is "pie shaped," which renders it unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since he would be unable to construct a suitable single family dwelling on the property. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of County or community opposition.

THEREFORE, IT IS ORDERED, this 6th day of February, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.B & C as follows: (1) to permit the construction of a dwelling on a lot 60 ft. wide in lieu of the required 70 ft.; (2) to permit a front yard setback of 25 ft. in lieu of the required 30 ft.; and (3) to permit a side yard setback from a public street right-of-way of 15 ft. in lieu of the required 30 ft. , be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

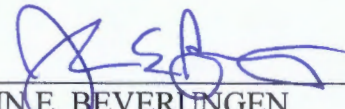
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comments submitted by the DOP, a copy of which is attached.

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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:slm

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Date 2/16/15

By slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: January 8, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Lot 85, Rossville Boulevard

RECEIVED

INFORMATION:

JAN 09 2015

Item Number: 15-135

Petitioner: Carmela Marzullo

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject request is for a variance from Section 1B02.3.B. and C. to permit the construction of a dwelling on a lot less than 70 feet wide, to permit a front yard setback of 25 feet in lieu of the required 30 feet and to permit a side yard setback from a public street right of way of 15 feet in lieu of the required 30 feet.

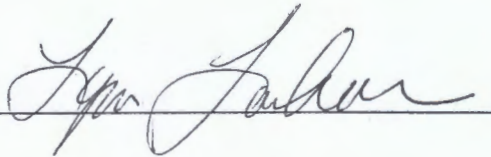
This Department has no objection to this request provided the following conditions are met:

The east façade of the proposed dwelling shall be well articulated with at least 5 building elements (windows, shutters, venting, etc) to mitigate the view from the existing dwellings on Gilley Terrace that will face this façade.

Adequate screening/landscaping shall be planted along the east side of the property to screen views into the rear yard.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Division Chief:
AVA/LL



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Date 2/6/15

By sen



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at Lot 85, Gum Spring Farm, Rossville Blvd. 21237

which is presently zoned DR 3.5

Deed Reference: 06021 / 300 Tax Account # 1402069250

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)

1B02.3.B & C

To permit the construction of a dwelling on a lot less than 70 feet wide. To permit a front yard setback of 25 feet in lieu of the required 30 feet. To permit a side yard setback from a public street right-of-way of 15 feet in lieu of the required 30 feet.

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

The proposed dwelling is wider than the existing building envelope because the lot is negatively impacted by the the zoning setback regulations governing recorded plats not approved by the Zoning Commission. This fact constitutes both a hardship and practical difficulty for the owner of the property.

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:

Michael Marzullo

Name - Type or Print

Signature

960 Southerly Road, Apt. 272

410-804-7363

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Carmela Marzullo

Name - Type or Print

Signature

Name - Type or Print

Signature

Unit S233, 2525 Pot Springs Road

Address

Telephone No.

Timonium

MD

21093

City

State

Zip Code

Representative to be Contacted:

Galen Wallace

Name

229 Linden Avenue

443-470-0868

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

Case No. 2015-0135-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by JS Date 12/16/14

REV 8/20/07

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Date 2/6/15

By Den

ZONING PROPERTY DESCRIPTION FOR LOT 85, GUM SPRING FARM, ROSSVILLE BOULEVARD, 21237

Beginning at a point on the south side of Rossville Boulevard which is eighty feet wide at a distance of one-hundred and thirty feet south of the centerline of the nearest improved intersecting street Gilley Terrace which is fifty-five feet wide.

Being Lot 85 in the subdivision Gum Spring Farm as recorded in Baltimore County Plat Book W.P.C., 08 Folio 05 containing 10,800 square feet of land. Located in the 14th Election District and 6th Councilmanic District of Baltimore County, Maryland.

