

M E M O R A N D U M

DATE: June 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0237-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 31, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(514 Whinstone Drive)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Michael J. & Barbara Chiosi	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0237-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, Michael J. & Barbara Chiosi. The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard open deck with a rear yard setback of 14 ft. in lieu of the minimum required 22.5 ft. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 10, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (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

ORDER RECEIVED FOR FILING

Date 4-28-16

Bv BV

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 28th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard open deck with a rear yard setback of 14 ft. in lieu of the minimum required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their 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.

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 4-28-16

By 



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 514 WHINSTONE DRIVE REISTERSTOWN MD 21136 Currently zoned RESIDENTIAL
Deed Reference B6662 / 00217 10 Digit Tax Account # 2500010806
Owner(s) Printed Name(s) MICHAEL + BARBARA CHIOSI

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ ADMINISTRATIVE VARIANCE from Section(s) _____

1B01.2.C.1.b. → To permit a rear yard open deck with a rear yard setback of 14 feet in lieu of the minimum required 22.5 feet.

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to 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):

MICHAEL CHIOSI / BARBARA CHIOSI
Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
514 WHINSTONE DR. REISTERSTOWN MD
Mailing Address City State
21136 / (410) 925-6065 / MIKE. CHIOSI @
Zip Code Telephone # Email Address
GMAIL.COM

Representative to be contacted:

MICHAEL CHIOSI
Name - Type or Print
[Signature]
Signature
514 WHINSTONE DR. REISTERSTOWN MD
Mailing Address City State
21136 / (410) 925-6065 / MIKE. CHIOSI @
Zip Code Telephone # Email Address
GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
4-28-16
Date

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 BY 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 2016-0237-A

Filing Date 3/31/16

Estimated Posting Date 4/10/16

Reviewer JS

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury 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: 514 WHINSTONE DR. REISTERSTOWN MD 21136
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)

WE ARE ASKING PERMISSION TO ALLOW A DECK
FOR OUR BACKYARD. CURRENT RESTRICTIONS PROHIBIT
THIS CLOSE PROXIMITY TO THE REAR PROPERTY LINE

22' FEET ARE REQUIRED BY ZONING STANDARDS. THE
PLAN ALLOWS FOR 14 FEET, 4' FEET ARE FOR STAIRS.

WITH OUT THE VARIANCE THE DECK WOULD BE TOO NARROW
TO ALLOW SUFFICIENT SPACE FOR A TABLE AND CHAIRS.

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

Mike Chiosi
Signature of Owner (Affiant)

MIKE CHIOSI
Name- Print or Type

Barbara Chiosi
Signature of Owner (Affiant)

Barbara Chiosi
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 23RD day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Chiosi

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

AS WITNESS my hand and Notaries Seal

Tonia Jackson
Notary Public

My Commission TONJA D. JACKSON
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 14, 2018

Affidavit in Support of Administrative Variance

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

Mike Chiosi
Signature of Owner (Affiant)

MIKE CHIOSI
Name- Print or Type

Barbara Chiosi
Signature of Owner (Affiant)

Barbara Chiosi
Name- Print or Type

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I HEREBY CERTIFY, this 23RD day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Chiosi

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

AS WITNESS my hand and Notaries Seal

Tonya Jackson
Notary Public

My Commission Expires
TONJA D. JACKSON
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 14, 2018



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 514 WHINSTONE DRIVE REISTERSTOWN MD 21136 Currently zoned RESIDENTIAL

Deed Reference 36662 / 00217 10 Digit Tax Account # 2500010906

Owner(s) Printed Name(s) MICHAEL + BARBARA CHIOSI

(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)

1B01.2.C.1.b. → To permit a rear yard open deck with a rear yard setback of 14 feet in lieu of the minimum required 22.5 feet.

