

MEMORANDUM

DATE: March 2, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0147-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on March 1, 2017. 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(3910 Dance Mill Road) *
10th Election District *
3rd Council District *
Phillip & Diane Marsiglia *
Owners *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0147-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Phillip and Diane Marsiglia, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a detached accessory in-law apartment with approximately 2,000 sq. ft. of living space and a footprint larger than the principal residence. As originally filed the petition sought approval for a 4,500 square feet accessory apartment. However, Petitioners indicated that figure was incorrectly calculated, and they submitted a document (Ex. 2) indicating the total area would be approximately 1,991 sq. ft. In addition, a Petition for Variance seeks to allow the proposed accessory in-law apartment to have a height of 28 ft. in lieu of the maximum allowed 15 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Phillip and Diane Marsiglia. Several neighbors attended and opposed the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP). The DOP suggested the proposal was incompatible with the property's R.C.6 zoning.

ORDER RECEIVED FOR FILING

Date 11/30/17
By Sen

The subject property is approximately 1.87 acres in size and is zoned RC-6. The property is improved with a single-family dwelling constructed in 1982, and Petitioners are the original owners. Petitioners would like to remain on the property as they age, and would reside in the proposed accessory apartment. Their children would live in the existing single-family dwelling.

SPECIAL HEARING

The B.C.Z.R. requires special hearing approval for a detached accessory apartment. B.C.Z.R. §400.4. The law restricts the size of such an apartment to 1,200 sq. ft., and Petitioners seek approval for a structure with approximately 2,000 sq. ft., which is essentially 70% larger than the regulation allows. In these circumstances I believe the apartment would in sum and substance be a second dwelling on the lot, which is not permitted. Petitioners submitted a photograph of what the proposed apartment would look like (Ex. 3), and although it would be quite attractive I believe it would be a dwelling rather than an accessory apartment. As such the petition for special hearing must be denied.

VARIANCE

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).

ORDER RECEIVED FOR FILING

Date

1/30/17

By

Sen

I do not believe Petitioners can satisfy those requirements. While I understand their desire to remain on the property, no evidence was presented to establish the property as unique. In a contested variance case the petitioner faces an uphill battle. Indeed, there appear to be no Maryland appellate court opinions from the last twenty years which upheld the grant of a variance. Under Maryland law, variances should be granted "sparingly" since it is "an authorization for [that] ...which is prohibited by a zoning ordinance." *Cromwell*, 102 Md. App. at 699. As such the petition must be denied.

THEREFORE, IT IS ORDERED this 30th day of January, **2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a detached accessory in-law apartment with 2,000 sq. ft. of living space and a footprint larger than the principal residence, be and is hereby DENIED.

IT IS FURTHER ORDERED that the petition for variance to allow the proposed accessory in-law apartment to have a height of 28 ft. in lieu of the maximum allowed 15 ft., be and is hereby DENIED.

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 1/30/17
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 3910 Dance Mill Rd Phoenix MD 21131 which is presently zoned RC 6

Deed References: 06314/00084 10 Digit Tax Account # 1600012100

Property Owner(s) Printed Name(s) Phillip + Diane Marsiglia

(SELECT THE HEARING(S) BY MARKING **X** 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

To permit a detached accessory in-law apartment with 4500 square feet of living space and a footprint larger than the principal residence.

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

3. ☒ **a Variance** from Section(s)

BCZR: 400.3 → To allow the proposed accessory in-law apartment to have a height of 28 feet in lieu of the maximum allowed 15 feet.

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):

Phillip Marsiglia, Diane Marsiglia

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3910 Dance Mill Rd Phoenix MD

Mailing Address

City

State

21131

410-274-9404

pmarsiglia@aol.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Phillip L. Marsiglia

Name - Type or Print

Signature

3910 Dance Mill Rd Phoenix MD

Mailing Address

City

State

21131

410-274-9404

pmarsiglia@aol.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0147-SPH4

Filing Date 12/1/16

Do Not Schedule Dates: _____

Reviewer JS

Zoning Property Description for 3910 Dance Mill Road

Beginning at a point on the northeast side of Dance Mill Road which is 60 feet wide at a distance of 725 feet south of the centerline of the nearest improved intersecting street Longmore Circle which is 60 feet wide.

BEGINNING FOR THE SAME and being know and designated as Lot No. 1, as laid out on the plat of (Valley View), recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No. 36, folio 147.

BEING the same lot of ground which by Deed dated February 2, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5242, folio 308, was granted and conveyed from Jane Lee Suhr, unto the Grantor herein.

2017-0147-SPHA



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 4689103

Sold To:

Phillip Marsiglia - CU00578539
3910 Dance Mill Rd
Phoenix, MD 21131-2116

Bill To:

Phillip Marsiglia - CU00578539
3910 Dance Mill Rd
Phoenix, MD 21131-2116

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

Jan 05, 2017

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: # 2017-0147-SPHA
3910 Dance Mill Road
NE/S Dance Mill Road, 725 ft. S/of Longmore Circle
10th Election District - 3rd Councilmanic District
Legal Owner(s) Phillip & Diane Marsiglia

SPECIAL HEARING: to permit a detached accessory in-law apartment with 4500 sq. ft. of living space and a footprint larger than the principal residence

VARIANCE: to allow the proposed accessory in-law apartment to have a height of 28 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, January 26, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/032 Jan. 5 4689103

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/6/2017

Case Number: 2017-0147-SPH

Petitioner / Developer: MR. & MRS. MARSIGLIA

Date of Hearing (Closing): JANUARY 26, 2017

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:
3910 DANCE MILL ROAD

The sign(s) were posted on: JANUARY 5, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

December 27, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0147-SPHA

3910 Dance Mill Road
NE/S Dance Mill Road, 725 ft. S/of Longmore Circle
10th Election District – 3rd Councilmanic District
Legal Owners: Phillip & Diane Marsiglia

Special Hearing to permit a detached accessory in-law apartment with 4500 sq. ft. of living space and a footprint larger than the principal residence. **Variance** to allow the proposed accessory in-law apartment to have a height of 28 ft. in lieu of the maximum allowed 15 feet.

Hearing: Thursday, January 26, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp that contains the name "Arnold Jablon" and the title "Director".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Marsiglia, 3910 Dance Mill Road, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 6, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 5, 2017 Issue - Jeffersonian

Please forward billing to:
Phillip Marsiglia
3910 Dance Mill Road
Phoenix, MD 21131

410-274-9404

NOTICE OF ZONING HEARING

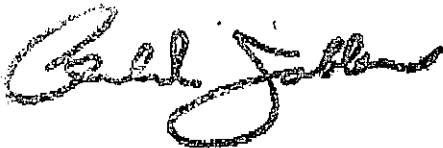
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0147-SPHA

3910 Dance Mill Road
NE/S Dance Mill Road, 725 ft. S/of Longmore Circle
10th Election District – 3rd Councilmanic District
Legal Owners: Phillip & Diane Marsiglia

Special Hearing to permit a detached accessory in-law apartment with 4500 sq. ft. of living space and a footprint larger than the principal residence. **Variance** to allow the proposed accessory in-law apartment to have a height of 28 ft. in lieu of the maximum allowed 15 feet.

