

## **M E M O R A N D U M**

DATE: September 9, 2016  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2016-0309-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on September 5, 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 VARIANCE

(1202 2<sup>nd</sup> Road)

15<sup>th</sup> Election District

6<sup>th</sup> Council District

Richard & Darlene Iammarino

*Legal Owners*

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0309-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 Richard and Darlene Iammarino, owners of the subject property ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §400.1 to permit an existing garage (accessory structure) with a side yard setback of 2 ft. in lieu of the required 2.5 ft. and located in the side yard in lieu of the required rear yard. A site plan was marked as Petitioner's Exhibit 1.

Owners Richard and Darlene Iammarino appeared in support of the Petition. 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 Environmental Protection and Sustainability (DEPS), noting Petitioners are obligated to comply with Critical Area regulations.

The subject property is approximately 4,944 sq. ft. and zoned DR 5.5. The property is improved with a small (1,064 sq. ft.) single-family dwelling constructed in 1942. To provide additional storage space Petitioners engaged a contractor to construct a small detached garage/accessory building in the side yard of their home. Petitioners stated the building was constructed on April 16, 2012, and has been in place for over a year.

ORDER RECEIVED FOR COMPLAINT

Date 8/5/16

By SLH

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be required to raze or relocate the garage. Finally, 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 lack of Baltimore County and/or community opposition. In fact, Petitioners' neighbor Alan Schaech, who has lived in the neighborhood for over 40 years, stated he did not oppose the request and that the garage was an attractive addition to the community.

THEREFORE, IT IS ORDERED, this 5<sup>th</sup> day of August, 2016, 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.") §400.1 to permit an existing garage (accessory structure) with a side yard setback of 2 ft. in lieu of the required 2.5 ft. and located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

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

JEB: sln

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING

Date 8/5/16  
By sln



# PETITION FOR ZONING HEARING(S)

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

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

Address 1202 2nd Rd 21220 which is presently zoned DR 5.5  
 Deed References: 22828/00593 10 Digit Tax Account # 1503002760  
 Property Owner(s) Printed Name(s) Richard and Darlene Tammario

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 400.1 BCZR - To permit an existing garage (accessory structure) with a side yard setback of 2 feet in lieu of the required 2 1/2 feet and located in the side yard in lieu of the required rear yard of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

Richard Tammario Darlene Tammario

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0309-A

Filing Date 6/6/16

Do Not Schedule Dates: \_\_\_\_\_

Reviewer GH

Zoning property description for 1202 Second Rd 21220

Beginning at a point on the North side of 1202 Second Rd  
Which is 30 feet wide at a distance of 106 feet , 45 inches South  
of the Centerline of nearest improved intersection -Dogwood  
Rd which is 40 ft wide

Being lot #2 Block \_\_ , section # 4 in the subdivision of Stansbury  
manor as recorded in Baltimore County Plat Book # 13 , folio #  
138 , containing 4,944 square feet, Located in the 15 Election  
District and the 6 council district

2016-0309-A



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 4311746

**Sold To:**

Richard Iammarino - CU00549184  
1202 2nd Rd  
Middle River, MD 21220-5516

**Bill To:**

Richard Iammarino - CU00549184  
1202 2nd Rd  
Middle River, MD 21220-5516

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

Jul 14, 2016

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: # 2016-0309-A**  
1202 2nd Road  
N/S of 2nd Road, south of Dogwood Drive  
15th Election District - 6th Councilmanic District  
Legal Owner(s): Richard and Darlene Iammarino

**Variance:** to permit an existing garage (accessory structure) with a side yard setback of 2 ft, in lieu of the required 2.5 ft. and located in the side yard in lieu of the required rear yard.

**Hearing: Thursday, August 4, 2016 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.

7/086 July 14 4311746

# CERTIFICATE OF POSTING

2016-0309-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Richard & Darlene Lamarino**

**August 4, 2016**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: 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: \_\_\_\_\_

**1202 2<sup>nd</sup> Road**

**July 15, 2016**

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)

Sincerely,



**July 15, 2016**

(Signature of Sign Poster)

(Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

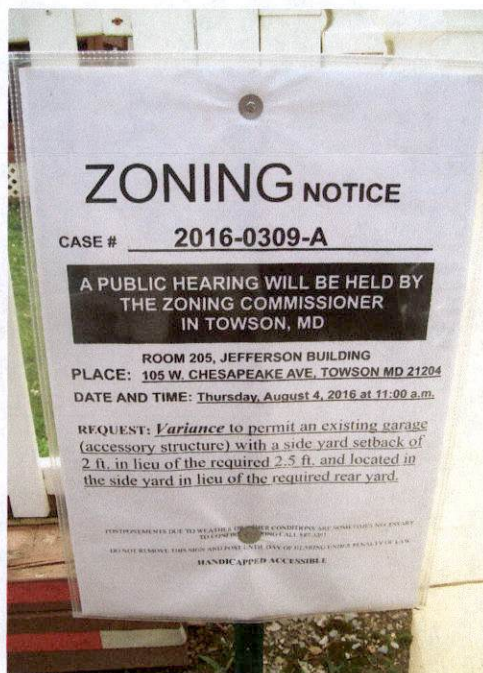
(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)





KEVIN KAMENETZ  
County Executive  
July 5, 2016

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

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1202 2<sup>nd</sup> Road

N/s of 2<sup>nd</sup> Road, south of Dogwood Drive

15<sup>th</sup> Election District- 6<sup>th</sup> Councilmanic District

Legal Owners: Richard and Darlene Iammarino

Variance to permit an existing garage (accessory structure) with a side yard setback of 2 ft. in lieu of the required 2.5 ft. and located in the side yard in lieu of the required rear yard.