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

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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):

MICHAEL CHIOSI / BARBARA CHIOSI
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2

514 WHINSTONE DR. REISTERSTOWN MD
Mailing Address City State
21136 / (410) 925-6065 / MIKE. CHIOSI @
Zip Code Telephone # Email Address
GMAIL.COM

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

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

MICHAEL CHIOSI
Name - Type or Print
Signature
514 WHINSTONE DR. REISTERSTOWN MD
Mailing Address City State
21136 / (410) 925-6065 / MIKE. CHIOSI @
Zip Code Telephone # Email Address
GMAIL.COM

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 2016-0737-A Filing Date 3/31/16 Estimated Posting Date 4/10/16 Reviewer JS

Mike & Barbara Chiosi

Property Description

Zoning property description for 514 Whinstone Drive Reisterstown, MD 21136, beginning at a point on the North side of Whinstone Drive which is 50 feet wide at the distance of 135 feet Northwest of the centerline of the nearest improved intersection Longmaid Drive which is 50 feet wide.

Subdivision Lot

Being lot #100, Block 4, Section 11 in the subdivision of Quarry Place as recorded in Baltimore County – Plat #79, Folio #391, containing .193 acres in lot. Located in the 4th Election district and the 4th Council district.

2016-0237-A

CERTIFICATE OF POSTING

RE: Case No. 2016-0237-A

Petitioner: Chiosi

Hearing / Closing Date: 4/25/16

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

514 Whinstone Road

on 4/10/16

Sincerely,

 4/10/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2016-0237-A



514 Whinstone Road

(Posted 4/10/16)

Richard E. Hoffman 4/10/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0237 -A Address 514 WHINSTONE RD

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

Filing Date: 3/3/16 Posting Date: 4/10/16 Closing Date: 4/25/06

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 2016- 0237 -A Address 514 WHINSTONE RD

Petitioner's Name CHIOSI Telephone 410-925-6065

Posting Date: 4/10/16 Closing Date: 4/25/16

Wording for Sign: To Permit A REAR YARD OPEN DECK WITH A REAR SETBACK OF 14 FEET IN LIEU OF MINIMUM REQUIRED 22 1/2 FEET.

Revised 7/21/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0237

Property Address: 514 WHINSTONE DR.

Property Description: _____

Legal Owners (Petitioners): MICHAEL + BARBARA CHIOSI

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHIOSI

Company/Firm (if applicable): _____

Address: 514 WHINSTONE DRIVE

REISTERTOWN, MD 21136

Telephone Number: 410-925-6065

Revised 5/20/2014

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

No.

134727

Date:

3/31/16

PAID RECEIPT

BUSINESS ACTUAL TIME 150
 3/31/2016 3/31/2016 11:10:41 1

RE: MD01 MARKIN L26G L3R
 RECEIPT # 147004 0.31.2016 OFER
 RE: 5 522 2016 VERIFICATION
 CR NO. 134727

Receipt Tot \$75.00
 \$75.00 1200 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
000	806	0000		6150				\$ 75.00

Total:

\$ 75.00

Rec

From:

CH1051

For:

2016-0837-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 26, 2016

Michael & Barbara Chiosi
514 Whinstone Drive
Reisterstown MD 21136

RE: Case Number: 2016-0237 A, Address: 514 Whinstone Drive

Dear Mr. & Ms. Chiosi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 31, 2016. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 4/4/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0237-A

Administrative Variance
Michael & Barbara Chiosi
514 Whinstone Drive

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard A. Zeller".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0237-A
Address 514 Whinstone Drive
(Chiosi Property)

Zoning Advisory Committee Meeting of April 11, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-05-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 05 2016

OFFICE OF ADMINISTRATIVE HEARINGS



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0237-A
Address 514 Whinstone Drive
(Chiosi Property)

Zoning Advisory Committee Meeting of April 11, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-05-2016

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>4-5</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-4</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING <u>15 days</u> Date: <u>4-10-16</u> by <u>Hoffman</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

