



KEVIN KAMENETZ
County Executive

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

February 12, 2015

Maurice J. Russell
Frances E. Russell
8609 Lugano Road
Randallstown, Maryland 21133

RE: Petition for Administrative Variance
Case No. 2015-0152-A
Property: 8609 Lugano Road

Dear Mr. and Mrs. Russell:

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:dlw
Enclosure

c: Martin Awung, 8611 Lugano Road, Randallstown, Maryland 21133

IN RE: PETITION FOR ADMIN. VARIANCE

(8906 Lugano Road)

2nd Election District

4th Council District

Maurice J. and Frances E. Russell

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0152-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Maurice J. and Frances E. Russell. The Petitioners are requesting Variance relief from §§ 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) [§§ 208.3 and 301.1 – 1963 Regulations], as follows: (1) To permit a proposed addition with a side yard setback of 3 ft. and a sum of side yard setbacks of 16 ft. in lieu of the required 10 ft. and a sum of 25 ft., and (2) To permit an existing open projection (deck) with a side yard setback of 5 ft. and a rear yard setback of 20 ft. in lieu of the required 7.5 ft. and 22.5 ft., respectively. 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. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from Martin Awung, an adjacent neighbor who resides at 8611 Lugano Road, who had no objection to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property

having been posted on January 25, 2015, and there being no request for a public hearing, a decision

ORDER RECEIVED FOR FILING

Date 2-12-15

By [Signature]

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 (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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 12th day of February, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§ 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) [§§ 208.3 and 301.1 – 1963 Regulations], as follows: (1) To permit a proposed addition with a side yard setback of 3 ft. and a sum of side yard setbacks of 16 ft. in lieu of the required 10 ft. and a sum of 25 ft., and (2) To permit an existing open projection (deck) with a side yard setback of 5 ft. and a rear yard setback of 20 ft. in lieu of the required 7.5 ft. and 22.5 ft., respectively, be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

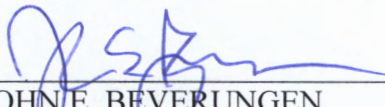
ORDER RECEIVED FOR FILING

Date 2-12-15

2

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 2-12-15

By dlw



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 Hearings for Baltimore County for the property located at:

Address 8609 LUGANO ROAD Currently zoned DR 3.5 (R10)
 Deed Reference 10883 / 00702 10 Digit Tax Account # 0219071631
 Owner(s) Printed Name(s) Maurice & Frances Russell

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1: **X** **ADMINISTRATIVE VARIANCE** from Section(s)

Sections 1802.3.B and 504.2 BCZR (Sections 208.3 and 301.1 - 1963 Regs) - to permit a proposed addition with a side yard setback of 3 feet and a summation of side yard setbacks of 16 feet in lieu of the required 10 feet and sum of 25 feet; and to permit an existing open projection (deck) with a side yard setback of 5 feet and a rear yard setback of 20 feet in lieu of the required 7½ feet and 22½ feet, respectively.

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

2: **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Maurice J. Russell / Frances E Russell
 Name #1 - Type or Print Name #2 - Type or Print

Maurice J. Russell / Frances E. Russell
 Signature #1 Signature #2

8609 Lugano Road / Randallstown, MD
 Mailing Address City State

21133 / 410-922-3498 / fewble50@Verizon.net
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address City State
 Date
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-152-A Filing Date 1/13/15 Estimated Posting Date 1/25/15 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 8609 Logan Road Randallstown MD 21133
Print or Type Address of property City State Zip Code

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

ATTACHMENT. NEXT PAGE

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

Maurice J. Russell
Signature of Owner (Affiant)

Maurice J. Russell
Name- Print or Type

Frances E. Russell
Signature of Owner (Affiant)
Frances E. Russell
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 1st day of December, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MAURICE J. RUSSELL AND FRANCES E. RUSSELL.