Hearing: Thursday, August 4, 2016 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. Iammarino, 1202 Second Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 15, 2016.**
- (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, July 15, 2016 Issue - Jeffersonian

Please forward billing to:  
Richard Iammarino  
1202 Second Road  
Baltimore, MD 21220

443-756-3766

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## NOTICE OF ZONING HEARING

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**CASE NUMBER: 2016-0309-A**  
1202 2<sup>nd</sup> Road  
N/s of 2<sup>nd</sup> Road, south of Dogwood Drive  
15<sup>th</sup> Election District- 6<sup>th</sup> Councilmanic District  
Legal Owners: Richard and Darlene Iamarino

Variance to permit an existing garage (accessory structure) with a side yard setback of 2 ft. in lieu of the required 2.5 ft. and located in the side yard in lieu of the required rear yard.

Hearing: Thursday, August 4, 2016 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.

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
1202 Second Road; N/S Second Road, \*  
S 160.45' to c/line of Dogwood Drive \* OF ADMINISTRATIVE  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Richard & Darlene Iammarino\* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2016-309-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**

**JUN 14 2016**

*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 14th day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to Richard & Darlene Iammarino, 1202 Second Road, Baltimore, Maryland 21220, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**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.**

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**For Newspaper Advertising:**

Case Number: 2016-0309-A  
Property Address: 1202 Second Rd. Baltimore, Md. 21220  
Property Description: Northside of Second Road, South  
106.45' to E of Dogwood Rd.  
Legal Owners (Petitioners): Richard & Darlene Iammareino  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Iammareino  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 1202 Second Rd.  
BALTIMORE, MD. 21220  
Telephone Number: 443-756-3766

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

No.

139294

Date:

6/6/16

PAID RECEIPT

BUSINESS ACTUAL TIME  
6/7/2016 6/08/2016 10:28:14

NO 4501 - WORTH LTR  
RECEIPT # 656043 6/06/2016 OFLN  
Dpt 5 528 ZONING VERIFICATION  
C NO. 139294

Recpt Tot 175.00  
1.00 CR 100.00 CR  
15.00- CR  
Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 800  | 0000 |          | 6150            |                  |          |         | 75.00  |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: 75.00

Rec From: Richard and Darlene Tammario

For: Mariane for 1202 3rd Rd  
Case # 2016-0307-1A

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

July 27, 2016

Richard & Darlene Iammarino  
1202 Second Road  
Baltimore MD 21220

RE: Case Number: 2016-0309 A, Address: 1202 2<sup>nd</sup> Avenue

Dear Mr. & Ms. Iammarino:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 6, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" 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



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

Date: 6/13/16

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. 2016-0309-A.

Variance  
Richard & Darlene Iammarino  
1202 2nd Road.

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 black ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA  
Acting Metropolitan District Engineer – District 4  
Baltimore & Harford Counties

WW/RAZ

8-4-16  
11Am

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**DATE:** June 29, 2016

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**RECEIVED**

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 16-309

**JUL 06 2016**

**OFFICE OF ADMINISTRATIVE HEARINGS**

**INFORMATION:**

**Property Address:** 1202 2nd Road  
**Petitioner:** Richard Iammarino, Darlene Iammarino  
**Zoning:** DR 5.5  
**Requested Action:** Variance

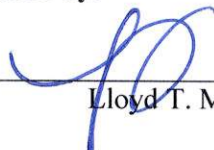
The Department of Planning has reviewed the petition for a variance to permit an existing garage located in the side yard with a setback of 2 feet in lieu of the required rear yard and 2½ feet respectively.

A site visit was conducted on June 20, 2016. The accessory structure was constructed without benefit of a building permit.

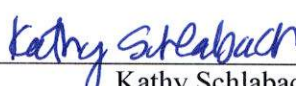
The Department of Planning has no objections to granting the petitioned zoning relief.

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

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak  
Richard Iammarino  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

8-4-16  
11 Am

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

**RECEIVED**

**JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0309-A  
Address 1202 2nd Road  
(Iammarino Property)

**Zoning Advisory Committee Meeting of June 13, 2016.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and is subject to Critical Area requirements. It is not waterfront. The applicant is proposing to permit a detached garage in the side yard instead of the rear yard and with less side yard setback than required. Provided the applicants address the 10% phosphorus reduction requirement for the garage, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and no forest or trees will be removed. The Critical Area impacts are negligible and habitat will not be impacted, so therefore this variance can help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the

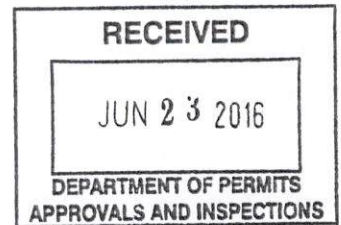
fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Provided the 10% pollutant reduction requirement is met, this request is consistent with Critical Area requirements, and therefore the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: June 21, 2016