2015-0135-A

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/neighborhood 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: 2015-0135-A

Petitioner: MARZULLO

Address or Location: LOT 85" ROSSVILLE BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GALEN WALLACE

Address: 229 LINDEN AVE

TOWSON, MD 21286

Telephone Number: 443-470-0868

CERTIFICATE OF POSTING

CASE NO: 2015-0135-A

PETITIONER/DEVELOPER

GALEN WALLACE

DATE OF HEARING/CLOSING:

2/5/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT

LOT 85 GUM SPRING FARM, ROSSVILLE BLVD

HIS SIGN(S) WERE POSTED ON

(MONTH, DAY, YEAR)

January 14, 2015

SINCERELY,

Martin Ogle 1/14/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # **2015-0135-A**

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: **ROOM 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE TOWSON 21204**

DATE AND TIME: **THURSDAY FEBRUARY 5, 2015
AT 11:00 A.M.**

REQUEST:
VARIANCE TO PERMIT THE CONSTRUCTION OF A DWELLING ON A
LOT LESS THAN 70 FT. WIDE; TO PERMIT A FRONT YARD SETBACK
OF 25 FT. IN LIEU OF THE REQUIRED 30 FT. TO PERMIT A SIDE
YARD SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY OF
15 FT. IN LIEU OF THE REQUIRED 30 FT.

POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONSIDER DELAYING CALL 410-897-2201
DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

malone 1/16/15



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2962083

Sold To:

Galen Wallace - CU00405579
229 Linden Ave
Towson, MD 21286

Bill To:

Galen Wallace - CU00405579
229 Linden Ave
Towson, MD 21286

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 15, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2015-0135-A
Lot 85, Gum Spring Farm, Rossville Boulevard
NW/s Gilley Terrace opposite of intersection with Kelseys Lane
14th Election District - 6th Councilmanic District
Legal Owner(s) Carmela Marzullo
Contract Purchaser/Lessee: Michael Marzullo

Variance: to permit the construction of a dwelling on a lot less than 70 ft. wide; to permit a front yard setback of 25 ft in lieu of the required 30 ft., to permit a side yard setback from a public street right-of-way of 15 ft. in lieu of the required 30 ft.

Hearing: Thursday, February 5, 2015 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.

1/194 January 15 2962083



KEVIN KAMENETZ³
County Executive
December 31, 2014

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

NOTICE OF ZONING HEARING

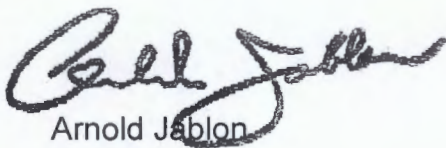
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Arnold Jablon
Director

AJ:kl

C: Galen Wallace, 229 Linden Avenue, Towson 21286
Michael Marzullo, 960 Southerly Road, Apt. 272, Towson 21204
Carmella Marzullo, Unit S233, 2525 Pot Springs Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 16, 2015.**
- (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, January 15, 2015 Issue - Jeffersonian

Please forward billing to:
Galen Wallace
229 Linden Avenue
Towson, MD 21286

443-470-0868

NOTICE OF ZONING HEARING

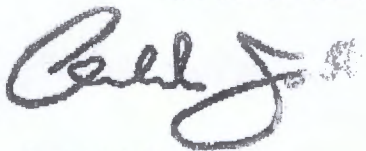
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
Lot 85, Gum Spring Farm, Rossville Blvd; *
NW/S Gilley Terrace opposite Kelseys Lane * OF ADMINSTRATIVE
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Carmela Marzullo * HEARINGS FOR
Contract Purchaser(s): Michael Marzullo * BALTIMORE COUNTY
Petitioner(s) *
2015-135-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
JAN 23 2015

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 20th day of January, 2015, a copy of the foregoing Entry of Appearance was mailed to Galen Wallace, 229 Linden Avenue, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People’s Counsel for Baltimore County

M E M O R A N D U M

DATE: March 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0135-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 9, 2015. 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 No.: 2015-0135-A