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

AS WITNESS my hand and Notaries Seal

Edith F. Jones
Notary Public

My Commission Expires: MAY 2, 2017

Attachment

I am writing this request to seek a building variance for my home located at 8609 Lugnao Road Randallstown Maryland. I am currently the caregiver for my husband, a United States Veteran whose condition (Multiple Sclerosis) has left him dependent upon a motorized wheel chair. The current daily living space is an L shaped 13'2"x18' x31' room that holds the kitchen, living room and dining room. My husband barely has room to make turns at an 80 degree angle or move from one area to the other. In addition to my husbands' comfort and mobility I am also taking care of my 80 year old mother who spends the majority of her day in this very same space. I have mentioned my intent to my neighbors and have received nothing but positive and encouraging comments.

I hope you agree that my request will create a more positive and spacious living environment for my husband and mother. I hope that you will grant this request. This will allow me to continue to care for them in a loving and spacious atmosphere.

Item #152

ZONING PROPERTY DESCRIPTION FOR 8609 LUGANO ROAD

Beginning at a point on the south side of Lugano Road, which has a 50-foot right of way, at the distance of 130 feet (+/-) east of the centerline of the nearest improved interesting street Starbrook Road, which also has a 50-foot right of way.

Being Lot #16, Block E, Section #4 in the subdivision of Stoneybrook North as recorded in Baltimore County Plat Book #31, Folio #68, containing 9282 square feet. Located in the 2nd Election District and 4th Councilmanic District.

Item # 152

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 152 -A

Address 8609 Lugano Rd

Contact Person: David Duvall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/13/15

Posting Date: 1/25/15

Closing Date: 2/9/15

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 2015- 152 -A

Address 8609 Lugano Rd

Petitioner's Name Marice Russell

Telephone 410 922 3498

Posting Date: 1/25/15

Closing Date: 2/9/15

Wording for Sign: to permit a proposed addition with a side yard setback of 3 feet and a summation of side yard setbacks of 16 feet in lieu of the required 10 feet and sum of 25 feet; and to permit an existing open projection (deck) with a side yard setback of 5 feet and a rear yard setback of 20 feet in lieu of the required 7 1/2 feet and

Revised 7/18/14

22 1/2 feet, respectively

CERTIFICATE OF POSTING

Date: 1-25-15

RE: Case Number: 2015-0152-A

Petitioner/Developer: Marice Russell

Date of Hearing/Closing: 2-9-15

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 8609 Luzerne Rd

The signs(s) were posted on 1-25-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0152-A

TO PERMIT THE PROPOSED VARIANCE, THE PROPOSED VARIANCE IS A VARIANCE FROM THE ZONING ORDINANCE, WHICH REQUIRES A MINIMUM SETBACK OF 10 FEET AND A MINIMUM SETBACK OF 15 FEET FOR THE PROPOSED VARIANCE.

THE PROPOSED VARIANCE IS A VARIANCE FROM THE ZONING ORDINANCE, WHICH REQUIRES A MINIMUM SETBACK OF 10 FEET AND A MINIMUM SETBACK OF 15 FEET FOR THE PROPOSED VARIANCE.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 2/15/15.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. HANDICAPPED.

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: 2015-152-A
Petitioner: Maurice Russell
Address or Location: 8609 Lugano Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce Saunders
Address: 1213 N Dallas St,
Balto Md
21213
Telephone Number: 410 522 6066 cell 410 528 3860