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**



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

**DATE:** June 15, 2016

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

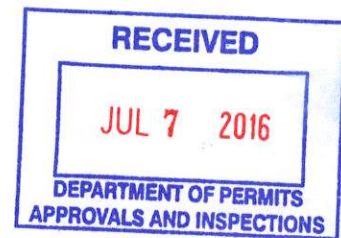
**SUBJECT:** Zoning Advisory Committee Meeting  
For June 13, 2016  
Item No. 2016-0283, 0284, 0298, 0300, 0301, 0302, 0303, 0304, 0306,  
0309 and 0310

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\ZAC06132016.doc

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE MEMORANDUM**



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

**DATE:** June 29, 2016

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

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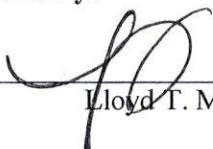
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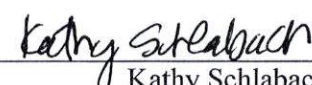
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**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

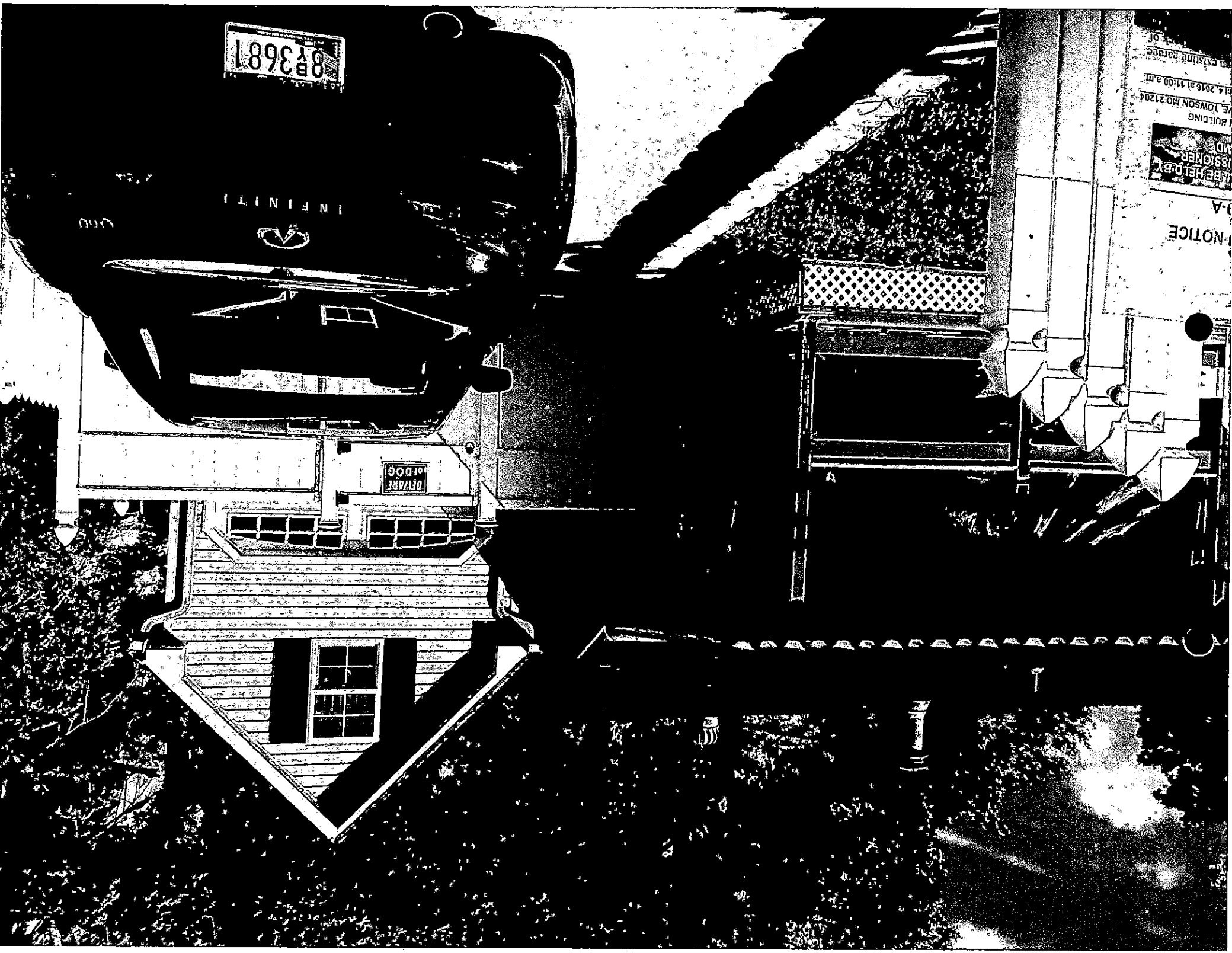
**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak  
Richard Iammarino  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