Hearing: Thursday, January 26, 2017 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 SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
3910 Dance Mill Road; NE/S Dance Mill Road,* OF ADMINISTRATIVE
725' S of c/line of Longmore Circle
10th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Phillip & Diane Marsiglia *
Petitioner(s) * BALTIMORE COUNTY
* 2017-147-SPHA

* * * * *

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.

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

RECEIVED

DEC 20 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Phillip Marsiglia, 3910 Dance Mill Road, Phoenix, Maryland 21131, 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 twenty (20) 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: 2017-0147-SPHA
Property Address: 3910 Dance Mill Rd Phoenix, MD 21131
Property Description: Lot #1 "Valley View"
Legal Owners (Petitioners): Phillip + Diane Marsiglia
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Phillip L. Marsiglia
Company/Firm (if applicable): _____
Address: 3910 Dance Mill Rd
Phoenix, MD 21131
Telephone Number: 410-274-9404

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

№ 145751

Date: 12/1/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 150.00

Total: \$ 150.00

Rec
From: MARSHALL

For: 2017-0147-SPGA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW.
12/01/2016 12/01/2016 11:19:17 3
REG W503 WALKIN CAM
>>RECEIPT # 706811 12/01/2016 GFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 145751
Recpt Tot \$150.00
\$150.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 19, 2017

Phillip & Diane Marsiglia
3910 Dance Mill Road
Phoenix MD 21131

RE: Case Number: 2017-0147 SPHA, Address: 3910 Dance Mill Road

Dear Mr. & Ms. Marsiglia:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 1, 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." in a cursive style.

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: 12/12/16

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. 2017-0147-SPHA.

*Special Hearing Variance
Phillip & Diane Marsiglia
3910 Dance Mill 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,

Richard A. Zeller

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

WW/RAZ

JS 1-26-17
11 Am

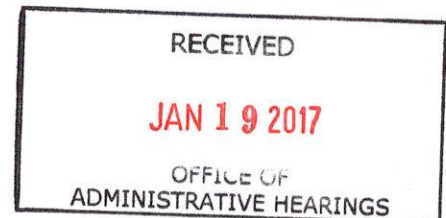
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/17/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-147



INFORMATION:

Property Address: 3910 Dance Mill Road
Petitioner: Phillip Marsiglia, Diane Marsiglia
Zoning: RC 6
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a detached accessory in-law apartment with 4500 square feet of living space having a footprint larger than the principal residence. The Department also reviewed the petition for variance to allow the proposed accessory in-law apartment to have a height of 28 feet in lieu of the maximum permitted 15 feet.

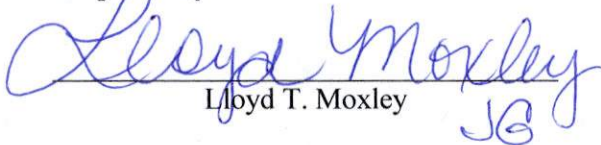
The Department objects to granting the petitioned zoning relief.

The property is zoned R.C. 6 (Rural Conservation and Residential). A primary goal of the R.C. 6 zone is preserving the traditional character of rural communities to include scenic routes through limiting the scale and intensity of development. Dance Mill Road is a state scenic route. The submitted site plan does not indicate a means of access to the accessory apartment but the Department recommends any new or second driveway onto Dance Mill Road would be detrimental the scenic character of that road.

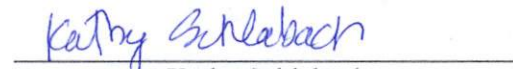
The subject property was developed under and still subject to the old R.S.C. (Rural-Suburban: Conservation) zoning classification. The minimum lot area in the R.S.C. zone is one acre. At 1.87 acres, the subject property is insufficient in area to accommodate what is essentially two dwellings. Accessory apartments within a detached accessory structure are considered temporary within the BCZR. In addressing any such apartment, BCZR §400.4 expressly directs that it "*may not exceed 1,200 square feet*". The Department recommends that any deviation from BCZR §400.4 would constitute a "use variance" resulting in an over-intensification of the residential use on the property and exceeding the scope of BCZR §400. The Department further recommends that the proposal is inconsistent with the requirements of BCZR §502.1.G and undermines the goals of the R.C.6 zone.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Phillip L. Marsiglia
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

DEC 21 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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0147-SPHA
Address 3910 Dance Mill Road
(Marsiglia Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Glenn Shaffer Date: 12/15/16

Additional Comments:

Ground Water Management must review any future building permit(s) for an accessory in-law apt. structure, since the property is served by well and septic, and the septic may need to be upgraded. – Dan Esser

12/23/16
TO ACK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2016
Item No. 2017-0134, 0147, 0149, 0150 and 0154

DATE: December 22, 2016

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12192016.doc

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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0147-SPHA
Address 3910 Dance Mill Road
(Marsiglia Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

 X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

 X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Glenn Shaffer Date: 12/15/16

Additional Comments:

Ground Water Management must review any future building permit(s) for an accessory in-law apt. structure, since the property is served by well and septic, and the septic may need to be upgraded. – Dan Esser

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2017-0147

DATE 1-26-17

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NUMBER

DATE _____

17-147

1-26-2017

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

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>12/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>No Comment</u>
<u>12/21</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>1/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comment</u>
<u>12/12</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: <u>1/5/17</u>	
SIGN POSTING	Date: <u>1/5/17</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