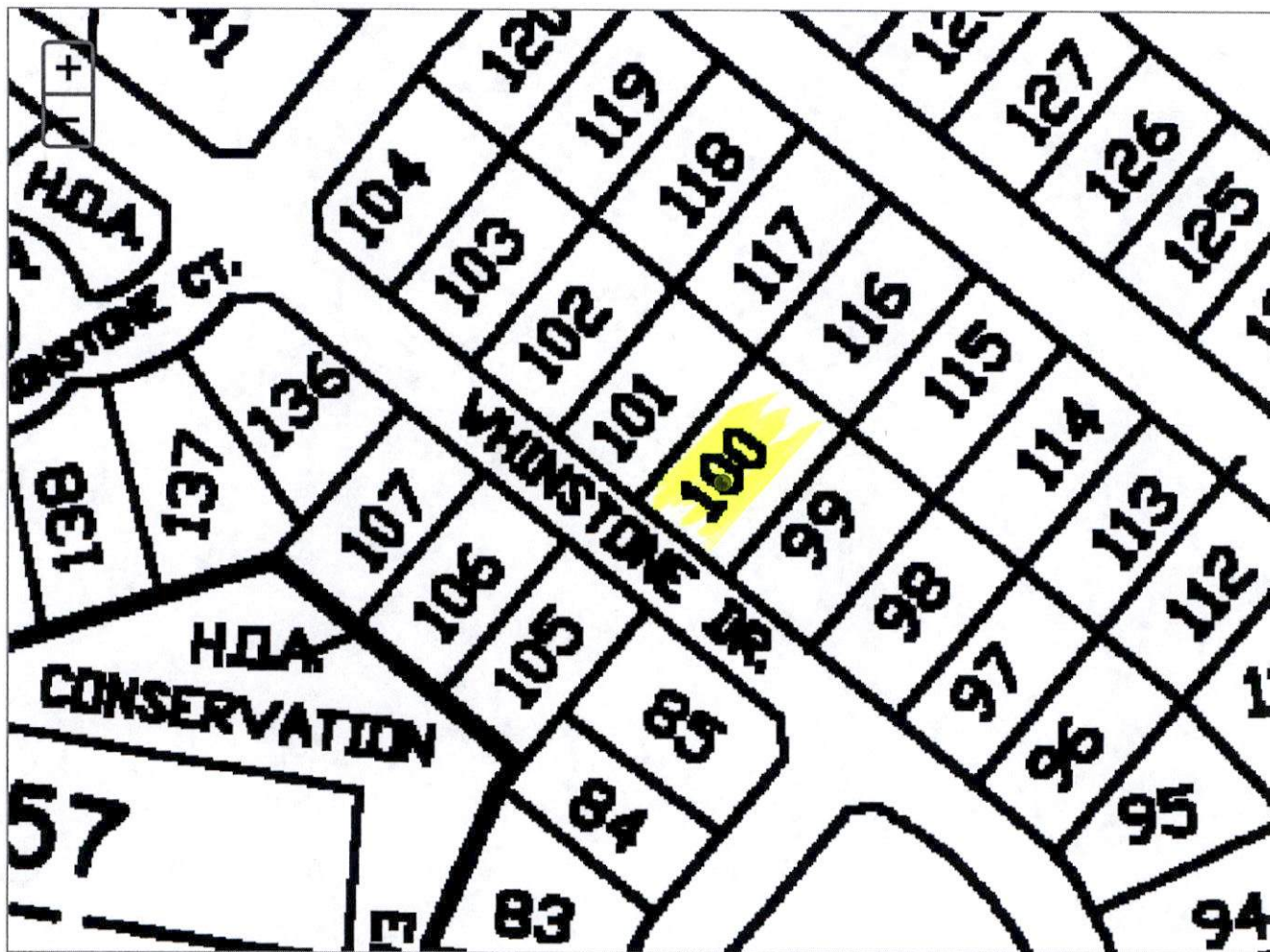
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 04 Account Number - 2500010806					
Owner Information					
Owner Name:		CHIOSI MICHAEL J CHIOSI BARBARA		Use:	RESIDENTIAL
Mailing Address:		514 WHINSTONE DR REISTERSTOWN MD 21136-		Principal Residence:	YES
				Deed Reference:	/36662/ 00217
Location & Structure Information					
Premises Address:		514 WHINSTONE DR REISTERSTOWN MD 21136-0000		Legal Description:	0.193 AC 514 WHINSTONE DR NS DELIGHT QUARRY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0057	0011	0626		9388	100 2016 79/391
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 2015	Above Grade Enclosed Area 3,314 SF		Finished Basement Area		Property Land Area 8,407 SF
County Use 04					
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 3 full/ 1 half	Garage 1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:	113,400	113,400			
Improvements	407,900	356,300			
Total:	521,300	469,700		521,300	469,700
Preferential Land:	0				0
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 09/16/2015		Price: \$498,267	
Type: ARMS LENGTH IMPROVED		Deed1: /36662/ 00217		Deed2:	
Seller: COMMUNITY DEVELOPMENT		Date: 03/25/2015		Price: \$262,332	
Type: ARMS LENGTH MULTIPLE		Deed1: /35973/ 00211		Deed2:	
Seller: ARUNDEL CORPORATION		Date: 03/25/2014		Price: \$5,764,086	
Type: ARMS LENGTH MULTIPLE		Deed1: /34792/ 00430		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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