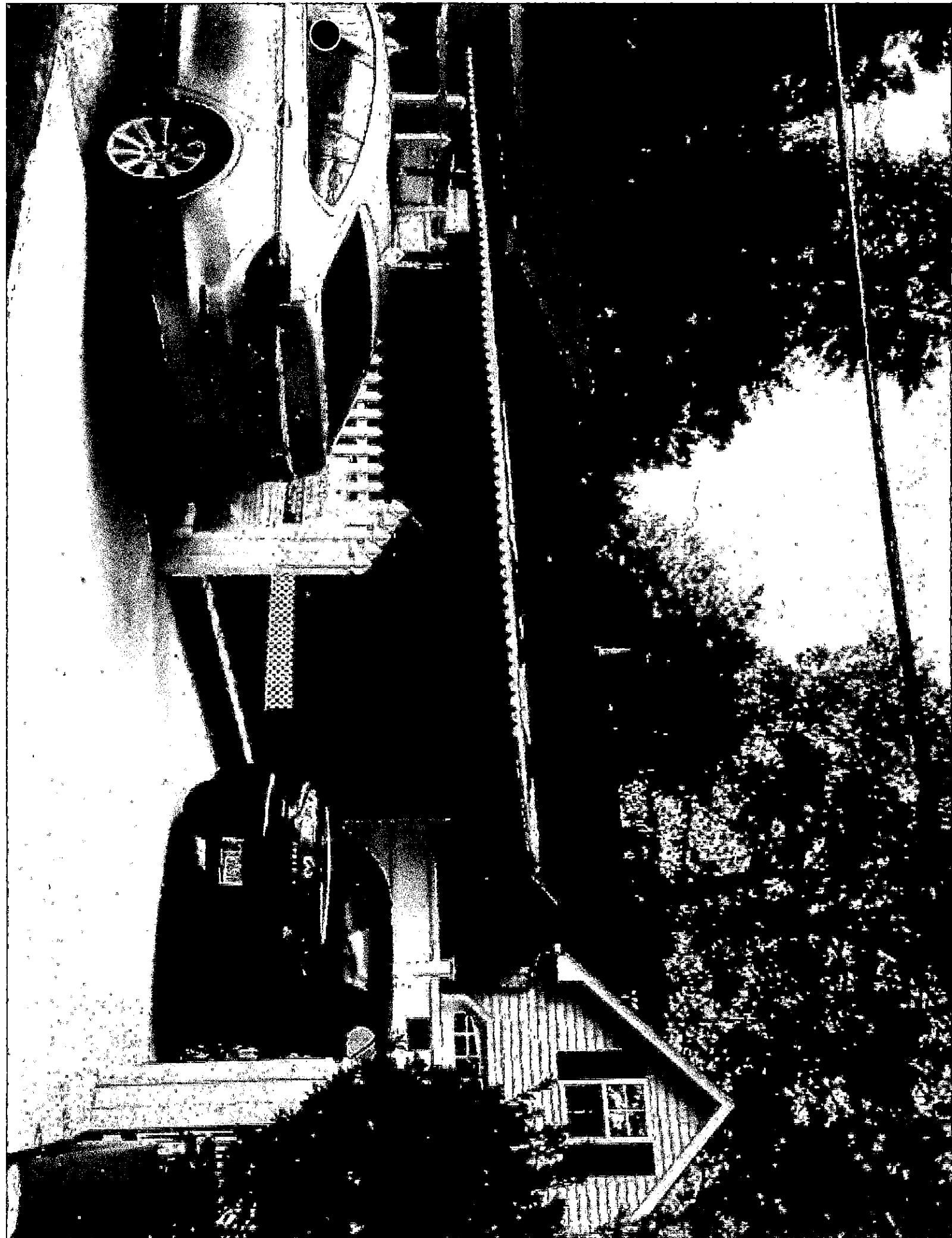


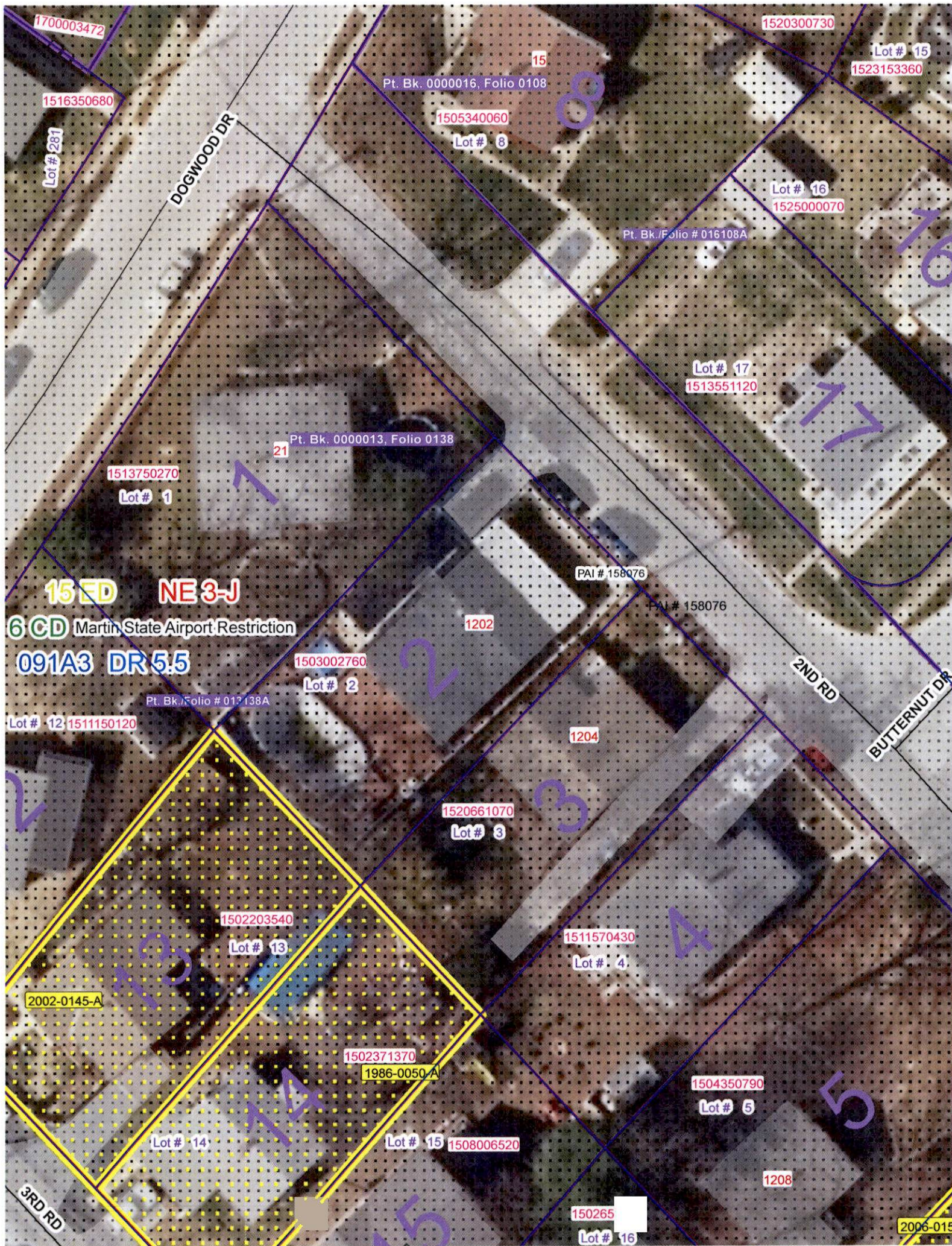
8B3681

INFINITI

DEPART  
of DOG

NOTICE  
FEE HELD BY  
MD  
SSIONER  
VE. TOWSON MD 21204  
APR 4, 2016 at 11:00 a.m.  
EXISTING PARKING  
JOE OF

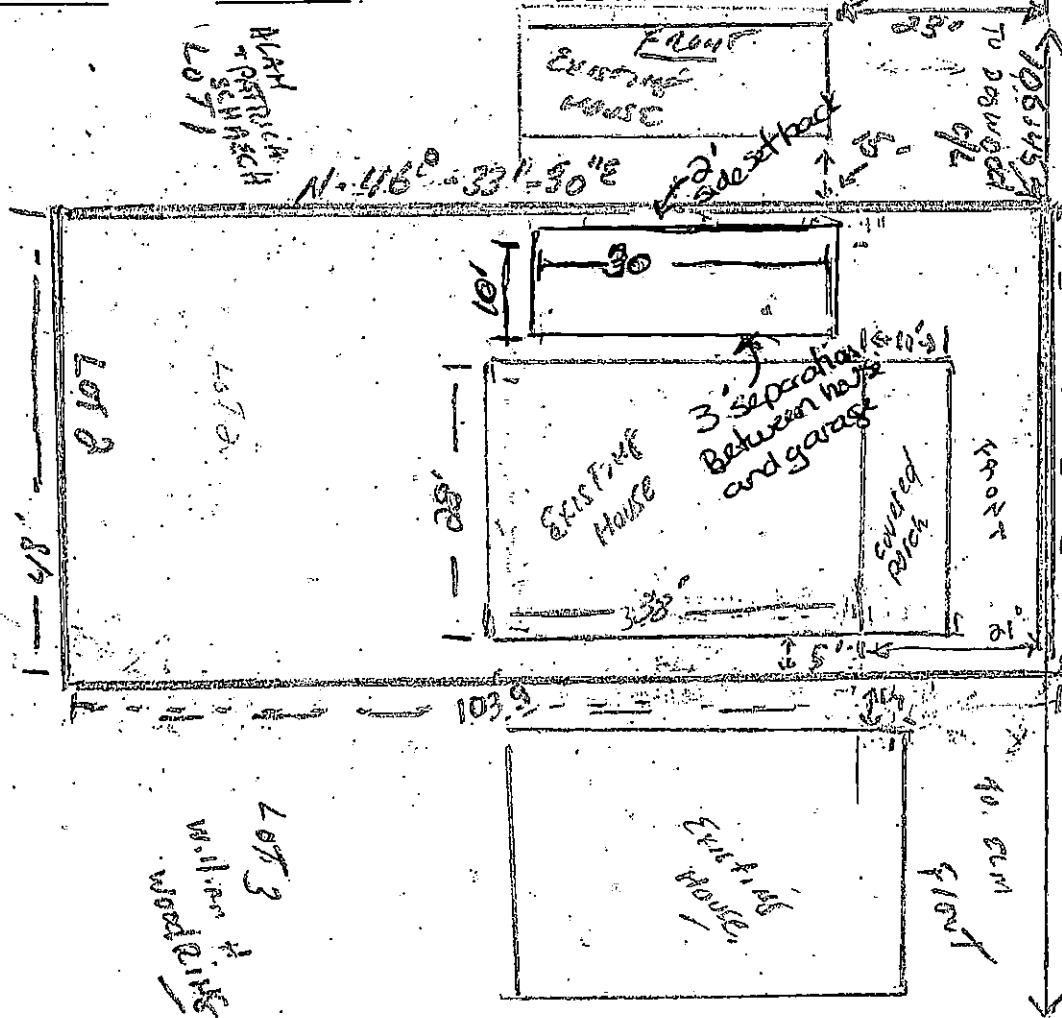




Case# 2016-0309-A

Petitioners' No. 1