15/15

15/1

1/1

15/1

15/15

15/1

1/1

15/1

15/1

15/1

Real Property Data Search Guide to searching the database

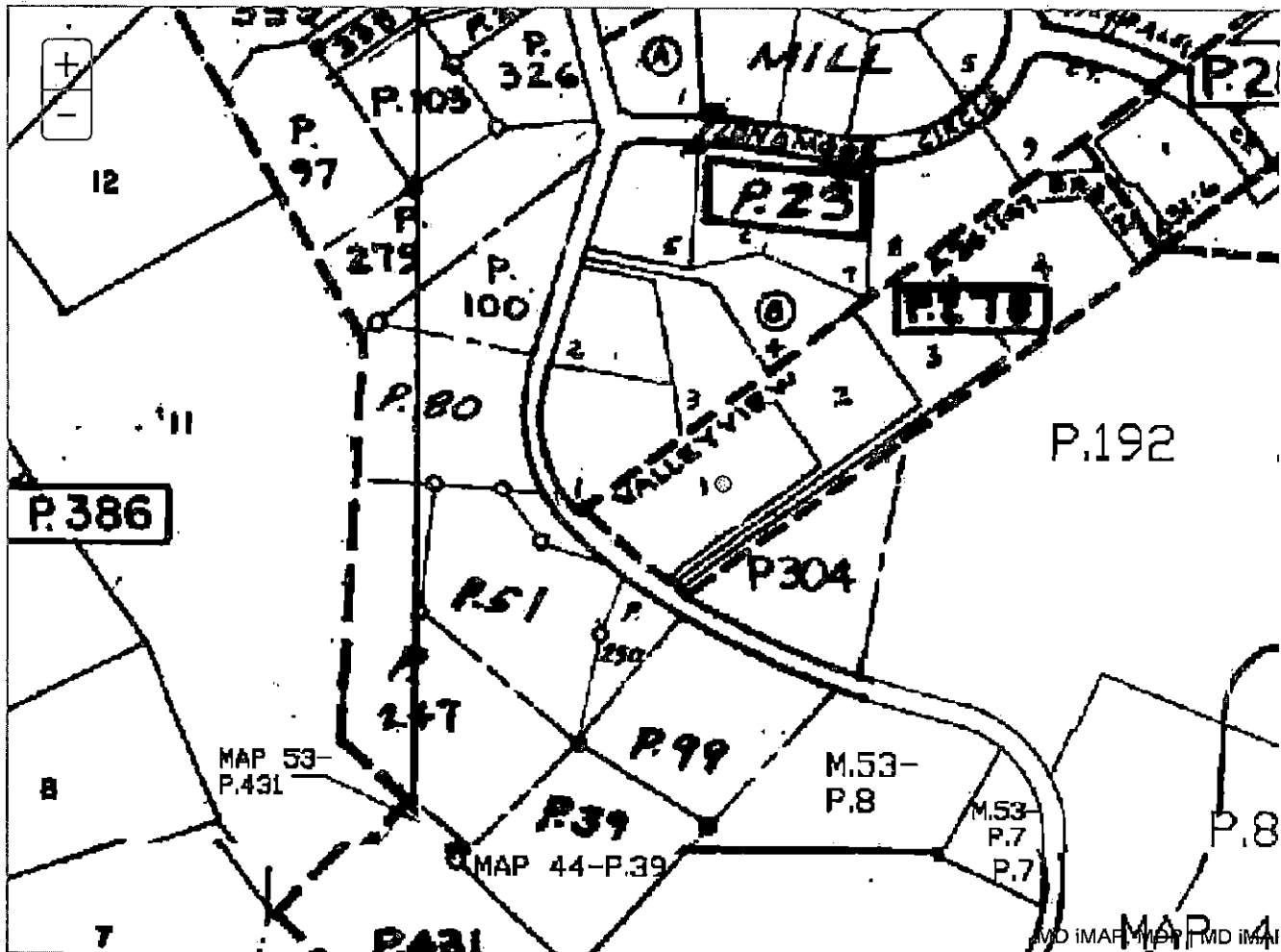
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1600012100			
Owner Information					
Owner Name:	MARSIGLIA PHILLIP L MARSIGLIA DIANE L		Use:	RESIDENTIAL	
Mailing Address:	3910 DANCE MILL RD PHOENIX MD 21131-2116		Principal Residence:	YES	
			Deed Reference:	/06314/ 00084	
Location & Structure Information					
Premises Address:	3910 DANCE MILL RD 0-0000		Legal Description:	1.878 AC NS DANCE MI 700 SS LONGMOOR CIRCLE VALLEY VIEW	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0044	0020	0278		0000	1 2017 0036/0147
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1982	2,998 SF		450 SF	1.8700 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	222,000	222,000			
Improvements	220,800	245,500			
Total:	442,800	467,500	442,800	451,033	
Preferential Land:	0			0	
Transfer Information					
Seller: LOTFI MOHAMAD A		Date: 07/31/1981		Price: \$39,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06314/ 00084		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: Approved 01/06/2009					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 10 Account Number: 1600012100



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>).

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 21st day of October 2016, by and between Phillip and Diane Marsiglia and Christopher and Anne-Sophie Marsiglia (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarant(s) who are also the owners of this property has filed an application for a use permit and special hearing to build a Detached In-Law Apartment in the rear of the lot described below.
The property being located at 3910 Dance Mill Road Phoenix, MD 21131 and is particularly described by metes and bounds in Exhibit A (The property) and Exhibit B (The use permit of hearing plans) attached hereto and made a part hereof. The property zoned 04 Residential which is the particular zone in which the property is located.
- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicate bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Christopher and Anne-Sophie Marsiglia. Christopher Marsiglia is the son of the owners and Anne-Sophie Marsiglia is the Daughter-In-Law of the owners. The other residents of the property will be Emilia and Grace Marsiglia (Daughters of Christopher and Anne-Sophie Marsiglia and Granddaughters to the Owners of the property). The use permit must be renewed with PAI every two years by filing a renewal on PAI approved form, to be dated from the month of the initial approval.
- C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore

County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvement or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Detached Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Detached Accessory Apartment is no longer occupied by the person named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination :
 - A. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of the PIA.

- B. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions state above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
 5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or person violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS

[Signature] [Signature]
Phillip & Diane Marsiglia

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 11-21 day of 2016, before the Subscriber, a Notary Public of State of Maryland, personal appeared

PHILLIP & DIANE MARSIGLIA

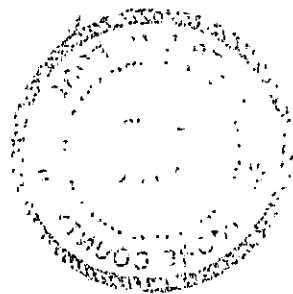
The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 6/7/17

[Signature]
Notary Public







The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____
Arnold Jablon, Director-PAI

Date

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 21st day of October 2016, by and between Phillip and Diane Marsiglia and Christopher and Anne-Sophie Marsiglia (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarant(s) who are also the owners of this property has filed an application for a use permit and special hearing to build a Detached In-Law Apartment in the rear of the lot described below.
The property being located at 3910 Dance Mill Road Phoenix, MD 21131 and is particularly described by metes and bounds in Exhibit A (The property) and Exhibit B (The use permit of hearing plans) attached hereto and made a part hereof. The property zoned 04 Residential which is the particular zone in which the property is located.
- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicate bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Christopher and Anne-Sophie Marsiglia. Christopher Marsiglia is the son of the owners and Anne-Sophie Marsiglia is the Daughter-In-Law of the owners. The other residents of the property will be Emilia and Grace Marsiglia (Daughters of Christopher and Anne-Sophie Marsiglia and Granddaughters to the Owners of the property). The use permit must be renewed with PAI every two years by filing a renewal on PAI approved form, to be dated from the month of the initial approval.
- C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore

County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvement or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follow:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principle use of the Property as a single-family residence. The Detached Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Detached Accessory Apartment is no longer occupied by the person named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination :
 - A. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of the PAI.

- B. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions state above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
 5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or person violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS

[Signature]
Philip Marsiglia *Diane Marsiglia*

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this _____ day of 20____, before the Subscriber, a Notary Public of State of Maryland, personal appeared

PHILLIP & DIANE MARSIGLIA

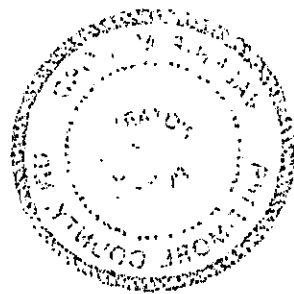
The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

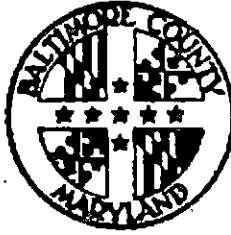
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 6/7/17

[Signature]
Notary Public







The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____
Arnold Jablon, Director-PAI

Date

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 21st day of October 2016, by and between Phillip and Diane Marsiglia and Christopher and Anne-Sophie Marsiglia (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarant(s) who are also the owners of this property has filed an application for a use permit and special hearing to build a Detached In-Law Apartment in the rear of the lot described below.
The property being located at 3910 Dance Mill Road Phoenix, MD 21131 and is particularly described by metes and bounds in Exhibit A (The property) and Exhibit B (The use permit of hearing plans) attached hereto and made a part hereof. The property zoned 04 Residential which is the particular zone in which the property is located.
- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicate bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Christopher and Anne-Sophie Marsiglia. Christopher Marsiglia is the son of the owners and Anne-Sophie Marsiglia is the Daughter-In-Law of the owners. The other residents of the property will be Emilia and Grace Marsiglia (Daughters of Christopher and Anne-Sophie Marsiglia and Granddaughters to the Owners of the property). The use permit must be renewed with PAI every two years by filing a renewal on PAI approved form, to be dated from the month of the initial approval.
- C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore

County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvement or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follow:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principle use of the Property as a single-family residence. The Detached Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Detached Accessory Apartment is no longer occupied by the person named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination :
 - A. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of the PAI.