MEMORANDUM

DATE: March 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0152-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 16, 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- 0152-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-23</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>1-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>1-9</u>	ADJACENT PROPERTY OWNERS	<u>Martin O'Leary</u> <u>8641 Lugano</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-25-15</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 0219071831							
Owner Information									
Owner Name:		RUSSELL MAURICE JEROME RUSSELL FRANCES E				Use:		EXEMPT	
Mailing Address:		8609 LUGANO RD RANDALLSTOWN MD 21133				Principal Residence:		YES	
						Deed Reference:		/10883/ 00702	
Location & Structure Information									
Premises Address:		8609 LUGANO RD RANDALLSTOWN 21133-				Legal Description:		VET EX 8609 LUGANO RD STONEBROOK NORTH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0077	0003	0987		0000	4	E	16	2013	3
								Plat Ref:	0031/0068
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1967		1,280 SF		140 SF		9,282 SF		01	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		STANDARD UNIT	SIDING	2 full					
Value Information									
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		74,300		56,300					
Improvements		103,200		86,400					
Total:		177,500		142,700		142,700		142,700	
Preferential Land:		0						0	
Transfer Information									
Seller: RUBIN SYLVIA/MOSS BETTY				Date: 12/28/1994		Price: \$99,900			
Type: ARMS LENGTH MULTIPLE				Deed1: /10883/ 00702		Deed2:			
Seller: SCHLOSSBERG MALCOLM M				Date: 10/21/1994		Price: \$21,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /10801/ 00692		Deed2:			
Seller: SCHLOSSBERG HAROLD L				Date: 02/12/1992		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /09057/ 00425		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		020		142,700.00		142,700.00			
State:		020		142,700.00		142,700.00			
Municipal:		020		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 12/31/2012									

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **02** Account Number: **0219071631**

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

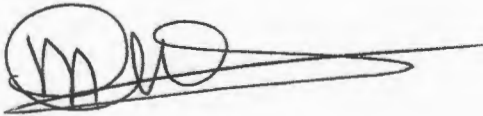
Loading... Please Wait.

January 9, 2015

To Whom It May Concern:

My family and I are aware of the renovation project that will take place at 8609 Lugano Road. I have been a neighbor with Frances and Maurice Russell for more than ten years and understand the need of this renovation due to Mr. Russell's continued health difficulties fighting (MS) Multiple Sclerosis. Please feel free to contact me with any questions or concerns that you may have during the Russell family renovations. Martin Awung, 8611 Lugano Road Randallstown, Maryland 21133, (443) 255-3937.

Sincerely,



Martin Awung

CHEN CHEN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 01/27/2015

Item #152

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 02 Account Number - 0216151300		
Owner Information		
Owner Name:	AWUNG MARTIN ANU	Use: RESIDENTIAL
Mailing Address:	8611 LUGANO RD RANDALLSTOWN MD 21133-4413	Principal Residence: YES Deed Reference: /13452/ 00387
Location & Structure Information		
Premises Address:	8611 LUGANO RD 0-0000	Legal Description: 8611 LUGANO RD STONEBROOK NORTH
Map: 0077	Grid: 0003	Parcel: 0987
Sub District:	Subdivision: 0000	Section: 4
Block: E	Lot: 15	Assessment Year: 2013
Plat No: 0031/0088	Plat Ref:	3
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built 1967	Above Grade Enclosed Area 1,280 SF	Finished Basement Area 640 SF
Property Land Area 9,648 SF	County Use 04	
Stories	Basement	Type
		STANDARD UNIT
Exterior	Full/Half Bath	Garage
ASBESTOS SHINGLE	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2013
Land:	74,400	56,400
Improvements	114,600	95,700
Total:	189,000	152,100
Phase-In Assessments As of 07/01/2014		152,100
As of 07/01/2015		152,100
Preferential Land:	0	0
Transfer Information		
Seller: PEARLMUTTER MARVIN	Date: 01/14/1999	Price: \$115,000
Type: ARMS LENGTH IMPROVED	Deed1: /13452/ 00387	Deed2:
Seller: PEARLMUTTER TOBY	Date: 09/19/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08225/ 00543	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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 02/16/2010		



KEVIN KAMENETZ
County Executive

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

February 10, 2015

Maurice J & Frances E Russell
8609 Lugano Road
Randallstown MD 21133

RE: Case Number: 2015-0152 A, Address: 8609 Lugano Road

Dear Mr. & Ms. Russell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 13, 2015. 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