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
ADDRESS 1200 Second Rd. OWNER(S) NAME(S) Richard & Debra Tammarelli  
SUBDIVISION NAME Stansbury Manor LOT # 2 BLOCK #     SECTION # 4  
PLAT BOOK # 13 FOLIO # 138 10 DIGIT TAX # 1503008760 DEED REF. # 22828106593



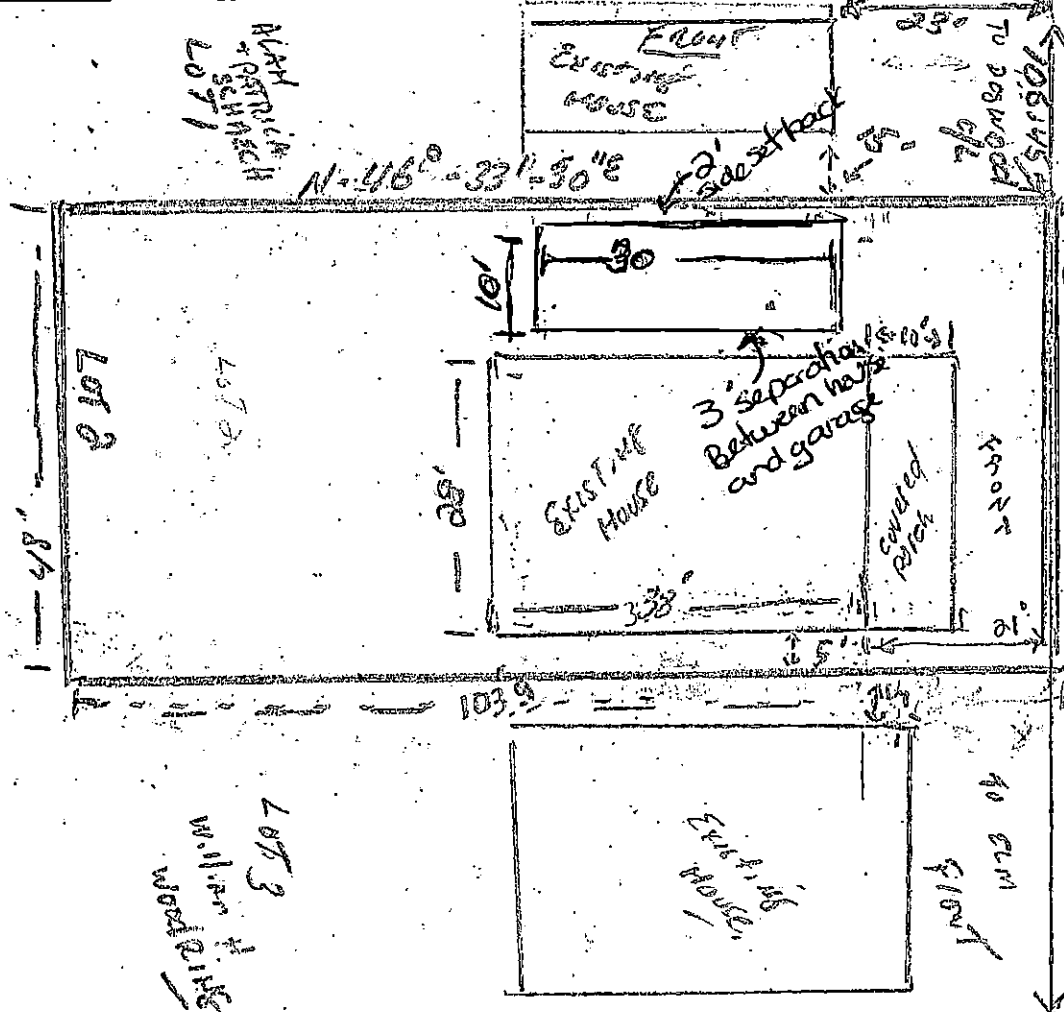
MAP IS NOT TO SCALE  
ZONING MAP# 091A3  
SITE ZONED DR 5.5  
ELECTION DISTRICT 15  
COUNCIL DISTRICT 6  
LOT AREA ACREAGE      
OR SQUARE FEET 4,944  
HISTORIC? NO  
IN CBCA? NO  
IN FLOOD PLAIN? NO  
UTILITIES? MARK WITH X  
WATER IS: PUBLIC ☒ PRIVATE      
SEWER IS: PUBLIC ☒ PRIVATE      
PRIOR HEARING? NO  
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