- B. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions state above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
 5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or person violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS

[Signature]
Philip Marsiglia X Dane Marsiglia

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this _____ day of 20____, before the Subscriber, a Notary Public of State of Maryland, personal appeared

PHILLIP & DANE MARSIGLIA

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

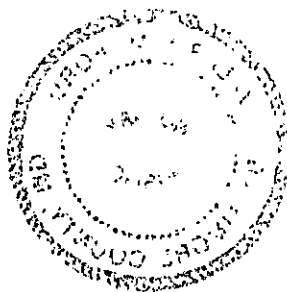
My Commission Expires: 6/17/17

[Signature]
Notary Public



C

100





The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved:

Arnold Jablon, Director-PAI

Date

Case No.: 2017-0147-SPHA

Exhibit Sheet

3-2-17
DW

1-30-17
Sen

Petitioner/Developer

Protestant

No. 1	Sitz plan	Photo
No. 2	Spacs + floorplan of proposed acc. apt.	
No. 3	P Elevation Proposed Accessory Apt.	
No. 4	Photos w/ map and Key sheet	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

FULL SPECS & FEATURES

Basic Features

Baths : 2.5

Stories : 2

Bedrooms : 3

Garage Stalls : 2

Dimension

Depth : 45'

Height : 0" - $\approx 25'$

Width : 73'

Area

Bonus Sq Ft : 363 sq ft

Decks Sq Ft : 471 sq ft

Garage Sq Ft : 621 sq ft

Upper Floor Sq Ft : 511 sq ft

Main Floor Sq Ft : 1480 sq ft

Total Sq Ft : 1991 sq ft *

*Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

Ceiling

Bonus Ceiling Ft : 8'

Main Ceiling Ft : 8'

Roof

Roof Framing : Stick

Exterior Wall Framing

Framing : 2x4

Exterior Wall Finish : Siding

Bedroom Features

Split Bedrooms

Main Floor Master Bedroom

Walk In Closet

Kitchen Features

Breakfast Nook

Peninsula Eating Bar

Additional Room Features

Great Room Living Room

Main Floor Laundry

Bonus Play Flex Room

Garage Features

Side Entry Garage

Outdoor Spaces

Covered Front Porch

Grill Deck Sundeck

Existing House

Main Level - 1928 sf.