Exhibit Sheet

2-6-15

Petitioner/Developer

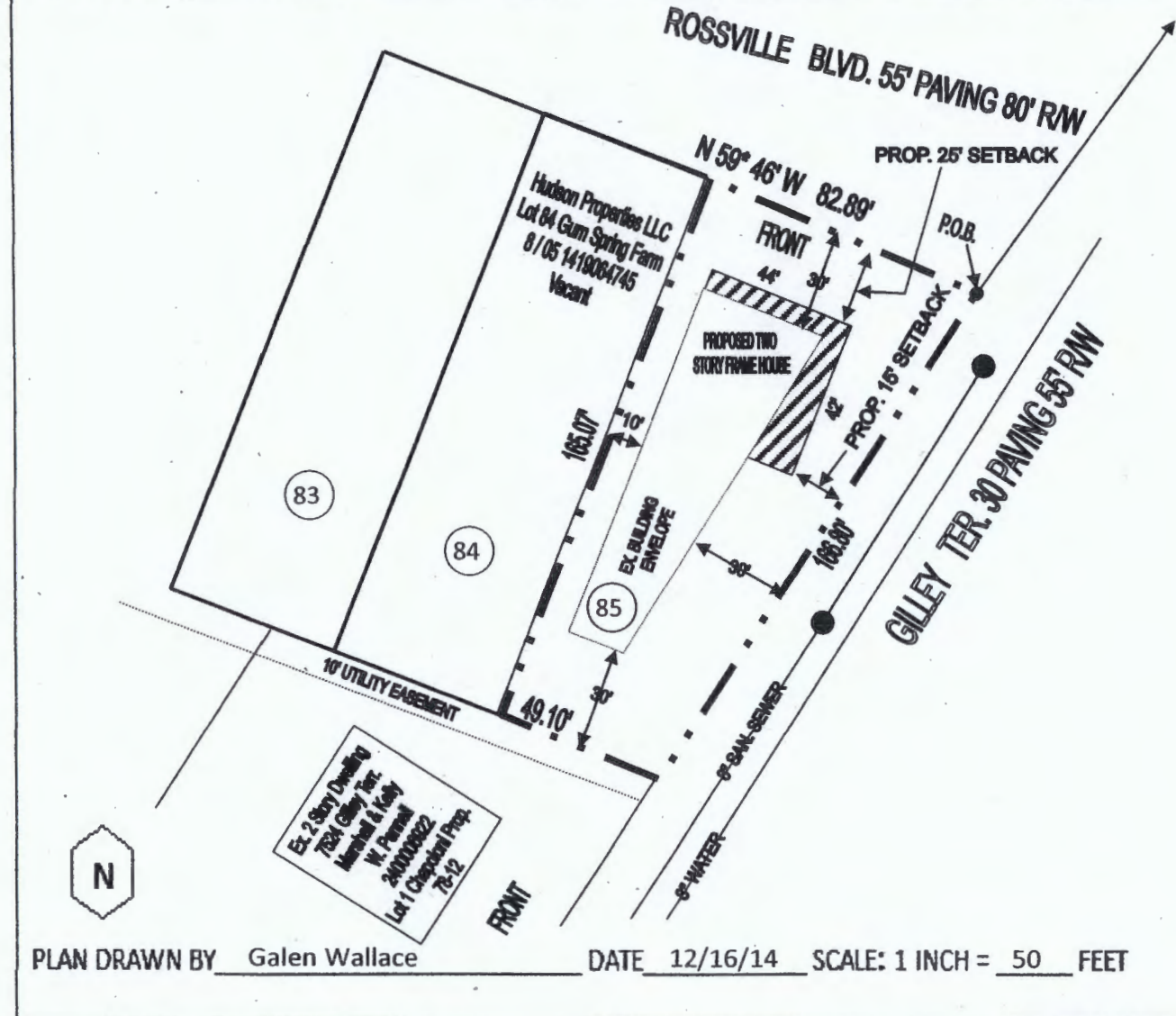
DW
3-10-15

Protestant

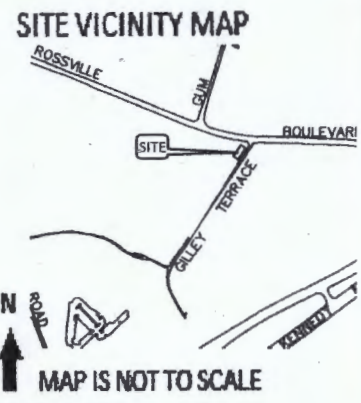
slw

No. 1	Site plan	
No. 2	Plat - Grm Spring Farm	
No. 3	Elevation drawings proposed SFD	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS Rossville Boulevard OWNER(S) NAME(S) Carmela Marzullo
 SUBDIVISION NAME Gum Spring Farm LOT # 85 BLOCK # _____ SECTION # _____
 PLAT BOOK # 8 FOLIO # 5 10 DIGIT TAX # 1 4 0 2 0 6 9 2 5 0 DEED REF. # 0 6 0 2 1 / 0 0 3 0 0