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: 1/22/15

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

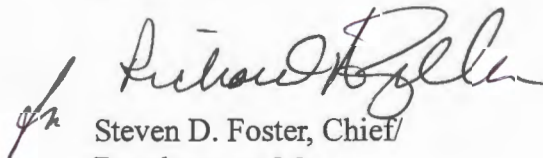
RE: Baltimore County
Item No. 2015-0152-A
Administrative Variance
Maurice J & Frances E. Russell
8906 Lugano Road

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. 2015-0152-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
INTEROFFICE CORRESPONDENCE

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

DATE: January 23, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2015
Item No. 2015-0149, 0150, 0151, 0152, 0154 and 0155

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\ZAC01232015 -.doc

8609 Lugano Road



Publication Date: 1/13/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

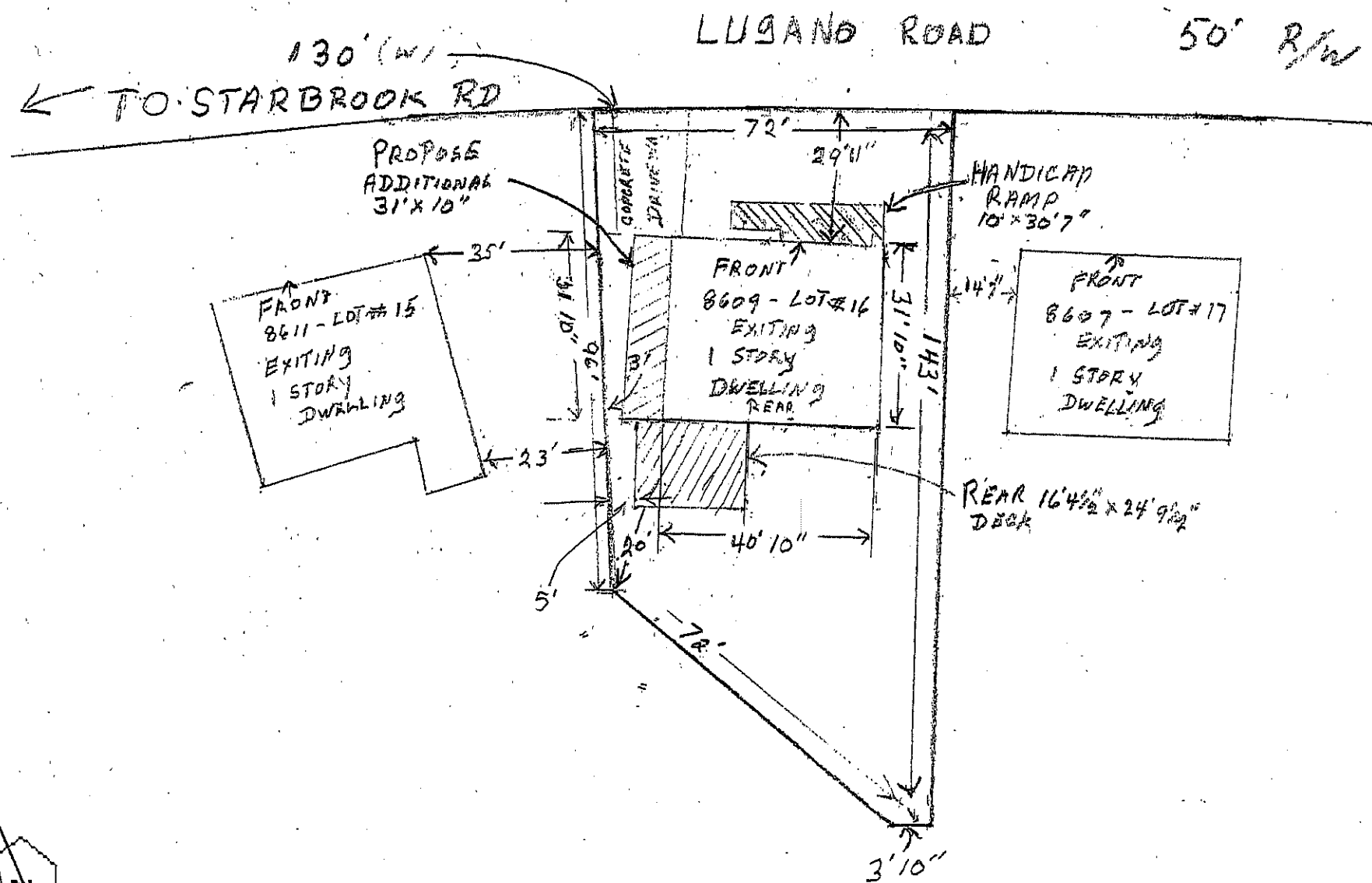