2nd Level - 1064 sf

3rd Level - 800 sf

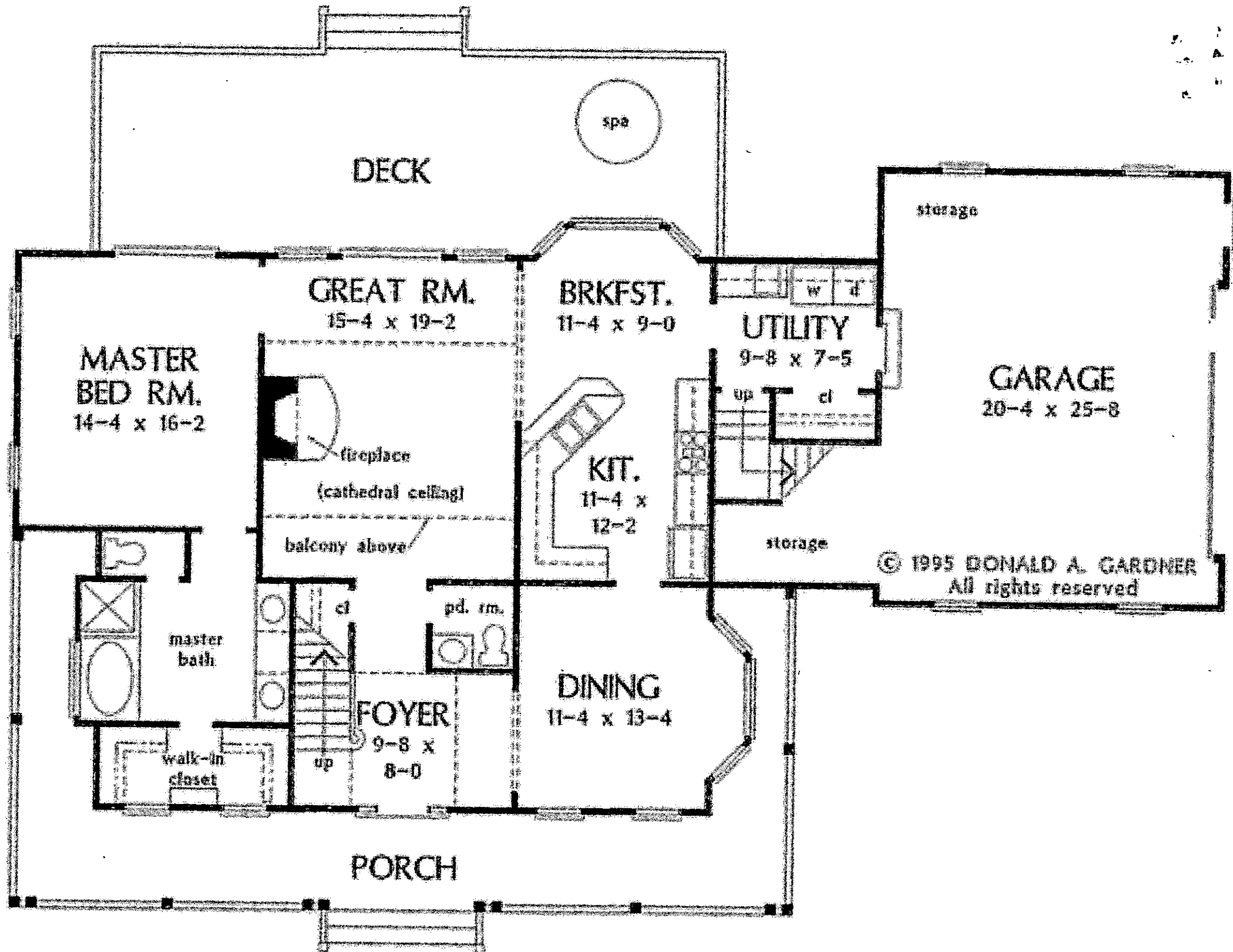
above ground
living space 3792 sf

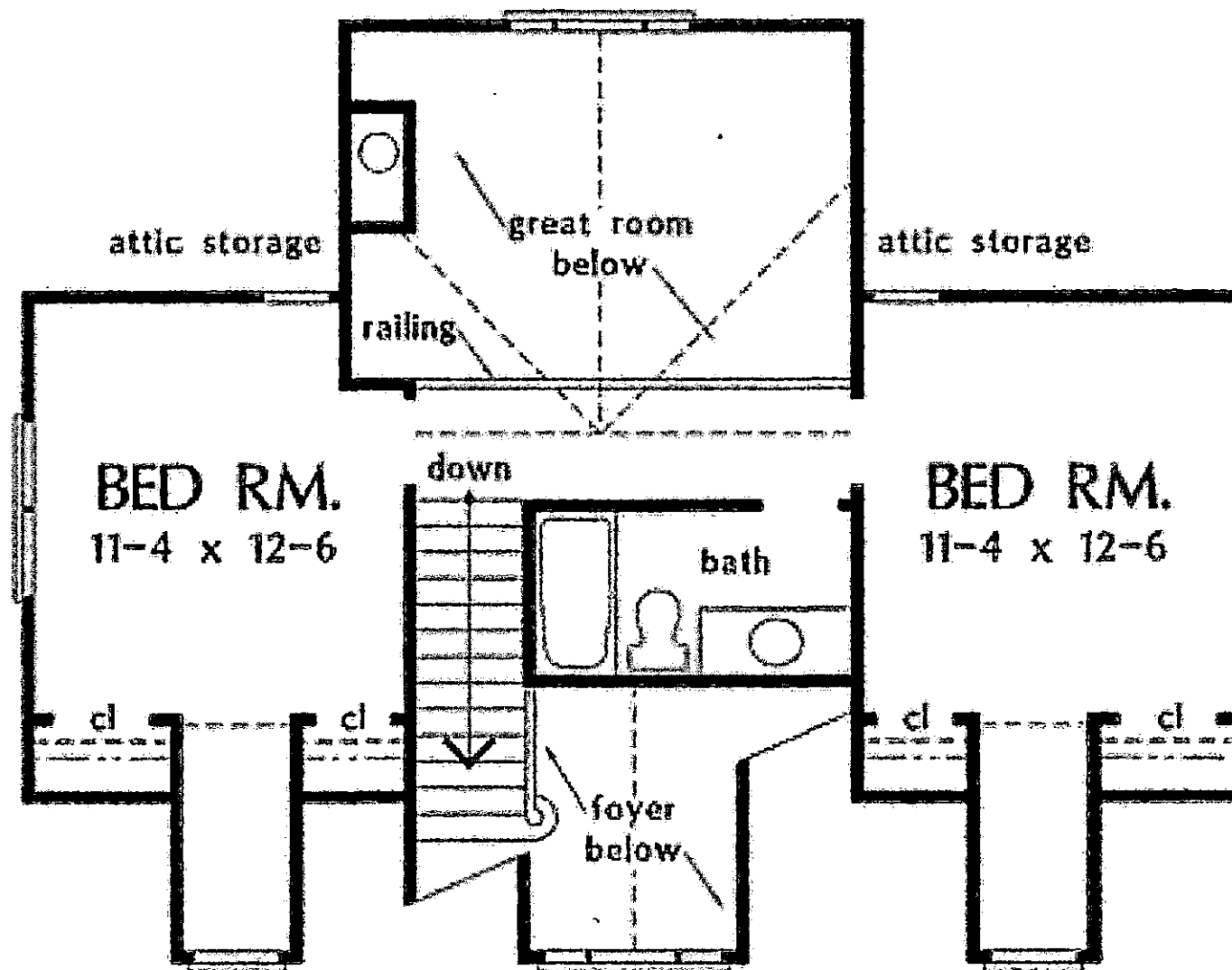
Below ground 1064 sf.

garage 576.00 sf.

