

M E M O R A N D U M

DATE: September 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0004-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 31, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(11101 Greenspring Avenue)
8th Election District *
2nd Council District *
Thomas J. & Rena L. Fiorello *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0004-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Thomas J. and Rena L. Fiorello (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (garage) in the rear yard of a single family dwelling on a corner lot that is not in the third of the lot that is farthest removed from the side street in lieu of the required third of the lot that is farthest removed from the side street. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-1-18

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the BCZR, to permit an accessory structure (garage) in the rear yard of a single family dwelling on a corner lot that is not in the third of the lot that is farthest removed from the side street in lieu of the required third of the lot that is farthest removed from the side street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-1-18

2

By [Signature]

2. Petitioners or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed accessory building (detached garage) shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-18

By 



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 11101 Greenspring Ave Currently zoned RC5
Deed Reference 30825 / 241 10 Digit Tax Account # 08 13 05 69 50
Owner(s) Printed Name(s) Thomas Fiorello & Rena Fiorello

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section: 400.1

To permit an accessory structure (garage) in the rear yard of a single family dwelling on a corner lot that is not in the third of the lot that is furthest removed from the side street, in lieu of the required third of the lot that is furthest removed from the side street.

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

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

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

Owner(s)/Petitioner(s):

Thomas Fiorello
Name #1 - Type or Print

Rena Fiorello
Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

11101 Greenspring Ave
Mailing Address

Lutherville
City

MD
State

21093
Zip Code

(610) 745 8907
Telephone #

Tom.Fiorello@SBDINC.COM
Email Address

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

Name- Type or Print

Signature

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0004-A

Filing Date 7/5/2018

Estimated Posting Date 7/15/18

Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 8-1-18

By [Signature]

Affidavit in Support of Administrative Variance

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

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

Address: 11101 Greenspring Ave Lutherville MD 21093
Print or Type Address of property City State Zip Code

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

Due to the location of the septic and dry well on the property, the proposed 12' x 24' shed cannot be built with a further set back from Highview Drive. In addition, the slope and mature trees prevent the proposed structure from being built on the Northwest point of the property. The existing 8' x 10' wooden shed will be removed and replaced with the new 12' x 24' wooden shed. The new shed will occupy a footprint of 12' x 24' of which will cover the existing shed's footprint of 8' x 10'.

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

Signature of Owner (Affiant)

Thomas Fiorello
Name- Print or Type

Signature of Owner (Affiant)

Reba Fiorello
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13TH day of JUNE, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: THOMAS FIORELLO

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

JESSICA F SHUMWAY
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND

My Commission Expires June 10, 2020

REV. 5/5/2016

Affidavit in Support of Administrative Variance

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

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

[Signature]
Signature of Owner (Affiant)

Thomas Fiorello
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Rene Fiorello
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13TH day of JUNE, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: THOMAS FIORELLO

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
6/10/20
My Commission Expires

JESSICA F SHUMWAY
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND
My Commission Expires June 10, 2020

REV. 5/5/2016



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 11101 Greenspring Ave Currently zoned RC5
 Deed Reference 30825 / 241 10 Digit Tax Account # 08 13 05 69 50
 Owner(s) Printed Name(s) Thomas Fiorello & Rena Fiorello

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section: 400.1

To permit an accessory structure (garage) in the rear yard of a single family dwelling on a corner lot that is not in the third of the lot that is furthest removed from the side street, in lieu of the required third of the lot that is furthest removed from the side street..

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

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

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

Owner(s)/Petitioner(s):

Thomas Fiorello Rena Fiorello
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
11101 Greenspring Ave Lutherville MD
 Mailing Address City State
21093 (610) 745 8907 Tom.Fiorello@SBDINC.COM
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0004-A Filing Date 7/5/2018 Estimated Posting Date 7/15/18 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 8-1-18

By [Signature]

Rev 5/5/2016

The Zoning Petition Property Description:

Part A:

ZONING PROPERTY DESCRIPTION FOR 11101 Greenspring Ave, Lutherville MD 21093

*Beginning at a point on the North East side of Greenspring Ave which is 30' R/W at a distance of 25' North West of the centerline of the nearest improved intersecting street, Highview Drive, which is 50' R/W.

Part B: (Option 2):

Being Lot #6, Block N/A, Section #5 in the subdivision of Greenwood in Baltimore County Plat Book #18, Folio #32, containing 1.62 acres. Located in the 8th Election District and 2nd Council District.