PLAN DRAWN BY Galen Wallace DATE 12/16/14 SCALE: 1 INCH = 50 FEET



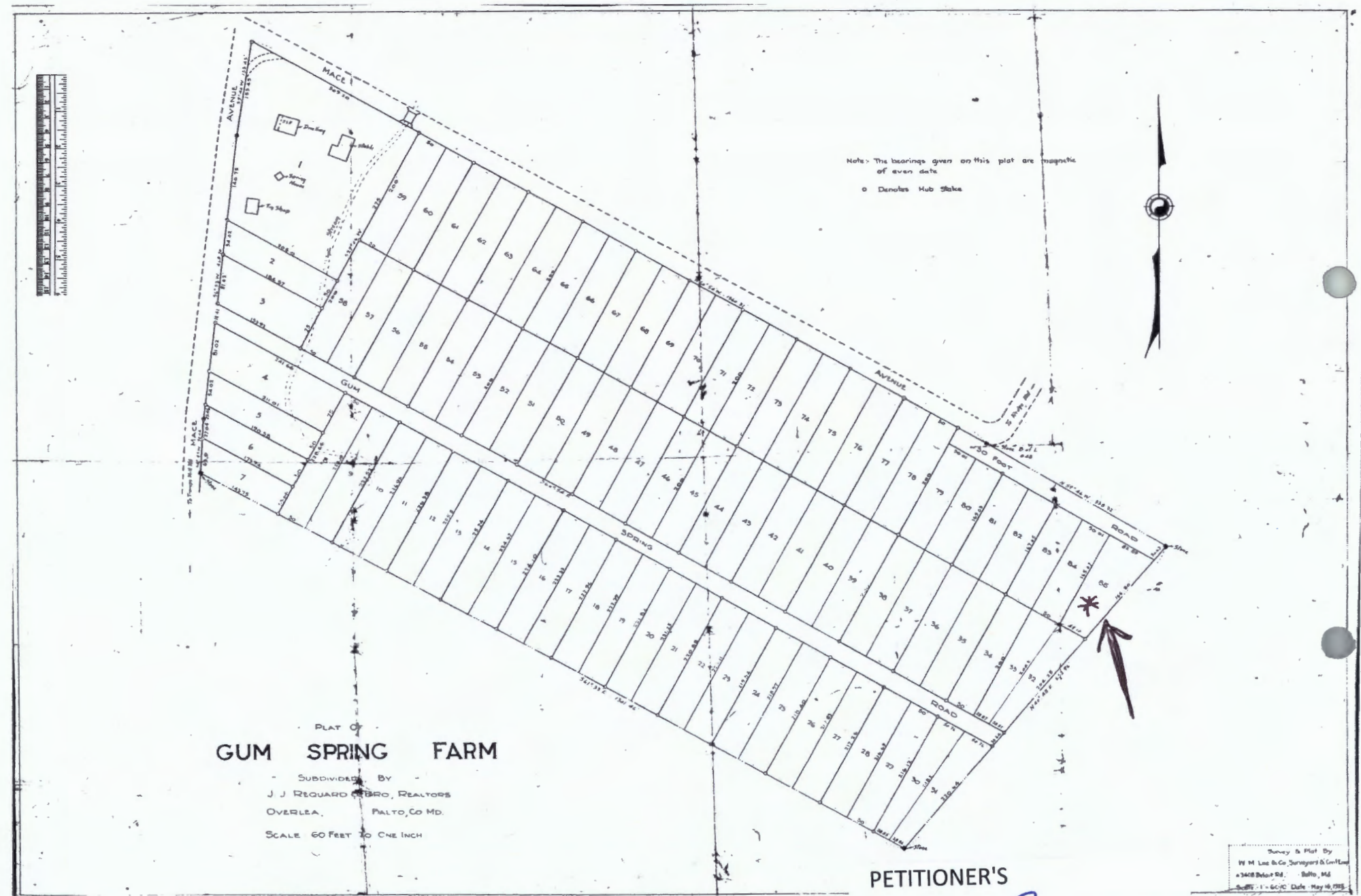
ZONING MAP# 81
 SITE ZONED DR 3.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 10,800
 HISTORIC ? NO
 IN CBCA ? NO
 IN FLOOD PLAIN ? NO
 UTILITIES ? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0135-A

PETITIONER'S

EXHIBIT NO. 1



PETITIONER'S

EXHIBIT NO.