Total sq ft. 5432 sf

Petitioners
#2

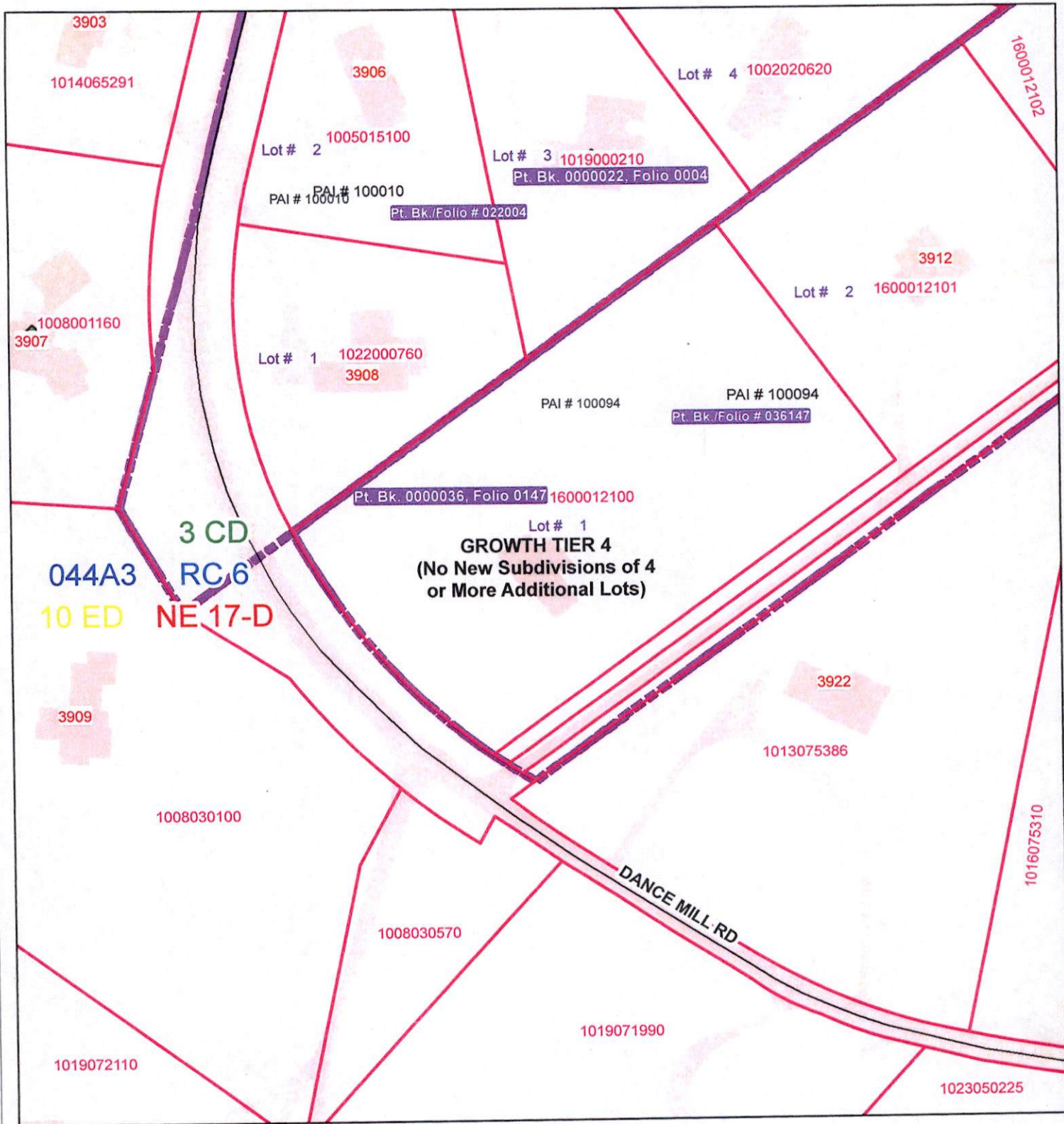




Petersons #3



5910 Dance Mill Road



Publication Date: 11/9/2016



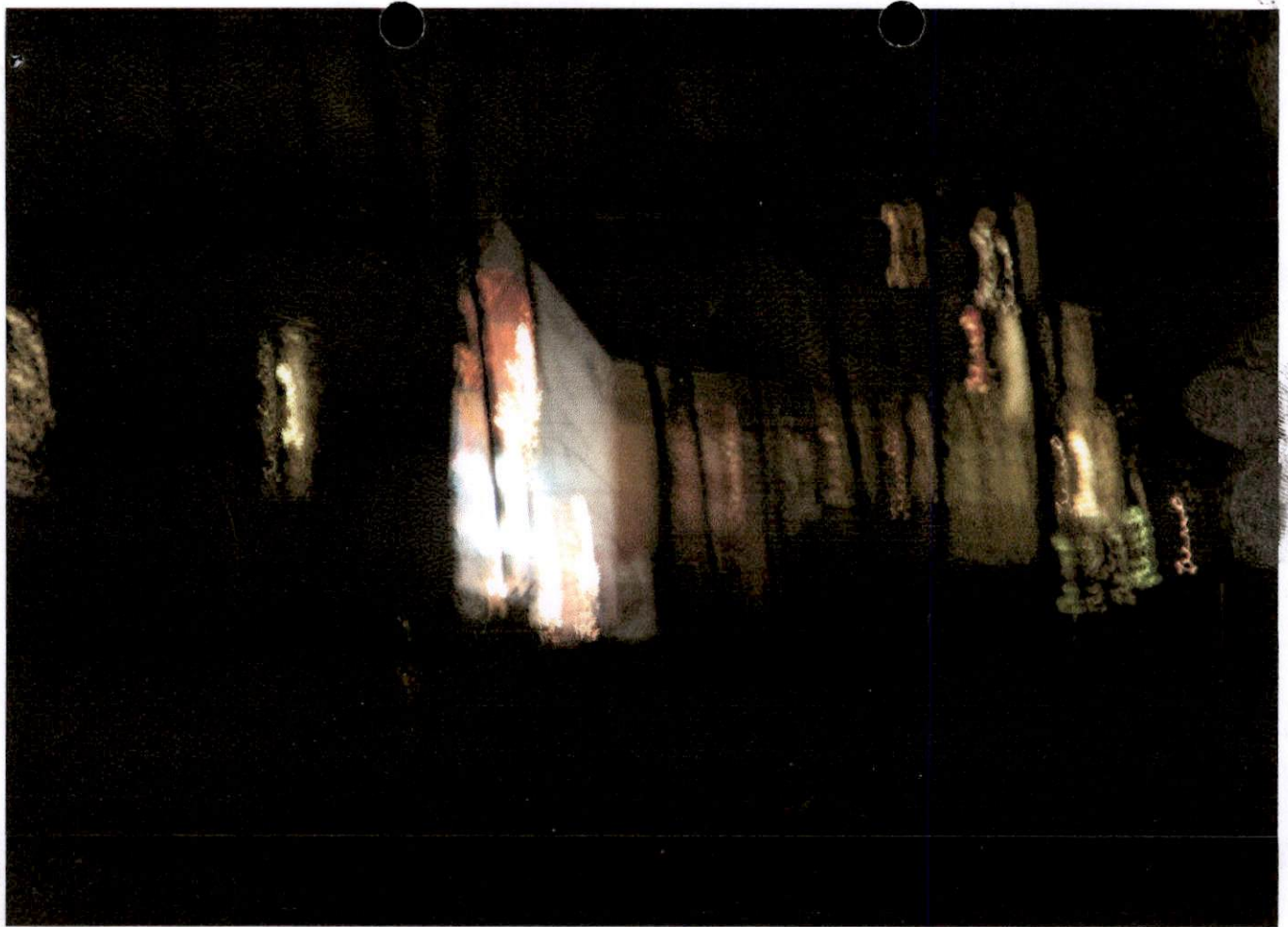
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