2019-0004-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/15/2018

Case Number: 2019-0004-A

Petitioner / Developer: THOMAS & RENA FIORELLO

Date of Closing: JULY 30, 2018

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:
11101 GREENSPRING AVENUE

The sign(s) were posted on: JULY 15, 2018



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)



1st Sign Case # 2019-0004-A

2nd Sign Case # 2019-0004-A

Posted 7/15/2018 @ 11101 GREENSPRING AVENUE

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0004 -A Address 11101 Greenspring Avenue

Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/5/18 Posting Date: 7/15/18 Closing Date: 7/30/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0004 -A Address 11101 Greenspring Avenue

Petitioner's Name THOMAS & RENA Fiorello Telephone 610-745-8907

Posting Date: 7/15/18 Closing Date: 7/30/18

Wording for Sign: _____
_____ To permit an accessory structure (garage) in the rear yard of a single family
_____ dwelling on a corner lot that is not in the third of the lot that is furthest removed from the
_____ side street, in lieu of the required third of the lot that is furthest removed from the side
_____ street.

Revised 6/28/2018



DONALD I. MOHLER III
County Executive

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

July 31, 2018

Thomas and Rena Fiorello
11101 Greenspring Avenue
Lutherville MD 21093

RE: Case Number: 2019-0004 A, Address: 11101 Greenspring Avenue

Dear Mr. & Ms. Fiorello:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 5, 2018. 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 7/16/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2019-0004-A-

*Administrative Variance
Thomas & Rena Fiorello
11101 Greenspring Avenue*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: August 9, 2018

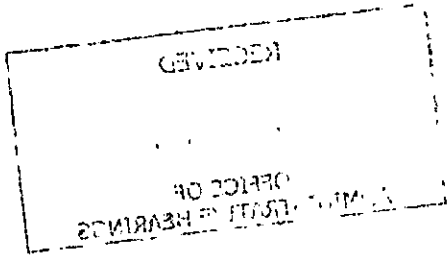
SUBJECT: DEPS Comment for Zoning Item # 2019-0004-A
Address 11101 Greenspring Avenue
(Fiorello Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

 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). Staff suggest that the requirements may be satisfied via the execution and submission of a Single Lot Declaration of Intent, in accordance with Section 33-6-103(b)(10) of the Code.

Reviewer: Michael S. Kulis
Environmental Impact Review



C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

8-9

DEPS

(if not received, date e-mail sent _____)

8-9-18
Rec'd after Order
was released

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

7-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 7-15-18

by O'Keefe

SIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 08 Account Number - 0813056950
Owner Information		
Owner Name:	FIORELLO THOMAS J FIORELLO RENA L	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	11101 GREENSPRING AVE LUTHERVILLE MD 21093-3506	Deed Reference: /35050/ 00272
Location & Structure Information		
Premises Address:	11101 GREENSPRING AVE LUTHERVILLE 21093-3506	Legal Description: 11101 GREENSPRING AVE GREENWOOD
Map:	Grid:	Parcel:
0059	0011	0311
Sub District:	Subdivision:	Section:
0000	1	6
Assessment Year:	Plat No:	Plat Ref:
2017	0018/0032	
Special Tax Areas:	Town:	NONE
Ad Valorem:	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1953	2,031 SF	337 SF
Property Land Area	County Use	
1.6200 AC	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2017	07/01/2017
Land:	212,400	185,800
Improvements	132,000	198,300
Total:	344,400	384,100
Preferential Land:	0	357,633
		370,867
		0
Transfer Information		
Seller: IWANCZUK PIOTR	Date: 06/09/2014	Price: \$540,000
Type: ARMS LENGTH IMPROVED	Deed1: /35050/ 00272	Deed2:
Seller: HEBDITCH JEFFERY A	Date: 05/20/2011	Price: \$260,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30825/ 00341	Deed2:
Seller: MILLER DAVID I	Date: 06/06/2006	Price: \$510,000
Type: NON-ARMS LENGTH OTHER	Deed1: /23954/ 00042	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		

Homestead Application Status: Approved 02/18/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2019-0003-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: CR of Maryland LLC, Alexander Cruz
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 926 ELLENDALE DR
Location: E/S of Ellendale Drive, 2055 ft. NE of Providence Road

Existing Zoning: DR 2 **Area:** 22,500 SQ. FT.