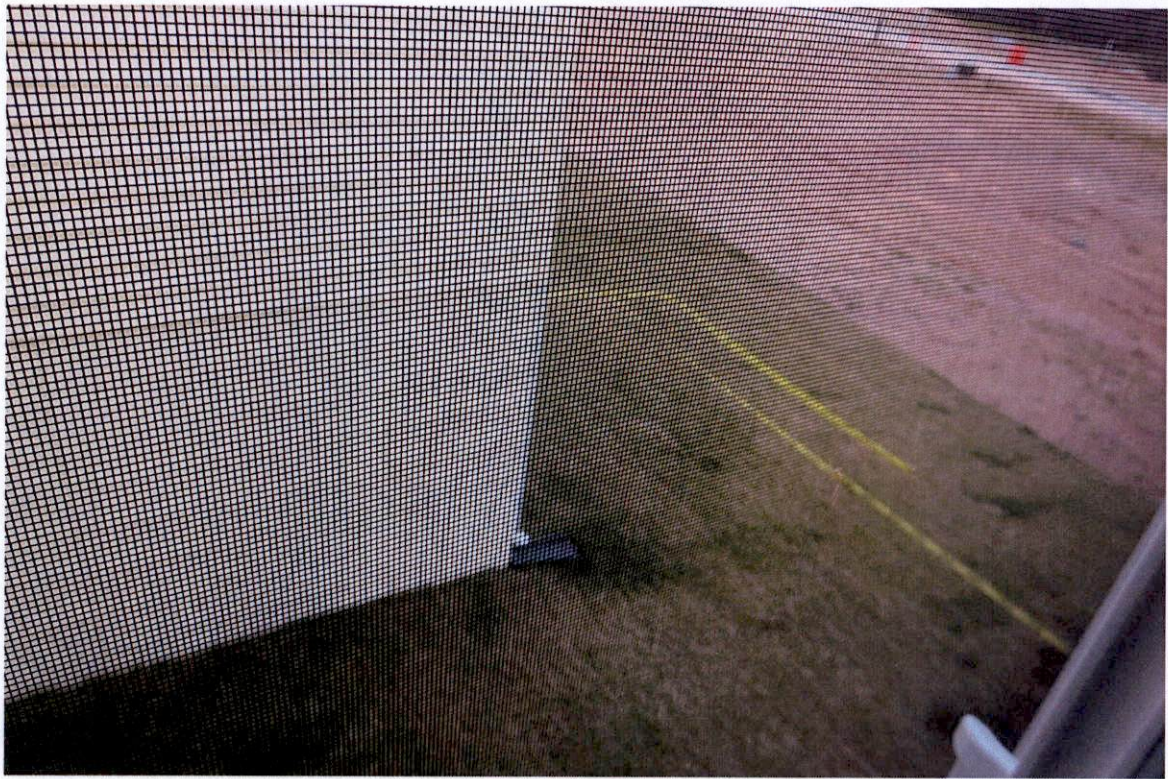
New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **2500010806**