023050225
Petitioners #4



Prot. # 1







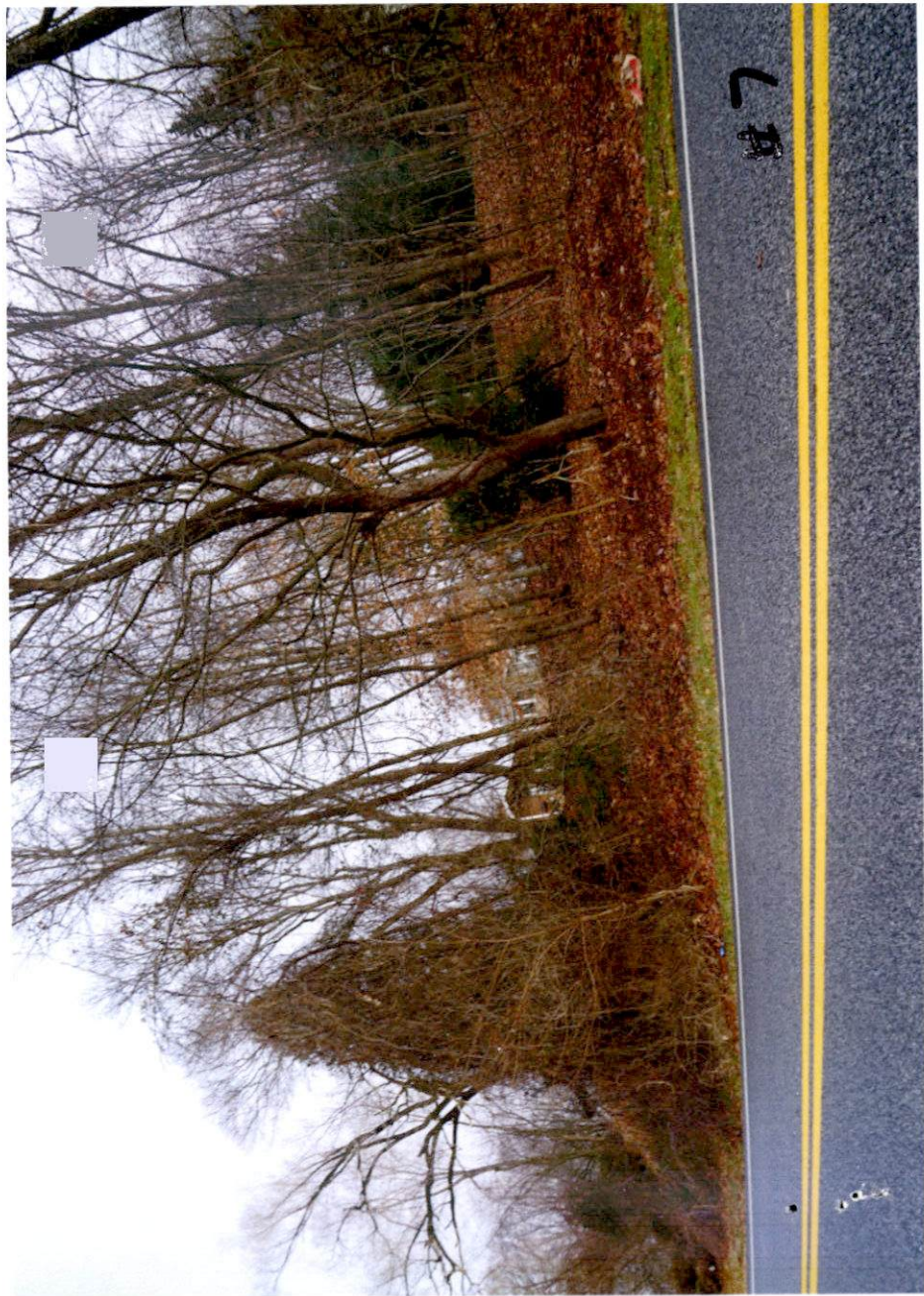


S#



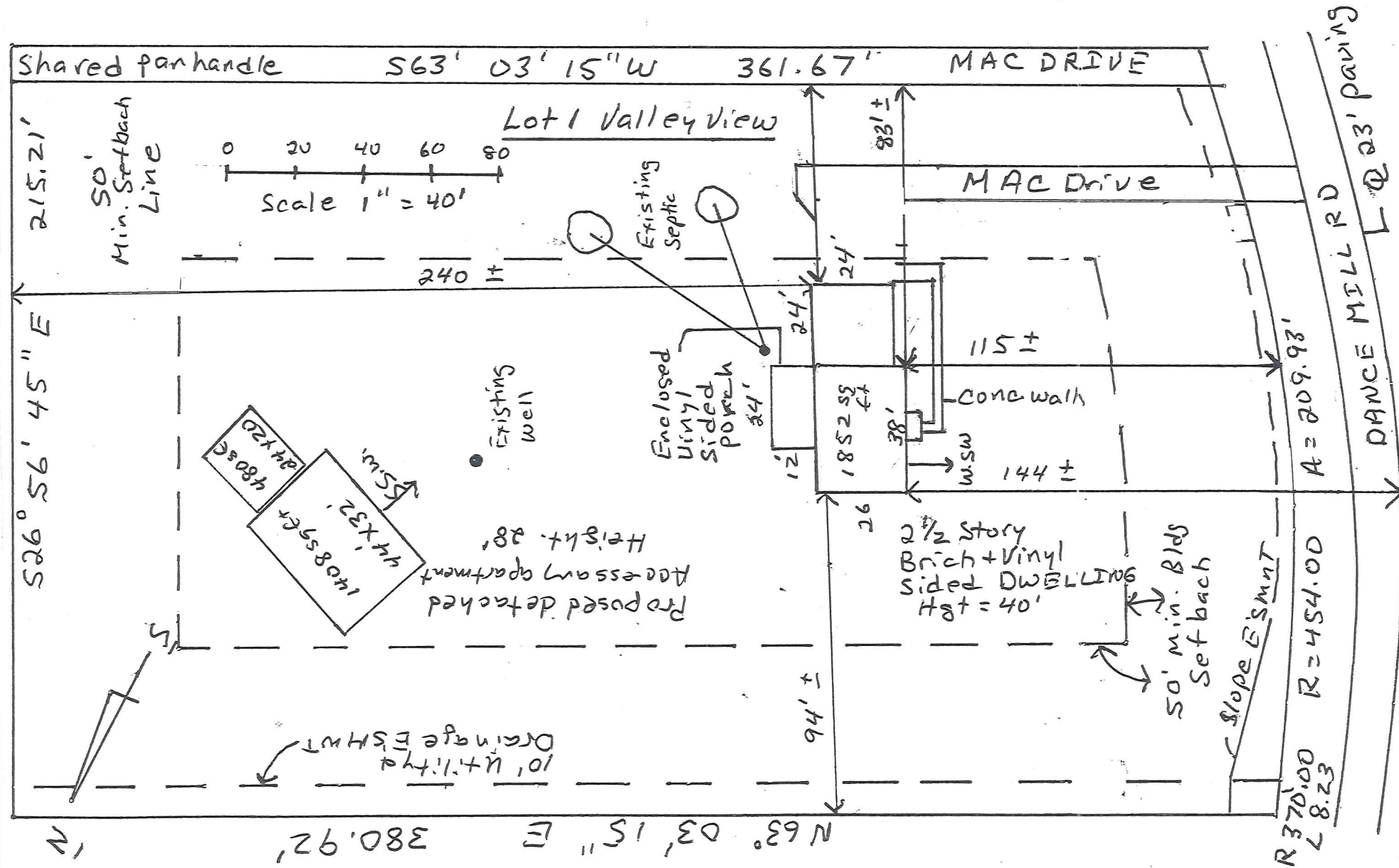


#6





ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 3910 Dance Mill Rd 21131 OWNER(S) NAME(S) Phillip + Diane Marsiglia
SUBDIVISION NAME Valley View LOT# 1 BLOCK# _____ SECTION# _____
PLAT BOOK # 36 FOLIO # 0147 10 DIGIT TAX # 1600012100 DEED REF. # 06314/00084



PLAN DRAWN BY Phillip Marsiglio DATE 11/30/16 SCALE: 1 INCH = 40 FEET

2017-0147-SPHA

1. *Pharmaceuticals*
 2. *Medical Devices*
 3. *Biotechnology*
 4. *Healthcare Services*
 5. *Medical Research*
 6. *Healthcare Financing*
 7. *Medical Education*
 8. *Healthcare Policy*
 9. *Medical Ethics*
 10. *Healthcare Law*
 11. *Medical History*
 12. *Healthcare Economics*
 13. *Medical Sociology*
 14. *Healthcare Communication*
 15. *Medical Journalism*
 16. *Healthcare Management*
 17. *Medical Innovation*
 18. *Healthcare Quality*
 19. *Medical Regulation*
 20. *Healthcare Reform*
 21. *Medical Practice*
 22. *Healthcare Access*
 23. *Medical Research Ethics*
 24. *Healthcare Equity*
 25. *Medical Ethics*
 26. *Healthcare Law*
 27. *Medical History*
 28. *Healthcare Economics*
 29. *Medical Sociology*
 30. *Healthcare Communication*
 31. *Medical Journalism*
 32. *Healthcare Management*
 33. *Medical Innovation*
 34. *Healthcare Quality*
 35. *Medical Regulation*
 36. *Healthcare Reform*
 37. *Medical Practice*
 38. *Healthcare Access*
 39. *Medical Research Ethics*
 40. *Healthcare Equity*



MAP IS NOT TO SCALE

ZONING MAP: 044A3

SITE ZONED RC 6

ELECTORAL COLLEGE 10

COUNCIL DISTRICT 3

LOT AREA ACRES 1.87

OR SQUARE FEET

THE HISTORY OF

11/11/2019 11:11 AM No

NO

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

ENTER

SECRET **REF ID: A66666** **X**

SEMER S.