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #152

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8609 LUGANO RD OWNER(S) NAME(S) MAURICE & FRANCES RUSSELL
 SUBDIVISION NAME STONEBROOK NORTH LOT # 16 BLOCK # E SECTION # 4
 PLAT BOOK # 31 FOLIO # 68 10 DIGIT TAX # 0219071631 DEED REF. # 10883100702



PLAN DRAWN BY C&E HOME IMPROVEMENTS, LLC DATE 1-3-15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

WINARDS ROAD

STARBROOK RD

LUGANO RD

ROUEN RD

SITE

MAP IS NOT TO SCALE

ZONING MAP # 077B1

SITE ZONED DR 3.5 (VESTED R 10)

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 9,282

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? _____

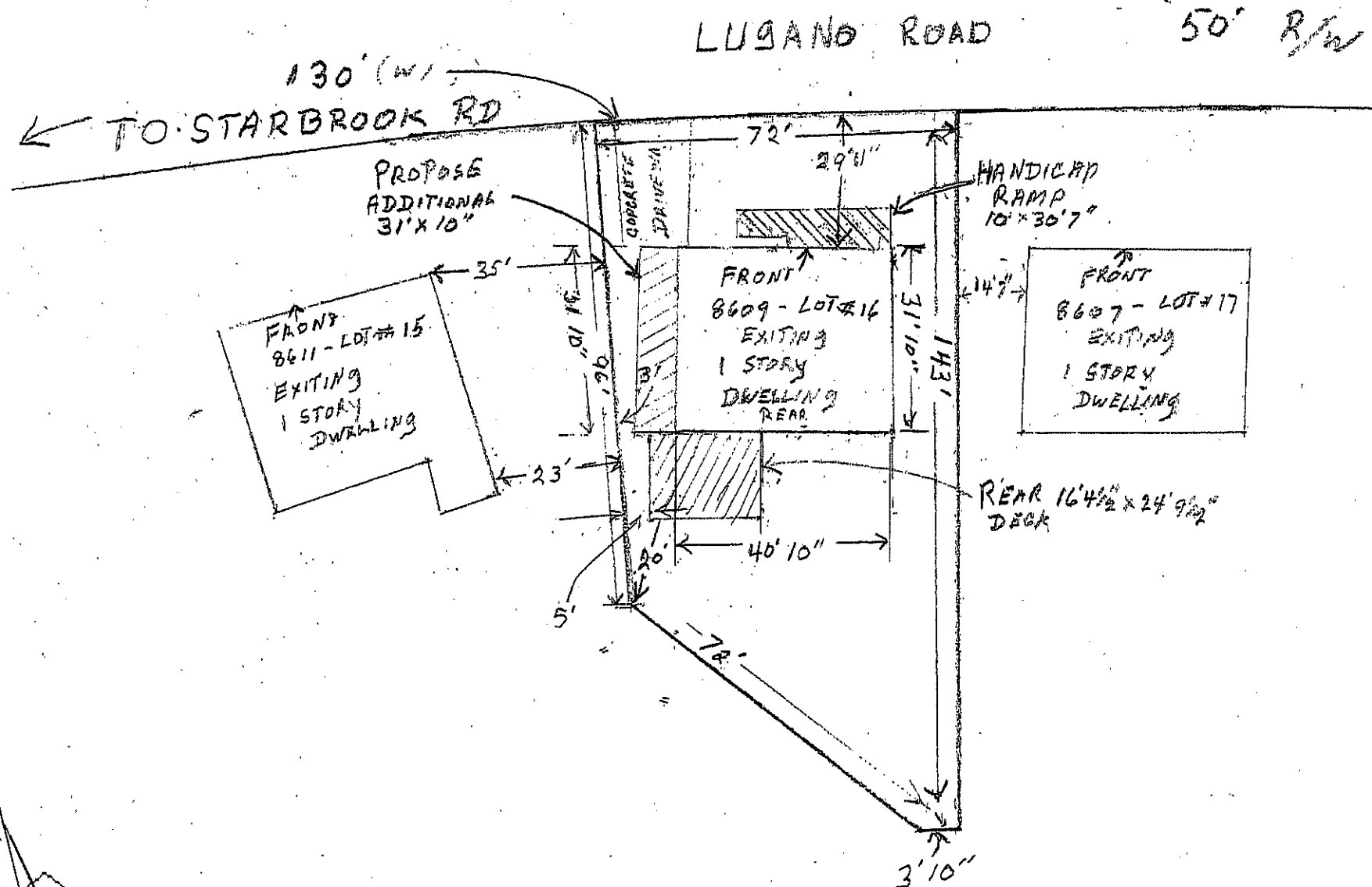
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO: _____