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.

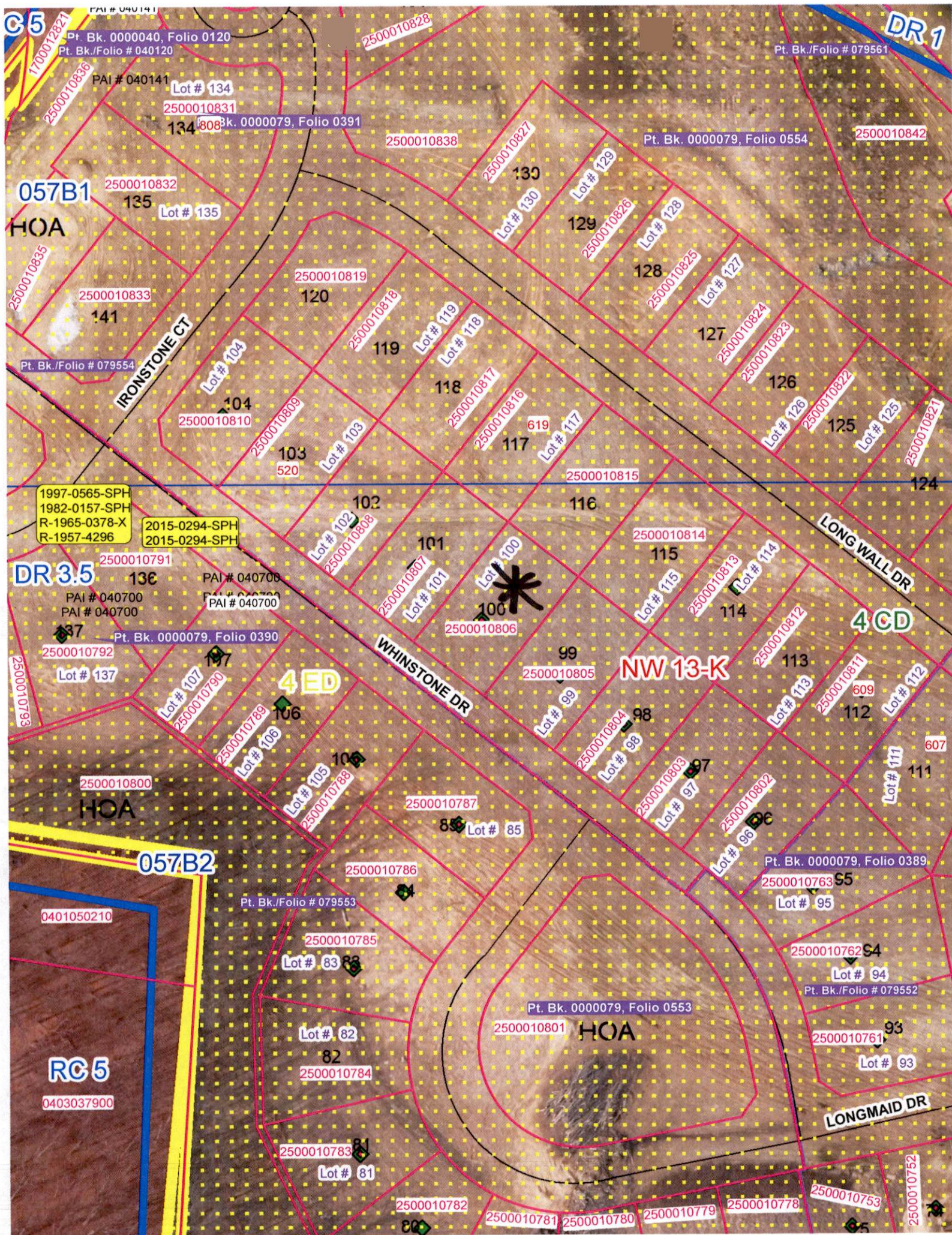
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).