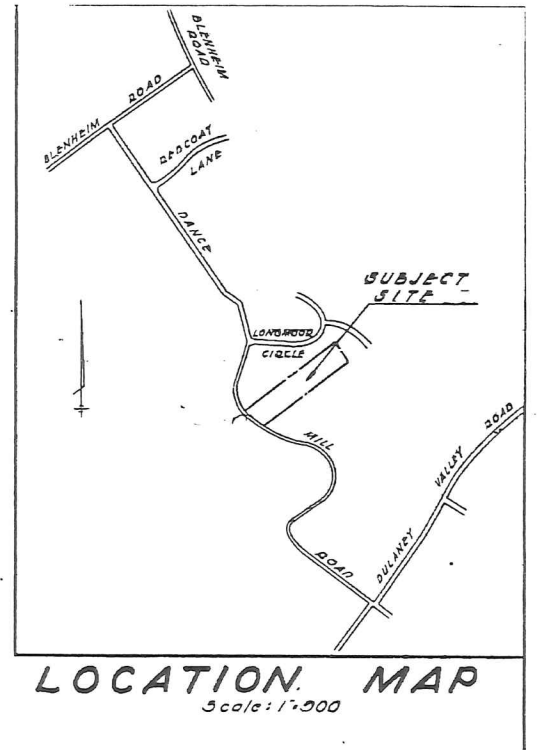
~~SECRET~~

FOR HEARING: NO

ATTENTION DO NOT WRITE CASE NUMBER

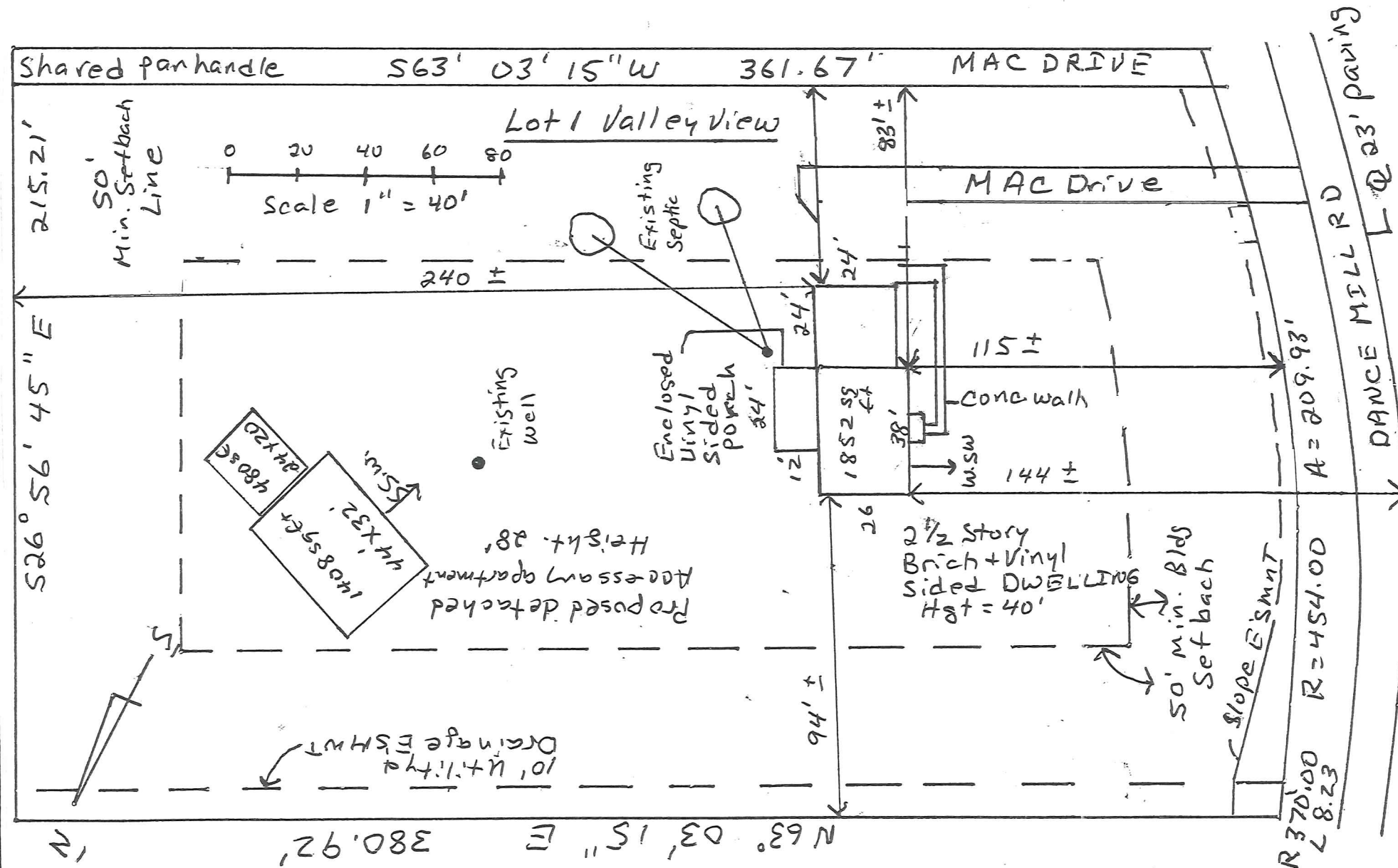
AND ORDER RESULTS

VIOLATION CASE INFO:



Petitioners
EX-1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ [MARK TYPE REQUESTED WITH X]
 ADDRESS 3910 Dance Mill Rd 21131 OWNER(S) NAME(S) Phillip + Diane Marsiglia
 SUBDIVISION NAME Valley View LOT # 1 BLOCK # _____ SECTION # _____
 PLAT BOOK # 36 FOLIO # 0147 10 DIGIT TAX # 1600012100 DEED REF. # 06314/00084



PLAN DRAWN BY Phillip Marsiglia DATE 11/30/16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 044A3

SITE ZONED RC6

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.87

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

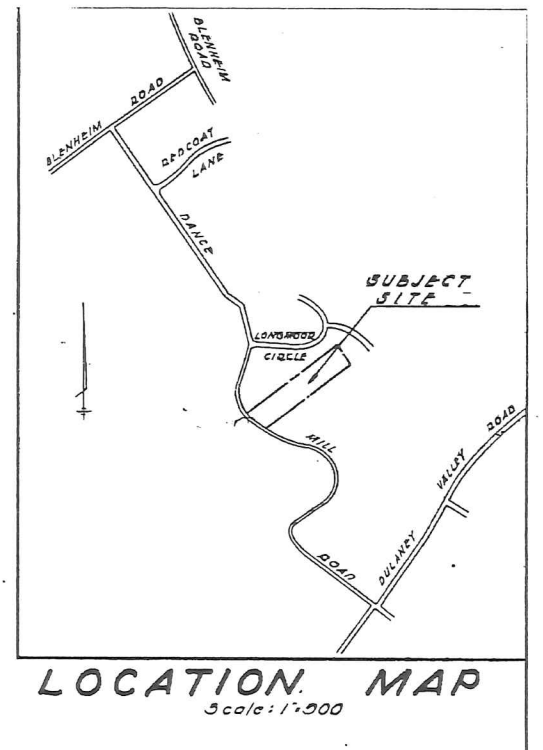
PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



2017-0147-SPMA