#2015-152-A

Pet. Exh. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8609 LUGANO RD OWNER(S) NAME(S) MAURICE & FRANCES RUSSELL
 SUBDIVISION NAME STONEBROOK NORTH LOT # 16 BLOCK # E SECTION # 4
 PLAT BOOK # 31 FOLIO # 68 10 DIGIT TAX # 0219071631 DEED REF. # 10883/00702



PLAN DRAWN BY C&E HOME IMPROVEMENTS, LLC. DATE 1-3-15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

WINARDS ROAD

STARBROOK RD

LUGANO RD

ROUSE RD

SITE

MAP IS NOT TO SCALE

ZONING MAP# 077B1

SITE ZONED DR 3.5 (VESTED R 10)

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 9,282

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE _____

SEWER IS: PUBLIC X PRIVATE _____

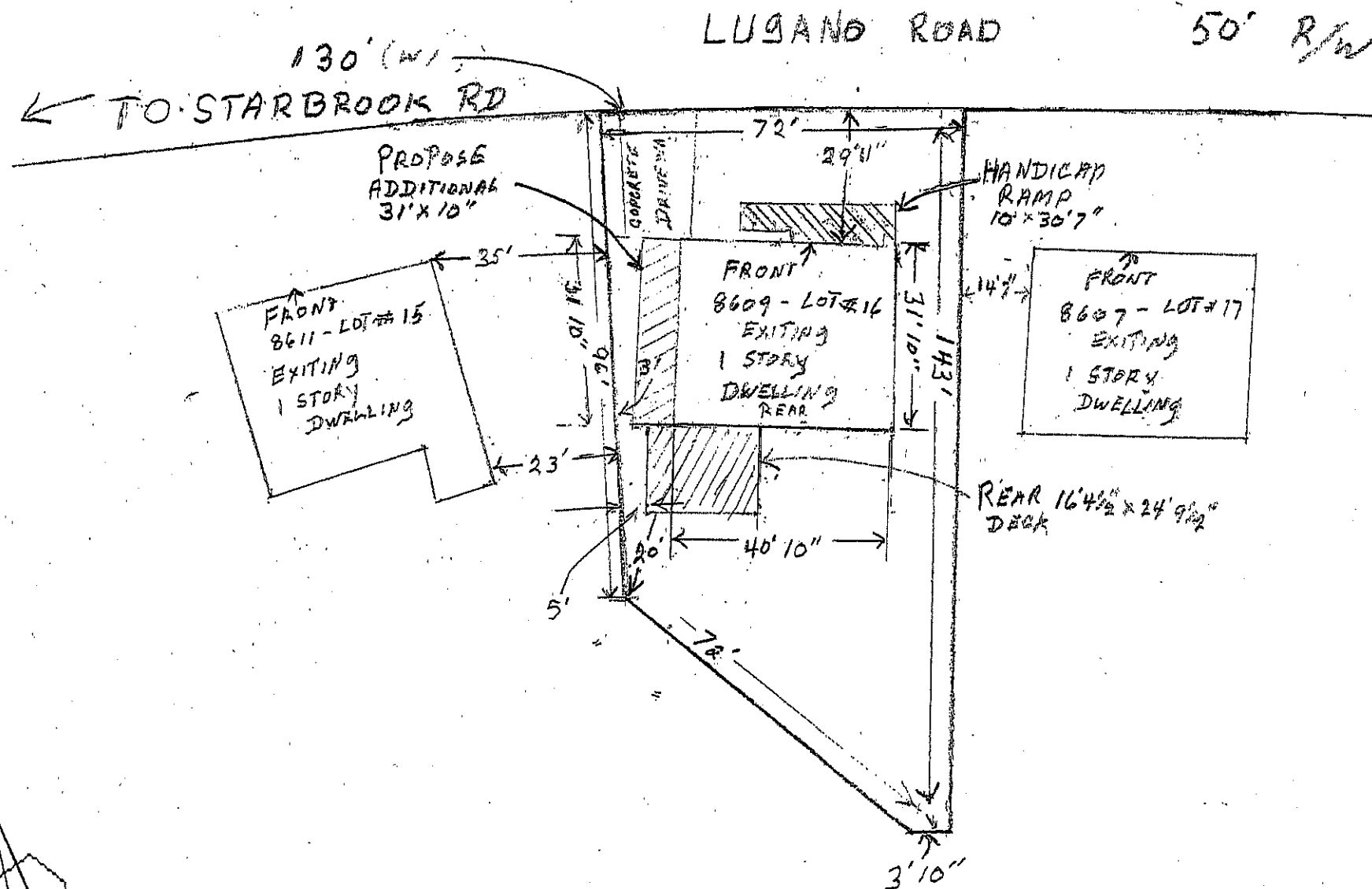