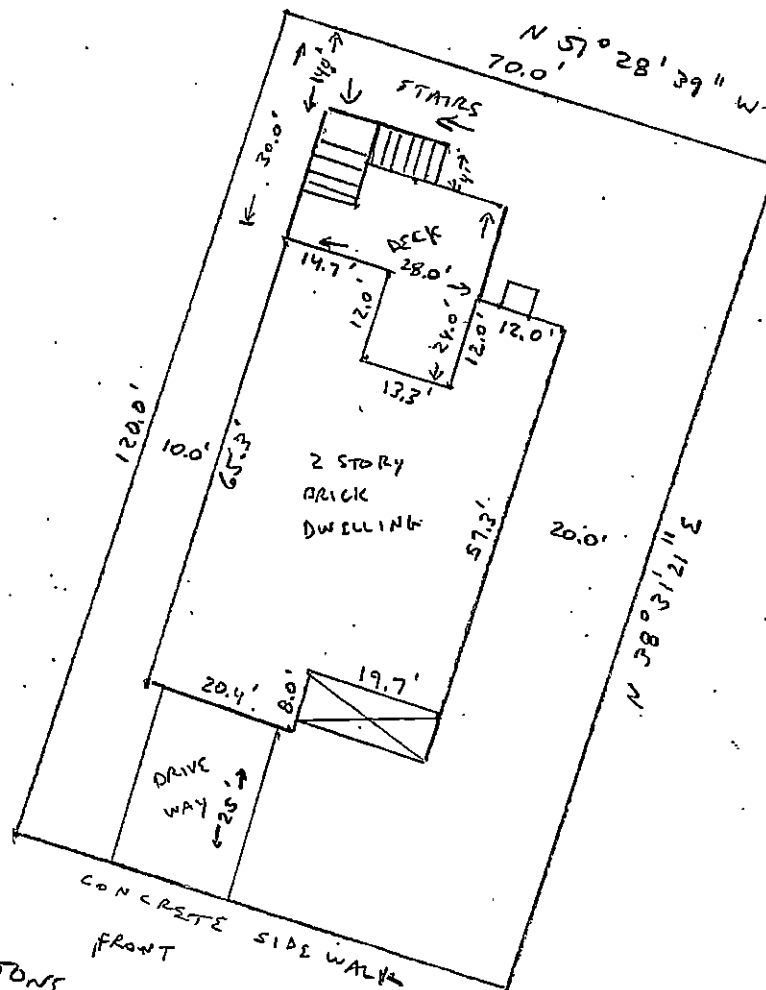


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 514 WHINSTONE DRIVE OWNER(S) NAME(S) MICHAEL + BARBARA CHIOSI

SUBDIVISION NAME REISTERTOWN, MD 21136 LOT # 100 BLOCK # 4 SECTION # 11

PLAT BOOK # JLE 79 FOLIO # 391 10 DIGIT TAX # 25 000 109 06 DEED REF. # 366 62/002 17



PLAN DRAWN BY MIKE CHIOSI

DATE 3/22/16

SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

DELIGHT QUARRY.

SW CORNER OF NICODEMUS
AND BERRYMAN'S.

DOES NOT SHOW ON
M ANY ABC MAP YET.