Proposed Zoning:

VARIANCE:

1. To permit a proposed dwelling with an 8 ft. side yard setback in lieu of the required 15 ft. side yard setback.
2. To permit a front street setback of 40 ft. in lieu of the averaged front street setback of 46 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0004-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Thomas & Rena Fiorello

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 11101 GREENSPRING AVE

Location: NE/S of Greenspring Avenue at the Northern corner of Highview Drive

Existing Zoning: RC 5 **Area:** 1.62 ACRE

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (garage) in the rear yard of a single family dwelling on a corner lot that is not in the third of the lot that is farthest removed from the side street in lieu of the required third of the lot that is farthest removed from the side street.

Attorney: Not Available

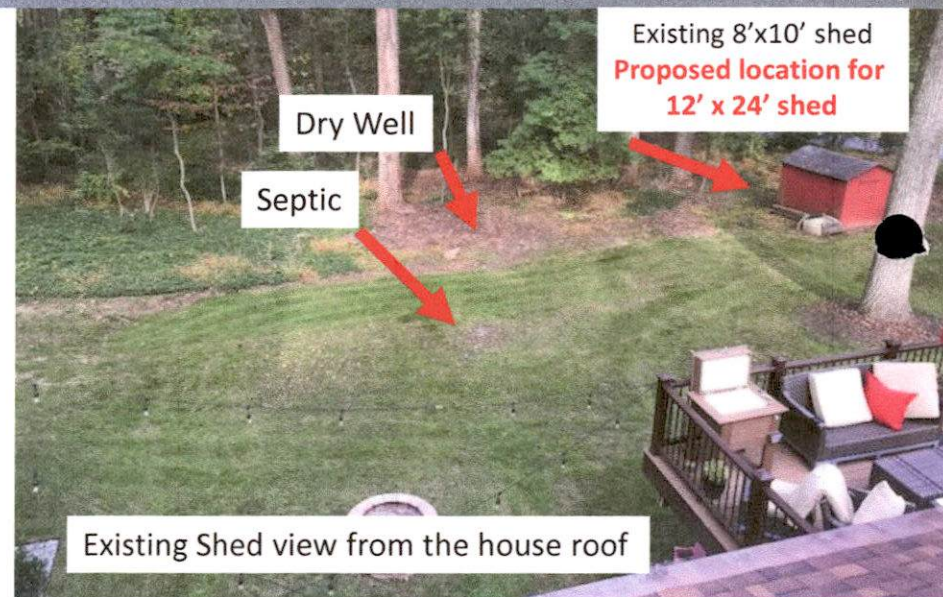
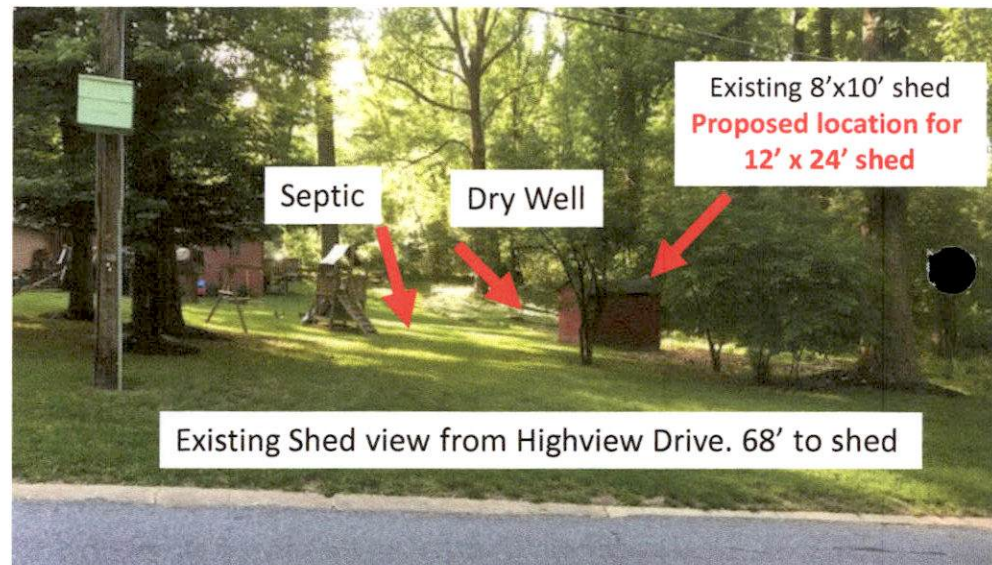
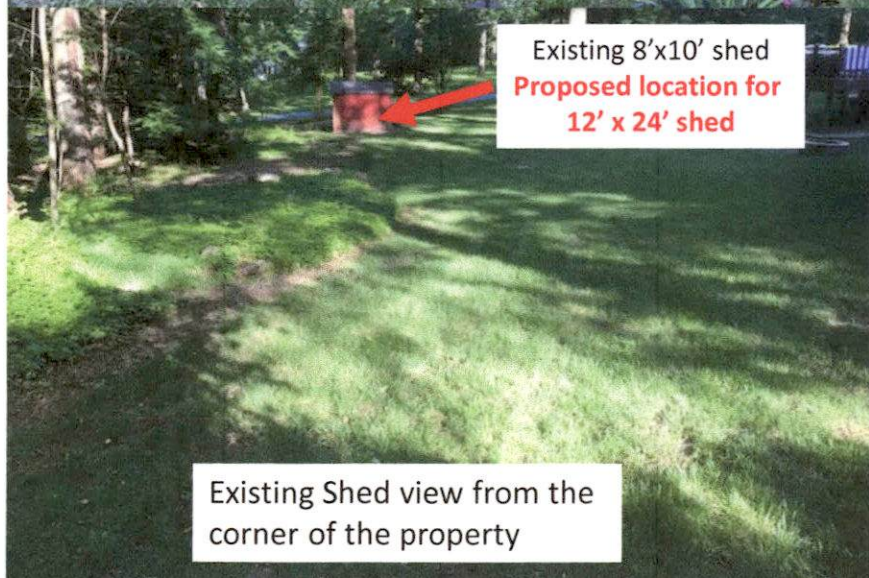
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/30/2018