2

Survey & Plat By
W. M. Lee & Co. Surveyors & Civil Engrs
3408 Belton Rd. Balto, Md.
Sub E-1-6070 Date May 16, 1951

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/30/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>1/8/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj w/ comment</u>
<u>12/22/14</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: <u>1/15/15</u>		
SIGN POSTING Date: <u>1/14/15</u> by <u>agile</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 14 Account Number - 1402069250							
Owner Information									
Owner Name:		MARZULLO MICHAEL P				Use:		RESIDENTIAL	
Mailing Address:		APT 272 960 SOUTHERLY RD TOWSON MD 21204-				Principal Residence:		NO	
						Deed Reference:		/35570/ 00001	
Location & Structure Information									
Premises Address:		ROSSVILLE BLVD 0-0000				Legal Description:			
						GUN SPRING FARMS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0081	0018	0757		0000			85	2015	Plat Ref:
								0008/ 0005	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
							10,800 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2015		07/01/2014		07/01/2015
Land:			2,700		2,700				
Improvements			0		0				
Total:			2,700		2,700		2,700		
Preferential Land:			0						2,700
									0
Transfer Information									
Seller: MARZULLO LEONARD L				Date: 11/18/2014			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /35570/ 00001			Deed2:		
Seller: BROWN MILTON B				Date: 05/15/1979			Price: \$4,000		
Type: ARMS LENGTH IMPROVED				Deed1: /06021/ 00300			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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		0.00 0.00		
Tax Exempt:					Special Tax Recapture:				
Exempt Class:					NONE				
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

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

District: **14** Account Number: **1402069250**

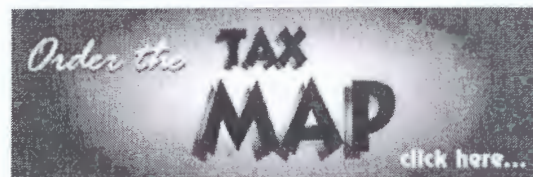


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

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



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

Date: 12/22/14

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

RE: Baltimore County
Item No 2015-0135-A
Variance
Carmela Marzullo
Lot 85, Rossville Blvd.

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. 2015-0135-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: January 8, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Lot 85, Rossville Boulevard

RECEIVED

INFORMATION:

JAN 09 2015

Item Number: 15-135

Petitioner: Carmela Marzullo

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject request is for a variance from Section 1B02.3.B. and C. to permit the construction of a dwelling on a lot less than 70 feet wide, to permit a front yard setback of 25 feet in lieu of the required 30 feet and to permit a side yard setback from a public street right of way of 15 feet in lieu of the required 30 feet.

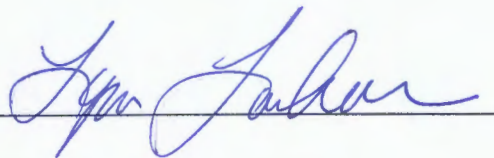
This Department has no objection to this request provided the following conditions are met:

The east façade of the proposed dwelling shall be well articulated with at least 5 building elements (windows, shutters, venting, etc) to mitigate the view from the existing dwellings on Gilley Terrace that will face this façade.

Adequate screening/landscaping shall be planted along the east side of the property to screen views into the rear yard.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 30, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 29, 2014
Item No. 2015-0114, 0132, 0134 and 0135