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

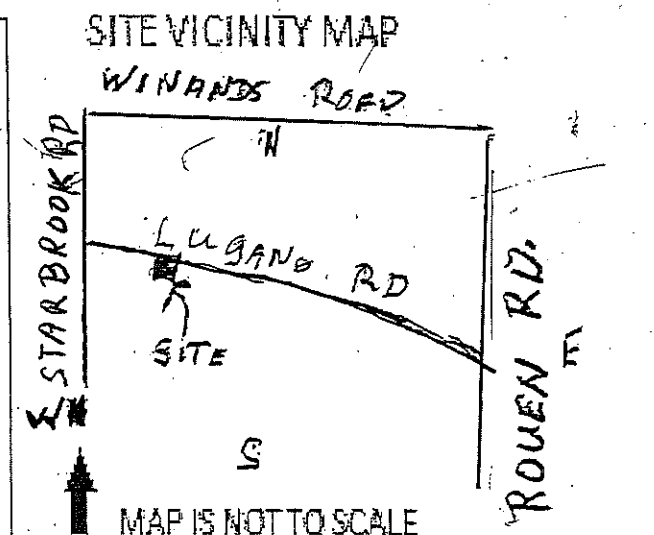
VIOLATION CASE INFO:

#2015-152-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8609 LUGANO RD OWNER(S) NAME(S) MAURICE & FRANCES RUSSELL
 SUBDIVISION NAME STONEBROOK NORTH LOT # 16 BLOCK # E SECTION # 4
 PLAT BOOK # 31 FOLIO # 68 10 DIGIT TAX # 0219071631 DEED REF. # 10883100702



PLAN DRAWN BY C&E HOME IMPROVEMENTS, LLC. DATE 1-3-15 SCALE: 1 INCH = 30 FEET



ZONING MAP # 077B1
 SITE ZONED DR 3.5 (VESTED R 10)
 ELECTION DISTRICT 2nd
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 9,282
 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? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2015-152-A

RJD