CB 1600183

PLAN DRAWN BY Richard Tammarelli DATE 6-4-16 SCALE: 1 INCH = 20 FEET

Case# 2016-0309-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
ADDRESS 1202 Second Rd. OWNER(S) NAME(S) Richard & Declene Tannarino  
SUBDIVISION NAME Stansbury Manor LOT # 2 BLOCK #  SECTION # 4  
PLAT BOOK # 13 FOLIO # 138 10 DIGIT TAX # 1503008760 DEED REF. # 22828100593



MAP IS NOT TO SCALE

ZONING MAP# 091A3  
SITE ZONED DRS.5  
ELECTION DISTRICT 15  
COUNCIL DISTRICT 6  
LOT AREA ACREAGE   
OR SQUARE FEET 4,944  
HISTORIC? NO  
IN CBCA? NO  
IN FLOOD PLAIN? NO  
UTILITIES? MARK WITH X  
WATER IS: PUBLIC ☒ PRIVATE   
SEWER IS: PUBLIC ☒ PRIVATE   
PRIOR HEARING? NO  
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

CB 1600183

PLAN DRAWN BY Richard Tannarino DATE 6-4-16 SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO

C H E C K L I S TSupport/Oppose/  
Conditions/  
Comments/  
No CommentComment  
ReceivedDepartment6/15DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)N/C6/22DEPS  
(if not received, date e-mail sent \_\_\_\_\_)C

FIRE DEPARTMENT

6/29PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)N/C6/13

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 7/14/16SIGN POSTING Date: 7/15/16by SSG BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

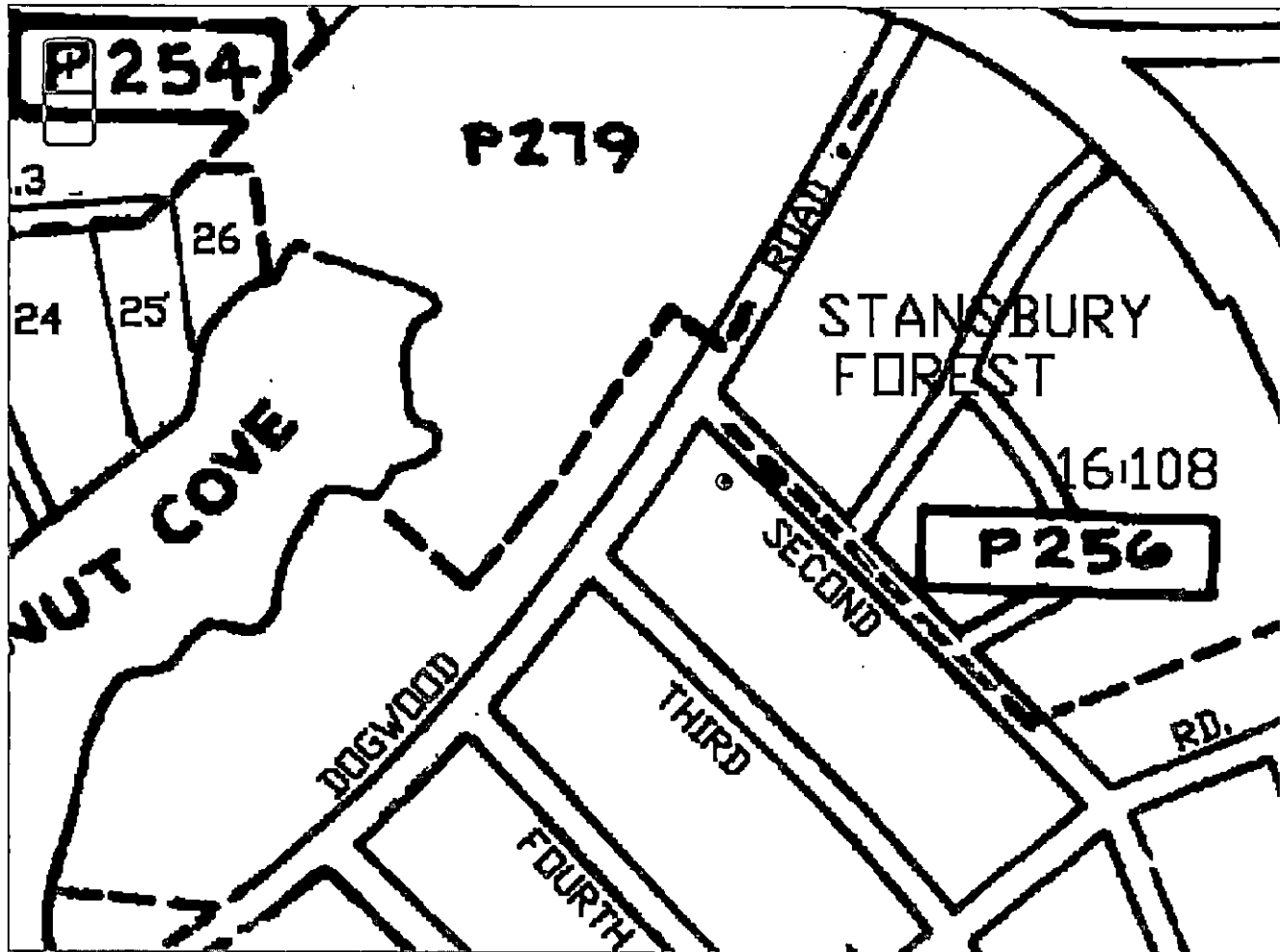
## Real Property Data Search ( w4)

## Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                                 |          |               | View GroundRent Redemption                |                                          |                        |                                    | View GroundRent Registration          |                                               |                    |           |
|----------------------------------------------------------|----------|---------------|-------------------------------------------|------------------------------------------|------------------------|------------------------------------|---------------------------------------|-----------------------------------------------|--------------------|-----------|
| Account Identifier:                                      |          |               | District - 15 Account Number - 1503002760 |                                          |                        |                                    |                                       |                                               |                    |           |
| Owner Information                                        |          |               |                                           |                                          |                        |                                    |                                       |                                               |                    |           |
| Owner Name:                                              |          |               | IAMMARINO RICHARD<br>IAMMARINO DARLENE    |                                          |                        |                                    | Use:<br>Principal Residence:          |                                               | RESIDENTIAL<br>YES |           |
| Mailing Address:                                         |          |               | 1202 2ND RD<br>BALTIMORE MD 21220-5516    |                                          |                        |                                    | Deed Reference:                       |                                               | /22828/ 00593      |           |
| Location & Structure Information                         |          |               |                                           |                                          |                        |                                    |                                       |                                               |                    |           |
| Premises Address:                                        |          |               | 1202 SECOND RD<br>0-0000                  |                                          |                        | Legal Description:                 |                                       | .1134 AC<br>1202 SECOND RD<br>STANSBURY MANOR |                    |           |
| Map:                                                     | Grid:    | Parcel:       | Sub District:                             | Subdivision:                             | Section:               | Block:                             | Lot:                                  | Assessment Year:                              | Plat No:           |           |
| 0091                                                     | 0019     | 0253          |                                           | 0000                                     | 4                      |                                    | 2                                     | 2015                                          | Plat Ref:          | 0013/0138 |
| Special Tax Areas:                                       |          |               |                                           |                                          |                        | Town:<br>Ad Valorem:<br>Tax Class: |                                       | NONE                                          |                    |           |
| Primary Structure Built                                  |          |               | Above Grade Enclosed Area                 |                                          | Finished Basement Area |                                    | Property Land Area                    |                                               | County Use         |           |
| 1942                                                     |          |               | 1,064 SF                                  |                                          |                        |                                    | 4,944 SF                              |                                               | 04                 |           |
| Stories                                                  | Basement | Type          |                                           | Exterior                                 | Full/Half Bath         | Garage                             | Last Major Renovation                 |                                               |                    |           |
| 1                                                        | YES      | STANDARD UNIT |                                           | FRAME                                    | 1 full                 |                                    |                                       |                                               |                    |           |
| Value Information                                        |          |               |                                           |                                          |                        |                                    |                                       |                                               |                    |           |
|                                                          |          |               | Base Value                                |                                          | Value As of 01/01/2015 |                                    | Phase-in Assessments As of 07/01/2015 |                                               | As of 07/01/2016   |           |
| Land:                                                    |          |               | 59,500                                    |                                          | 59,500                 |                                    |                                       |                                               |                    |           |
| Improvements                                             |          |               | 71,800                                    |                                          | 80,800                 |                                    |                                       |                                               |                    |           |
| Total:                                                   |          |               | 131,300                                   |                                          | 140,300                |                                    | 134,300                               |                                               | 137,300            |           |
| Preferential Land:                                       |          |               | 0                                         |                                          |                        |                                    |                                       |                                               | 0                  |           |
| Transfer Information                                     |          |               |                                           |                                          |                        |                                    |                                       |                                               |                    |           |
| Seller: IAMMARINO RICHARD<br>Type: NON-ARMS LENGTH OTHER |          |               |                                           | Date: 11/01/2005<br>Deed1: /22828/ 00593 |                        |                                    |                                       | Price: \$0<br>Deed2:                          |                    |           |
| Seller: YARD RONALD SCOTT<br>Type: ARMS LENGTH IMPROVED  |          |               |                                           | Date: 07/19/1991<br>Deed1: /08859/ 00457 |                        |                                    |                                       | Price: \$83,100<br>Deed2:                     |                    |           |
| Seller:<br>Type:                                         |          |               |                                           | Date:<br>Deed1:                          |                        |                                    |                                       | Price:<br>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:<br>Exempt Class:                             |          |               |                                           | Special Tax Recapture:<br>NONE           |                        |                                    |                                       |                                               |                    |           |
| Homestead Application Information                        |          |               |                                           |                                          |                        |                                    |                                       |                                               |                    |           |
| Homestead Application Status: Approved 11/09/2011        |          |               |                                           |                                          |                        |                                    |                                       |                                               |                    |           |

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1503002760**

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) (<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) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).