MAP IS NOT TO SCALE

ZONING MAP# 0057

SITE ZONED DR 3.5

ELECTION DISTRICT 4TH

COUNCIL DISTRICT 4TH

LOT AREA ACREAGE .193

OR SQUARE FEET —

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:

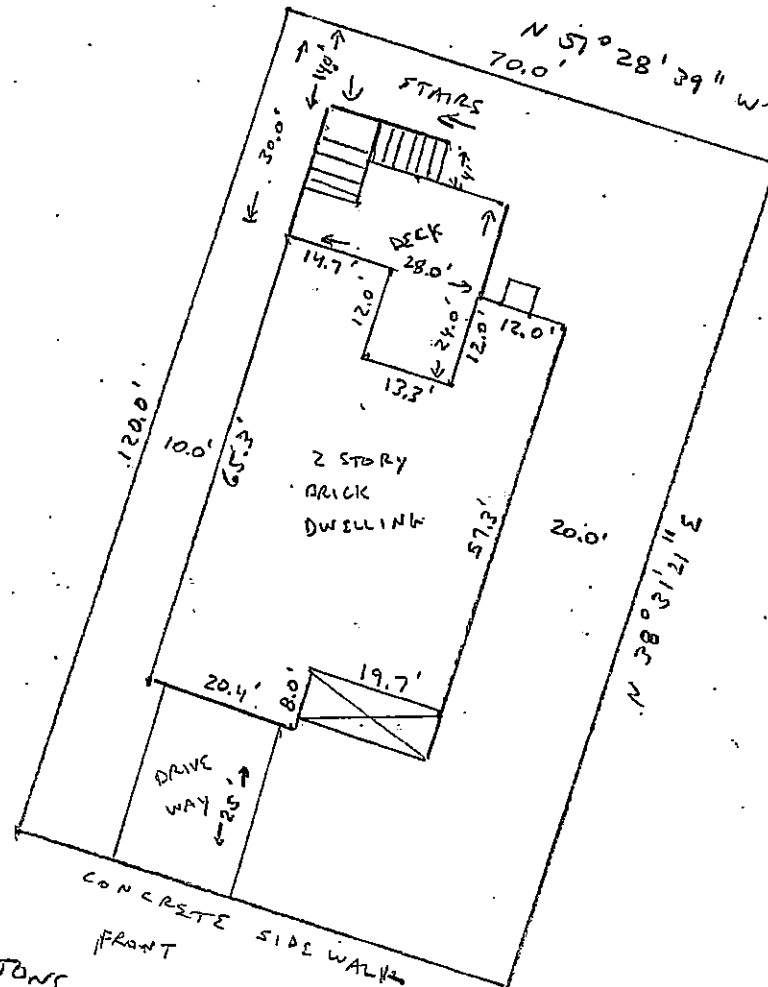
2016-0237-A

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

ADDRESS: 514 WHINSTONE DRIVE OWNER(S) NAME(S) MICHAEL + BARBARA CHIOSI

REISTERSTOWN, MD 21136
SUBDIVISION NAME DELIGHT QUARRY LOT# 100 BLOCK# 4 SECTION# 11

PLAT BOOK# JLE 79 FOLIO# 391 10 DIGIT TAX# 25 000 10806 DEED REF.# 366 62/002 17



SITE VICINITY MAP

DELIGHT QUARRY

SW CORNER OF NICODENUS AND BERRYMAN'S.

DOES NOT SHOW ON ANY ADC MAP YET.



MAP IS NOT TO SCALE

ZONING MAP# 0057

SITE ZONED DR 3.5

ELECTION DISTRICT 4TH

COUNCIL DISTRICT 4TH

LOT AREA ACREAGE .193

OR SQUARE FEET _____

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:

PLAN DRAWN BY MIKE CHIOSI DATE 3/22/16 SCALE: 1 INCH = 20 FEET

2016-0237-A