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\ZAC12292014 -.doc

1/13/15
WCP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

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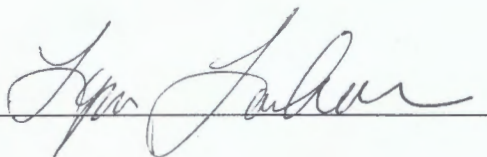
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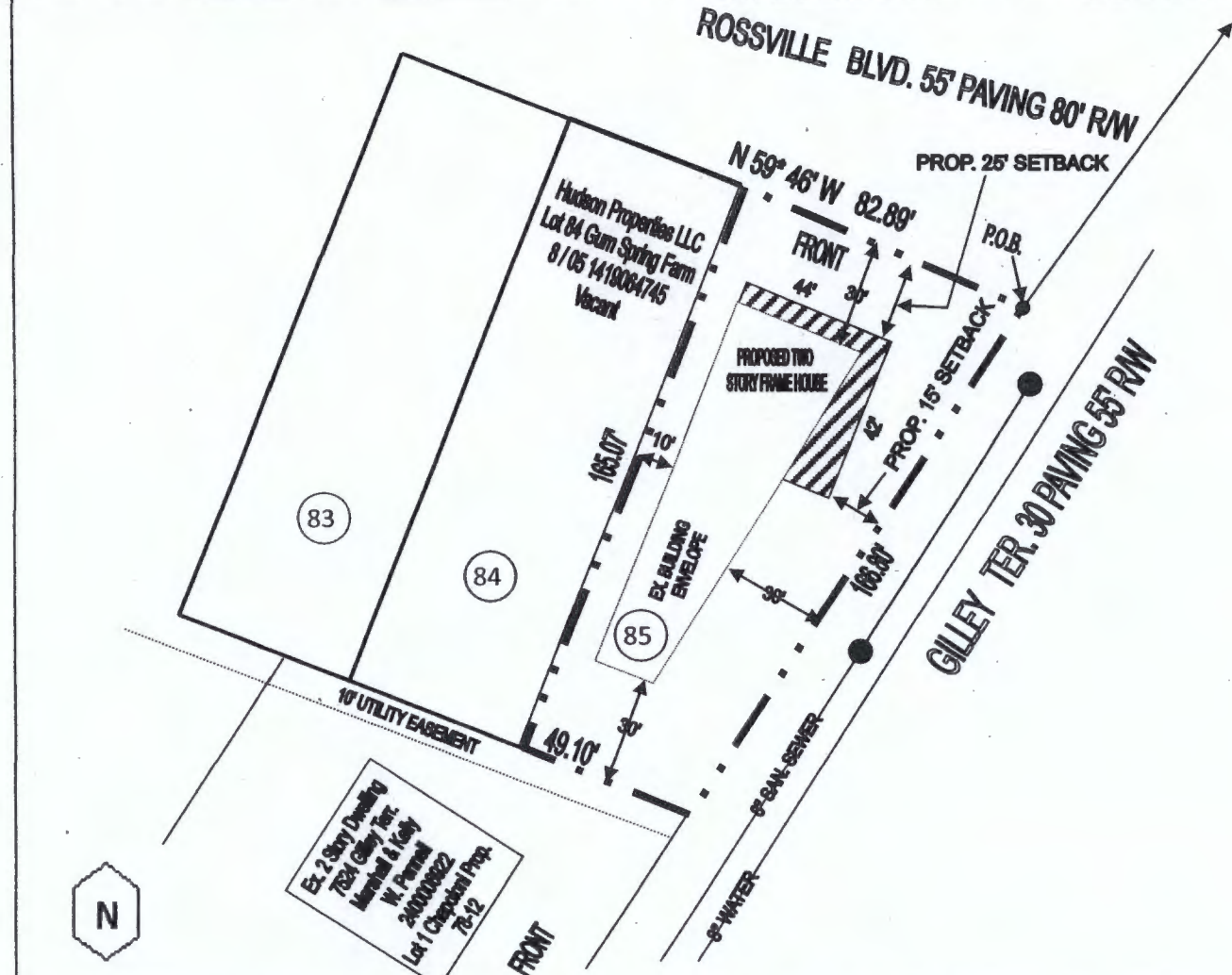
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Division Chief:
AVA/LL





ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS Rossville Boulevard OWNER(S) NAME(S) Carmela Marzullo
 SUBDIVISION NAME Gum Spring Farm LOT # 85 BLOCK # _____ SECTION # _____
 PLAT BOOK # 8 FOLIO # 5 10 DIGIT TAX # 1 4 0 2 0 6 9 2 5 0 DEED REF. # 0 6 0 2 1 / 0 0 3 0 0



PLAN DRAWN BY Galen Wallace DATE 12/16/14 SCALE: 1 INCH = 50 FEET



ZONING MAP# 81
 SITE ZONED DR 3.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 10,800
 HISTORIC ? NO
 IN CBCA ? NO
 IN FLOOD PLAIN ? NO
 UTILITIES ? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