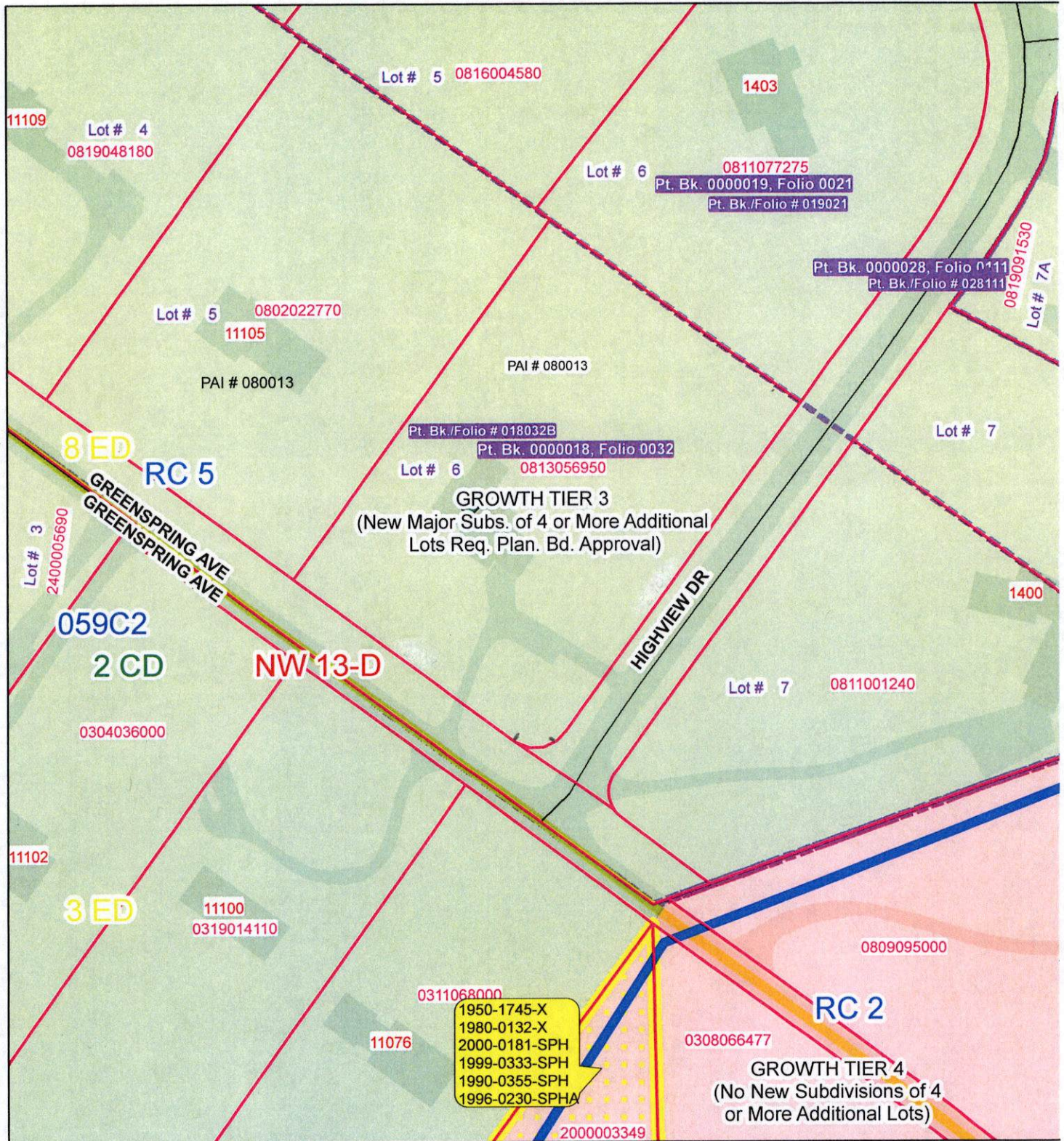
Miscellaneous Notes:



2019-0004-A

11101 Greenspring Avenue

2019-0004-A



Publication Date: 11/3/2017



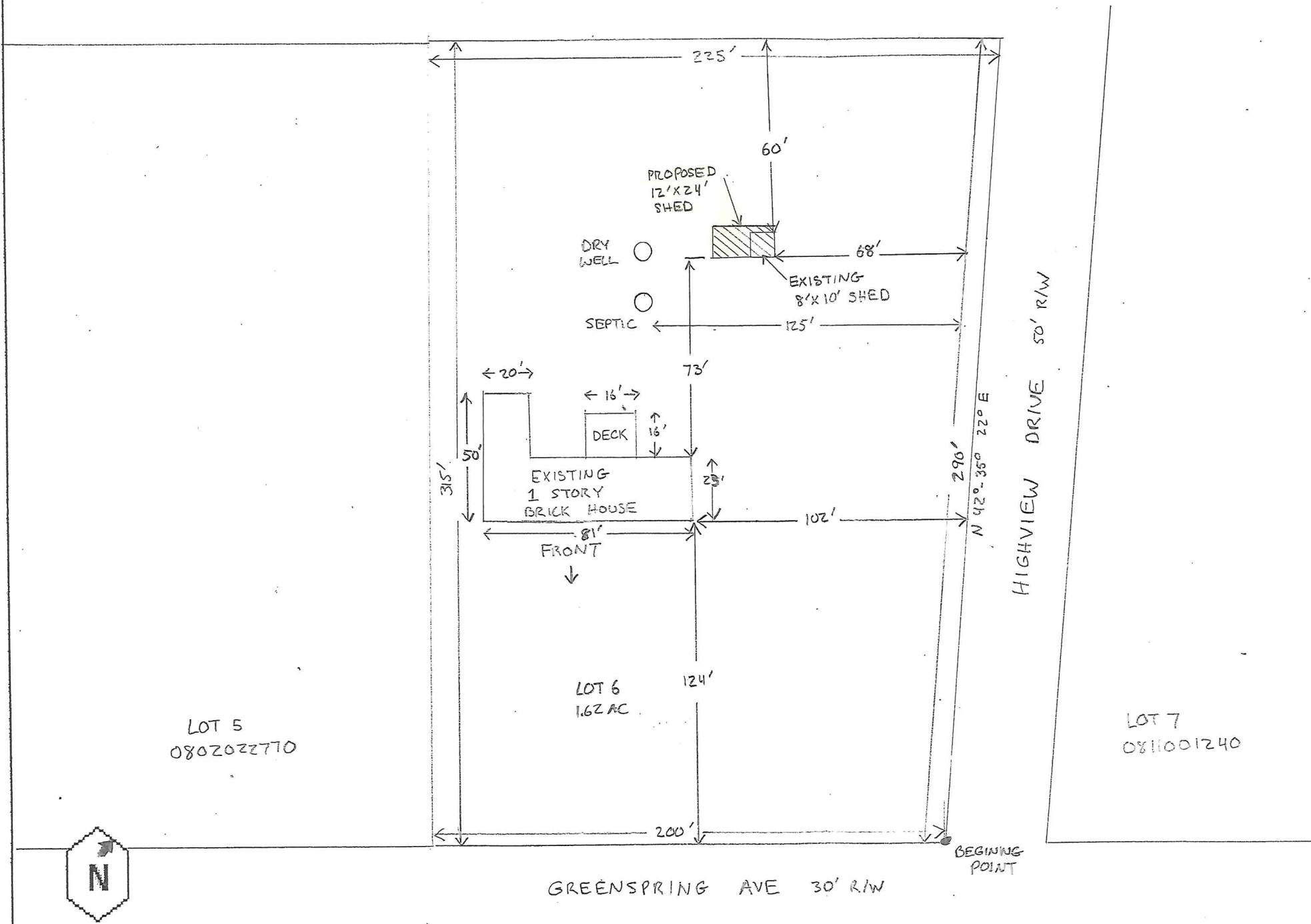
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