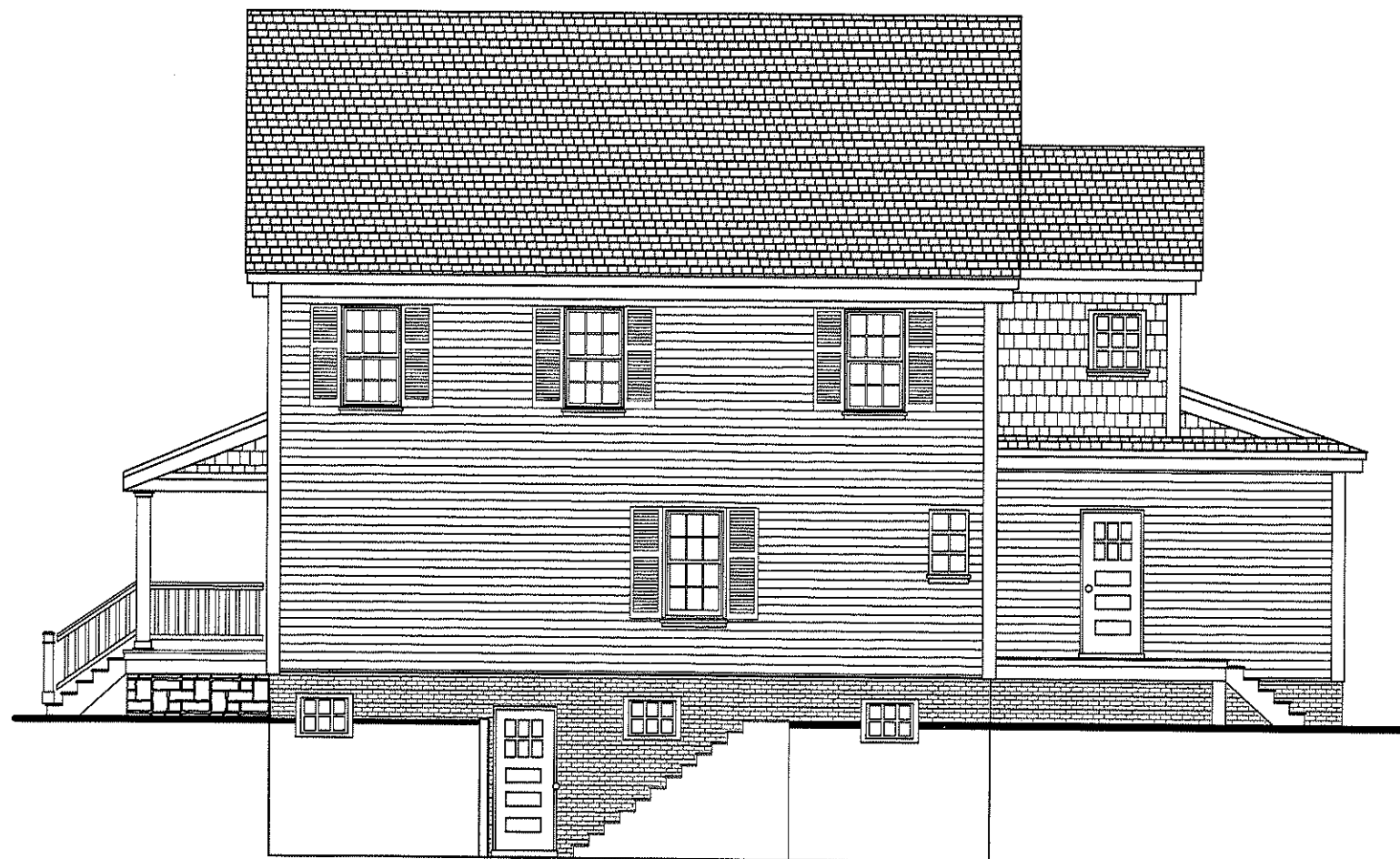
2015-0135-A



GILLEY TERRACE ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION



SOUTHERN ELEVATION

PETITIONER'S

EXHIBIT NO. 3

MARZULLO HOUSE GILLEY TERRACE	
ELEVATION VIEWS	
DRAWN BY: MPM 1/31/15	SCALE: 1/4" = 1'
REV NO BY:	
REV NO BY:	
REV NO BY:	
MGTH 000	