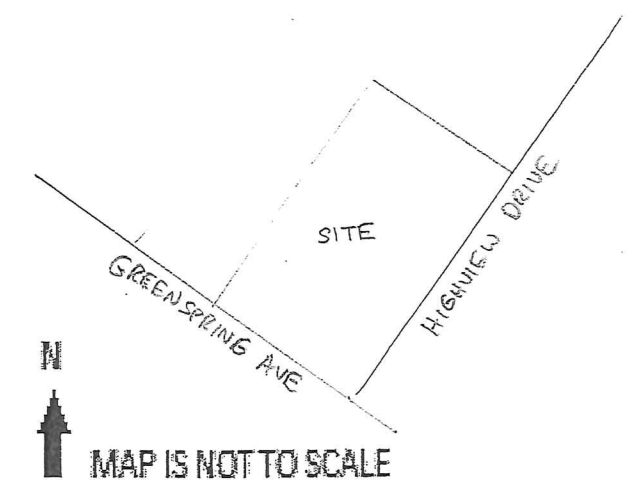
1 inch = 100 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 11101 GREENSPRING AVE OWNER(S) NAME(S) THOMAS + RENA FIORELLO
SUBDIVISION NAME GREENWOOD LOT # 6 BLOCK # N/A SECTION # 5
PLAT BOOK # 0000018 FOLIO # 0032 10 DIGIT TAX # 0813056950 DEED REF. # 30825/241



PLAN DRAWN BY THOMAS FIORELLO DATE 6/10/18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

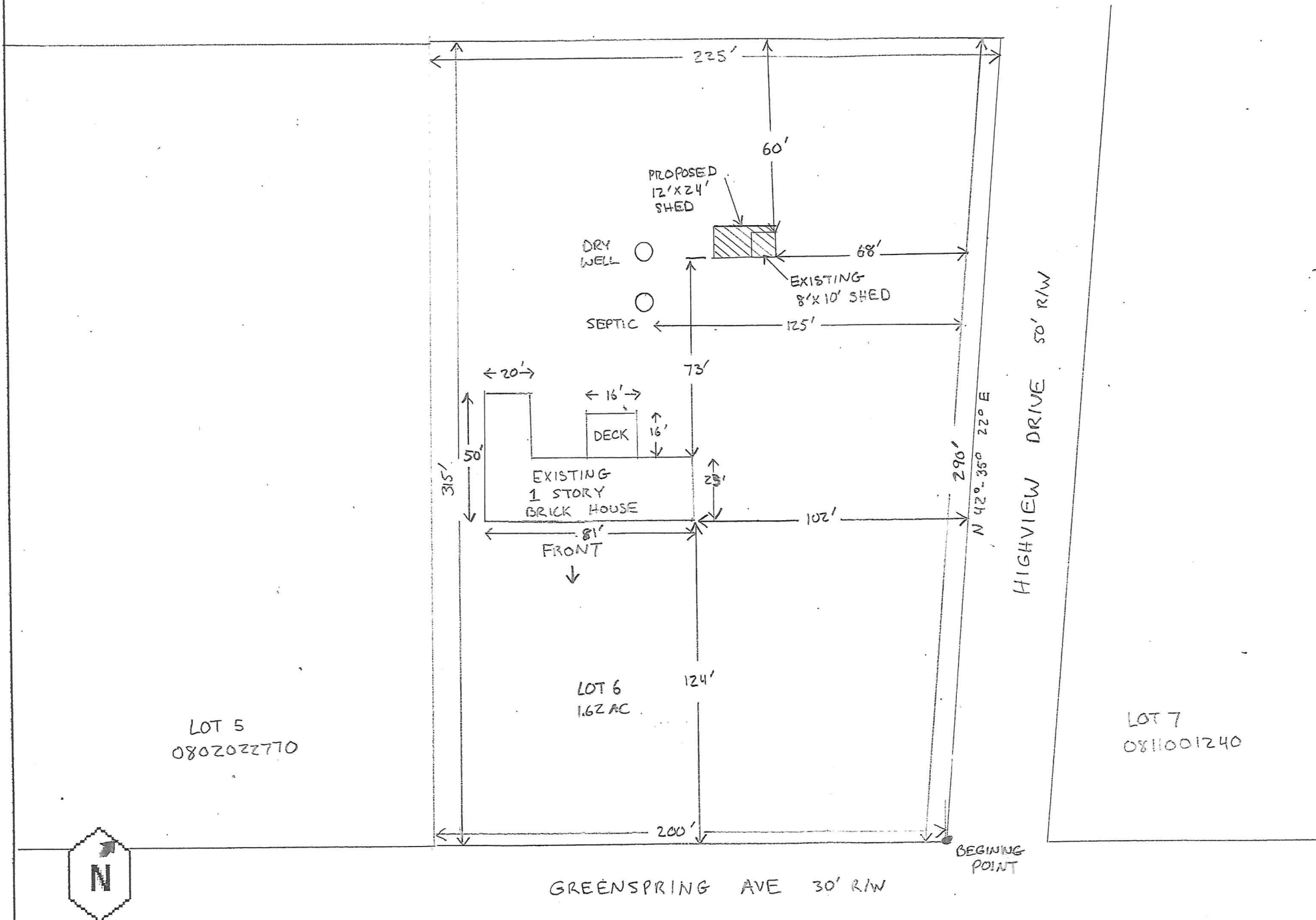


ZONING MAP# 059C2
SITE ZONED RC5
ELECTION DISTRICT 8th
COUNCIL DISTRICT 2nd
LOT AREA ACREAGE 1.62
OR SQUARE FEET —
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC — PRIVATE X
SEWER IS:
PUBLIC — PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Ret. Exh. 1

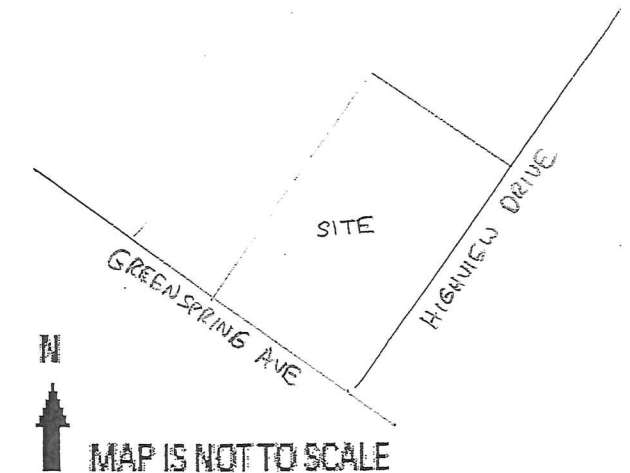
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11101 GREENSPRING AVE OWNER(S) NAME(S) THOMAS + RENA FIORELLO
 SUBDIVISION NAME GREENWOOD LOT # 6 BLOCK # N/A SECTION # 5
 PLAT BOOK # 0000018 FOLIO # 0032 10 DIGIT TAX # 0813056950 DEED REF. # 30825/241



PLAN DRAWN BY THOMAS FIORELLO DATE 6/10/18 SCALE: 1 INCH = 50 FEET

2019-0004-A

SITE VICINITY MAP



ZONING MAP# 059C2

SITE ZONED RC5

ELECTION DISTRICT 8th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.62

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:
