

M E M O R A N D U M

DATE: March 5, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0538-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 2020. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9916 Fox Hill Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Brian Furletti	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0538-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Brian Furletti. The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling addition with a side yard setback of 10 feet in lieu of the minimum required 15 ft. A site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of January 6, 2020. On December 26, 2019, neighbor Elton Jones requested a hearing. The hearing was held on Monday, February 3, 2020 at 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive ZAC comment was received from the Department of Environmental Protection and Sustainability ("DEPS").

Brian Furletti, Petitioner appeared in support of the request. Several neighbors appeared and voiced their opposition to the relief requested. The immediate next door neighbor, Elizabeth Miller, testified that she does not want the addition to be any closer to her house than is permitted and she is concerned that if the variance is granted and the proposed addition is built that close to the property line that it will devalue her home. The other immediate neighbor, Elton Jones,

ORDER RECEIVED FOR FILING

Date 2/3/2020

By sen

submitted a letter enumerating his reasons for opposing the variance request. The letter and accompanying photos were admitted into evidence as Protestants' Exhibits 1 and 2.

The subject property is approximately 23,448 square feet and is zoned DR 2.

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 necessitates 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). Further, the general rule is that variances are not favored because "citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations." Salisbury Board of Zoning Appeals v. Bounds, 240 Md. 547, 555-56 (1965). Finally, a variance must comply with the spirit and intent of the Baltimore County zoning regulations and cannot be detrimental to the general public's health, safety, or welfare.

In the instant case the Petitioner, Mr. Furletti, explained that he and his wife are living with their three children in the existing 2 bedroom house on the property. They want to build the proposed addition in order to accommodate their family and to house a three car garage. While I am sympathetic to their wishes, I must also weigh the Protestants' opposition. I also note that the Petitioner acknowledged that the plans for the proposed addition could be modified so that the variance would not be necessary.

Applying the legal standards I must deny the variance request.

THEREFORE, IT IS ORDERED, this 3rd day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling addition with a side yard setback of 10 feet in lieu of the minimum required 15 ft., be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 2/3/2020

By Sen

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:slh

ORDER RECEIVED FOR FILING

Date 2/3/2020

By slh



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 9916 Fox Hill Rd Perry Hall MD 21228 Currently zoned DR2
 Deed Reference 28734 / 00456 10 Digit Tax Account # 1113055827
 Owner(s) Printed Name(s) Brian Christopher Furletti

(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:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1, BCZR, to permit a proposed dwelling addition with a side yard setback of 10 feet, in lieu of the minimum required 15 feet

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

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

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

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

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

Owner(s)/Petitioner(s):

Brian Furletti

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

9916 Fox Hill Rd Perry Hall MD

Mailing Address

City

State

21228

Zip Code

410-808-7486

Telephone #

410chimney@gmail.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 12 day of December, 2019 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 2019-0538-A Filing Date 12/9/2019 Estimated Posting Date 12/22/2019 Reviewer JNP

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: 9916 Fox Hill Rd. Perry Hall Maryland 21128
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)

My property is an older home that was not included in the subdivision in which my other neighbors are within. According to Code a property that is subdivided can build 10 feet from their property line. With my current blue prints and building plans I would fall within those guidelines. The Gunpowder is behind my home and my property is on a terrain which prevents the addition being built behind my home. I really need this addition as my family has grown from 2 people to 5, living in a 2 bedroom home is difficult for us all. Also the hardship/practical difficulty is the flood plain in the back of the home. The septic system is also located in the back along with trees and woods apart of the property and Gunpowder. The well is in the front of the home which prevents the addition being upfront of the home.

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

Brian Furlott
Signature of Owner (Affiant)

Brian Furlott
Name- Print or Type

Signature of Owner (Affiant)

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 2 day of Dec, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian Furlott

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

AS WITNESS my hand and Notaries Seal

Darlene Legrand
Notary Public
06/15/2020
My Commission Expires
DARLENE LEGRAND
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 06-15-2020

Brian Furletti

9916 Fox Hill Road

Perry Hall MD 21128

Zoning description

Northeast/^{Side}~~South~~ of Fox Hill Road which is 50 feet wide, at the corner of Miller Road which is 50 feet wide.

Thence the following courses and distances:

<u>Deviation</u>	<u>Distance</u>
<u>1.</u> N59 20'W	110.85'
<u>2.</u> (R) 40.00'	9.1'
<u>3.</u> (CHD) N63 58'19"W	39.13'
<u>4.</u> N12 42"E	3.23'
<u>5.</u> N13 09'E	72.80'
<u>6.</u> N13 09'E	106.2'
<u>7.</u> N78 27E	70.7'
<u>8.</u> N03 30'W	104.3'
<u>9.</u> N07 22'W	167'

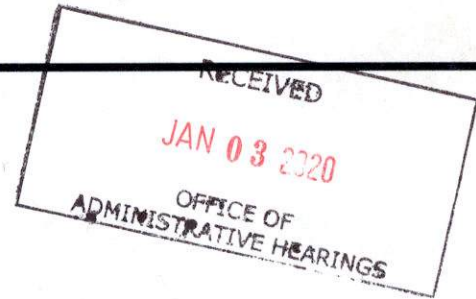
Back to the point of record of the beginning as record in Deed Liber 28734, Folio 456, containing 25,522 square feet. Located in the 15th Election District, and 5th Council District

2019-0538-A

1-6-2020

Sherry Nuffer

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, January 3, 2020 11:54 AM
To: Administrative Hearings
Subject: 2019-0538-A



CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

9916 Fox Hill Road
2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0538-A
PETITIONER/DEVELOPER
BRIAN FURGETTI
DATE OF HEARING/CLOSING
1/6/2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT 9916 Fox Hill Road

THIS SIGN(S) POSTED ON December 23, 2019 January 3, 2020
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING ?

01/03/2020

CERTIFICATE OF POSTING

CASE NO. 2019-0555-1

PETITIONER/DEVELOPER

Brian F. Kucera

DATE OF HEARING/CLOSING

11/17/2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9812 Foster Road

THIS SIGN(S) POSTED ON

December 22, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin O'Neil

SIGNATURE OF SIGN POSTER

MARTIN O'NEIL

9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234

410-629-3411

ZONING NOTICE

VARIANCE

LAUNDRY

PUBLIC HEARING ?

Public Hearing is required for all zoning variances. The applicant must appear at the public hearing and answer questions from the public. The public hearing will be held on the date and time specified on the notice. The applicant must appear at the public hearing and answer questions from the public. The public hearing will be held on the date and time specified on the notice.

Sent from my iPhone

TO: THE DAILY RECORD
Tuesday, January 14, 2020 – Issue

Please forward billing to:
Brian Furletti
9916 Fox Hill Road
Perry Hall, MD 21128

410-256-1711

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: 2019-0538-A

9916 Fox Hill Road

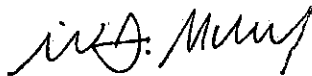
NE side of Fox Hill Road, 25 ft. NW of the centerline of Miller Road

11th Election District – 5th Councilmanic District

Legal Owners: Brian Furletti

Variance to permit a proposed dwelling addition with a side yard setback of 10 ft. in lieu of the minimum required 15 ft.

Hearing: Monday, February 3, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

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.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

January 9, 2020

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: 2019-0538-A

9916 Fox Hill Road

NE side of Fox Hill Road, 25 ft. NW of the centerline of Miller Road

11th Election District – 5th Councilmanic District

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Variance to permit a proposed dwelling addition with a side yard setback of 10 ft. in lieu of the minimum required 15 ft.

Hearing: Monday, February 3, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Brian Furletti, 9916 Fox Hill Road, Perry Hall, 21128
Elton Jones, 9914 Fox Hill Road, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 14, 2020.**
- (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.

Debra Wiley

From:
Sent:
To:
Subject:

Marty Ogle <mert1114@aol.com>
Thursday, January 30, 2020 12:21 PM
Administrative Hearings
2019-0538-A

RECEIVED
JAN 30 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system.
Hover over any links before clicking and use caution opening attachments.

2nd set of certificates 9916 Fox Hill Rd.

CERTIFICATE OF POSTING

CASE NO. 2019-0538-A

PETITIONER/DEVELOPER
Brian Fulletti

DATE OF HEARING/CLOSING
February 3, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
9916 Fox Hill Road

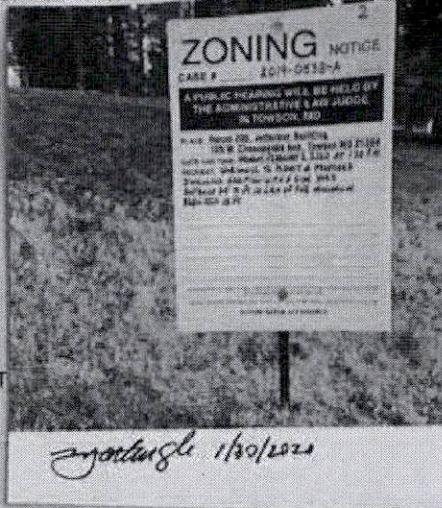
THE SIGN(S) POSTED ON January 12, 2020
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

9912 MAIDBROOK RD.
PARKVILLE, MD 21234

3-629-3411



5/64#2

January 30, 2020

CERTIFICATE OF POSTING

CASE NO. 2019-0538-A

PETITIONER/DEVELOPER
Brian Furllett

DATE OF HEARING/CLOSING
February 3, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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THE PROPERTY LOCATED AT

9916 Fox Hill Road

5/16/20

THE SIGN(S) POSTED ON January 12, 2020
(MONTH, DAY, YEAR)

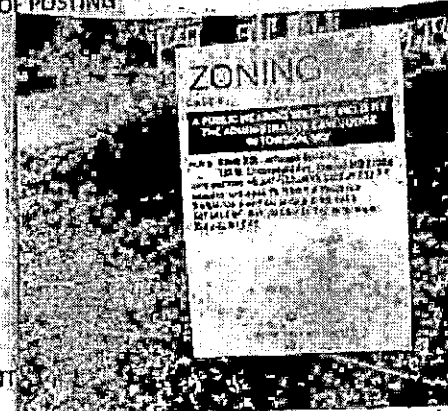
January 30, 2020

SINCERLEY,

[Signature]
MARTIN OGLE

9912 MAIDBROOK RD.
PARKVILLE, MD 21234

3-629-3411



[Signature] 1/30/2020

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/14/2020

Order #: 11836820
Case #: 2019-0538-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0538-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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:

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9916 Fox Hill Road

NE side of Fox Hill Road, 25 ft. NW of the centerline of Miller Road

11th Election District - 5th Councilmanic District

Legal Owners: Brian Furletti

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Hearing: Monday, February 3, 2020 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

jal4

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CERTIFICATE OF POSTING

CASE NO. 2019-0538-A

PETITIONER/DEVELOPER

Brian Furletti

DATE OF HEARING/CLOSING

February 3, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

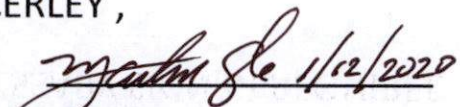
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9916 Fox Hill Road



THE SIGN(S) POSTED ON January 12, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2019-0538-A

PETITIONER/DEVELOPER

Brian Furletti

DATE OF HEARING/CLOSING

February 3, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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THE SIGN(S) POSTED ON January 12, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

Martin Ogle 1/12/2020

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

Journal of Management Studies, 19(6), 701-718.

1. 2000年12月1日，甲企业向乙企业销售一批商品，售价为10000元，增值税为1700元，款项尚未收到。



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2019-0538-A

Address: 9916 FOX HILL ROAD

Petitioner(s): BRIAN FURLETT I

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(me) ELTON JONES
Name - Type or Print

() Legal Owner OR ☒ Resident of
9914 FOX HILL RD
Address

PERRY HALL MD 21128
City State Zip Code

410-256-1711
Telephone Number

which is located approximately 30 feet from the
property, which is the subject of the above petition, **do hereby
formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Elton T Jones
Signature

12-26-19 /AT.
Date

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

No. **191990**

PAID RECEIPT

Date:

12/26/19

BUSINESS ACTUAL TIME DRW
 12/27/2019 12/26/2019 12:35:13 5

REG W505 WALKIN LRB

>>RECEIPT # 050649 12/26/2019

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$60-

5 528 ZONING VERIFICATION

REG W505 WALKIN LRB

Recpt Tot \$ 60.00

60.00 CK .00 CA

Baltimore County, Maryland

Total:

\$60-

Rec From:

For:

DEMAND FOR HEARING

2019-0538-A

9916 FOX HILL RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

CASE NO. 2019-0538-A

PETITIONER/DEVELOPER

BRIAN FURETTI

DATE OF HEARING/CLOSING

1/6/2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9916 Fox Hill Road

SIGN #1

THIS SIGN(S) POSTED ON

December 22, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/22/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

RECEIVED

JAN 15 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

Former
Demand

2-3-2020

In Case file

2019-
0548 -A

5A001

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0533-A
TO PLANT & POSSESS DWELLING ADDITION WITH A 50%
WALL SETBACK IN DISTRICT OF THE COMMONS
RECEIVED 15-11-17

PUBLIC HEARING ?

THE BOARD OF ZONING & PLANNING IS REQUESTING THAT
AN ELIGIBLE INDIVIDUAL OR ENTITY MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PETITIONING
IS DONE IN THE ZONING OFFICE BEFORE
450 P.M. ON MONDAY 11/13/17.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING INFORMATIONAL PRESENTATIONS

FOR MORE INFORMATION
CONTACT THE ZONING OFFICE

TEL: 417-337-3000

FOR MORE INFORMATION, VISIT THE ZONING OFFICE WEBSITE AT www.ci.maryland.mn.us

FOR MORE INFORMATION, VISIT THE ZONING OFFICE WEBSITE AT www.ci.maryland.mn.us

Handwritten: 12/19/17

CERTIFICATE OF POSTING

CASE NO. 2019-0538-A

PETITIONER/DEVELOPER

BRIAN FURETTI

DATE OF HEARING/CLOSING

1/6/2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

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THE PROPERTY LOCATED AT

9916 Fox Hill Road

SIGN #2

THIS SIGN(S) POSTED ON December 22, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/22/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

561102

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2019-0538-A

TO PERMIT A PROPOSED DWELLING ADDITION WITH A SIDE
YARD SETBACK OF 10 FEET IN LIEU OF THE MINIMUM
REQUIRED 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, JANUARY 6, 2020

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT.

111 W. CHESAPEAKE AVE.
TOWNSHIP, MD. 21254

TEL: 410-887-3391

DO NOT REMOVE FROM SIGN OR POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

Yachting 12/22/19

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0538 -A Address 9916 Fox Hill RoadContact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12/9/2019 Posting Date: 12/22/19 Closing Date: 1/6/20

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 FORMATCase Number 2019- 0538 -A Address 9916 Fox Hill RoadPetitioner's Name Brian Furletti Telephone 410-808-7486Posting Date: 12/22/2019 Closing Date: 1/6/2020Wording for Sign: To Permit a proposed dwelling addition with a side yard setback of 10 feet in lieu of the minimum required 15 feet.

Revised 6/30/2019

SECRET

Date: 12/9/2019

BUSINESS	ACTUAL	TIME	DRW
12/09/2019	12/09/2019	10:25:40	5

REG 0505: WALKIN. LRB

RECEIPT # 047045 12/09/2019 OFLN

mount: 5	52B ZONING VERIFICATION
----------	-------------------------

Recpt Tot \$	75.00
.00 CN	75.00 CA
Baltimore County, Maryland	

[illegible]

Total: 75.00

Rec From: Furlotti

For: Adm. Variance - 9916 Fox Hill Road
2019-0538-A (Furletti)

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

January 28, 2020

Brian Forletti
9916 Fox Hill Road
Perry Hall MD 21128

RE: Case Number: 2019-0538-A, 9916 Fox Hill Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 09, 2019. 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, appearing to read "W. Carl Richards, Jr.", with a long, sweeping flourish extending to the right.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

1-6-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0538-A
Address 9916 Fox Hill Road
(Furletti Property)

Zoning Advisory Committee Meeting of **December 23, 2019.**

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

1. Ground Water Management must review any proposed building permit for an addition, since the house is served by well and septic, and this is a relatively small lot.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0538-A
Address 9916 Fox Hill Road
(Furletti Property)

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1. Ground Water Management must review any proposed building permit for an addition, since the house is served by well and septic, and this is a relatively small lot.

Reviewer: Dan Esser

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 12/18/19

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

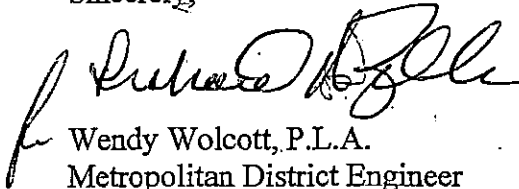
Dear Ms. Lewis:

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. 2019-0538-A.

*Administrative Variance
Brian Furletti
9916 Fox Hill 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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

RC 2 1700008220

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1119076555

1900006010
Pt. Bk. 0000048, Folio 0142

Pt. Bk. 0000024, Folio 0020
1118051430
Lot # 65

Pt. Bk./Folio # 048, 42
PAI # 110147

2400011517
3810
PAI # 110147

2400011525
3812

1113055827
9916

1103099035
Lot # 64

9914

9912

NE 13-H

063B2
5 CD

11 ED

DR 2

Pt. Bk./Folio # 024020A

PAI # 110021

PAI # 110021

FOX HILL RD

DRIVEWAY

Pt. Bk. 0000061, Folio 0008
Lot # 2 2100014179

3809

PAI # 110305

Pt. Bk./Folio # 061008
PAI # 110305

9915

Lot # 43

1125000070

9913

Lot # 44 1102023760

Lot # 45
1117010440

Pt. Bk./Folio # 020129A

Lot # 41 1126075120

Lot # 42
2002-0337-A
2003-0267-A 103002201

Pt. Bk. 0000020, Folio 0129

9916

Lot # 1 2100014178
3901

2019-0538-A

Honorable Mayhew, Attachment A

View of 9916 Fox Hill Rd from front yard of 9914 Fox Hill Rd



Honorable Mayhew, Attachment B

Driveway for 9916 Fox Hill Rd at edge of property line for 9914 Fox Hill Rd



§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

- A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:
1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
 2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
 3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
 4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
 5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.
- B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or

Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30
D.R.10.5	3,000	20	10	10	—	50
D.R.16	2,500	20	10	25	—	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.

D.

An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.

- E. Notwithstanding any provision of these regulations to the contrary, the bulk regulations and building setback requirements applicable to an approved development plan for a condominium regime shall be the only bulk regulations and building setback requirements applicable to a subsequent conversion of the entire condominium regime, or a portion thereof, to individual lots of record, so long as the approved condominium regime is located on a lot, tract, or parcel zoned D.R.3.5, D.R.5.5, D.R.10.5, and/or D.R.16 that is within the Chesapeake Bay Critical Area.

[Bill Nos. 78-2010; 71-2011]

CASE NAME 2019-0538-A
CASE NUMBER _____
DATE _____

[illegible]

CASE NAME 2019-0538-A
CASE NUMBER _____
DATE _____

[illegible]

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C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>1/2/20</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12/18/19</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>12/30/19</u>	ADJACENT PROPERTY OWNERS	<u>letter of opposition</u> <u>adjacent neighbor Elton Jones</u>

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/14/2020

SIGN POSTING (1st) Date: 1/12/2020 by Ogle

SIGN POSTING (2nd) Date: 1/30/2020 by Ogle

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
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1113055827		
Owner Information		
Owner Name:	FURLETTI BRIAN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9916 FOX HILL RD PERRY HALL MD 21128-9735	Deed Reference: /28734/ 00456
Location & Structure Information		
Premises Address:	9916 FOX HILL RD PERRY HALL 21128-9735	Legal Description: .5383AC 9916 FOX HILL RD NS NW COR MILLER RD
Map: 0063	Grid: 0010	Parcel: 0025
Neighborhood: 11050046.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2018
Plat No:	Plat Ref:	
Special Tax Areas: None		
Town: None		
Ad Valorem: None		
Tax Class: None		
Primary Structure Built 1960	Above Grade Living Area 998 SF	Finished Basement Area
		Property Land Area 23,448 SF
		County Use 04
Stories 1	Basement YES	Type STANDARD UNIT
Exterior BRICK/	Quality 4	Full/Half Bath 1 full
Garage 1 Carport	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	93,600	93,600
Improvements	99,300	113,300
Total:	192,900	206,900
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		202,233
		206,900
Transfer Information		
Seller: WEBER STEVEN M	Date: 10/09/2009	Price: \$222,000
Type: ARMS LENGTH IMPROVED	Deed1: /28734/ 00456	Deed2:
Seller: MILLER DESMOND D	Date: 09/21/2005	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /22581/ 00722	Deed2:
Seller: MILLER LILLIAN NORAH	Date: 07/12/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21893/ 00172	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

December 30, 2019

Zoning Office
111 W Chesapeake Ave
Room 111
Towson, MD 21204
Att: Paul M Mayhew
Managing Law Judge

Re: Zoning Case # 2019-0538-A - Objection to Zoning Variance

Dear Honorable Mayhew,

I am the owner of 9914 Fox Hill Road and am requesting you deny the proposed variance to the existing side yard setback of ten feet in lieu of the minimum of 15 feet for the house at 9916 Fox Hill Road. The existing 998 square-foot house that the current owner wants to enlarge was built in 1960 for a single person and currently sits closer to the road than other houses in the rest of the community.

The proposed two-story addition would border the edge of the 10-foot wide driveway and then the property line to my home next door. The proposed addition will tower over my home that sits at a lower grade, see Attachment A. It would be a visual eyesore that would affect the value of my property in addition to being a sore thumb in a community of single-storied ranchers. If the variance is granted, it will alter the essential character of Fox Hill Rd.

In addition, the owner of 9916 Fox Hill runs a contracting business out of his home. The proposed addition would force the drivers of his trucks and other drivers using the driveway, see Attachment B, to take a wider turn to avoid the proposed building and thus increasing the likelihood of hitting my trees and shrubs. Also, making the turn in the rear of the property could take them over the septic tank. A failed septic system would have effluent draining down the hill into my back yard.

The little house at 9916 was built on a small lot for a single person. The septic and well systems were built for a single person. Any addition to the property would stress the water and septic utilities. If the owner needs more room he should move to a bigger house. If you have any further questions I can be reached at 410-256-1711. Thank you in advance for your consideration.

Sincerely,

Elton T. Jones

Zoning Hearing – Feb 3, 2020 – case #2019-0538-A – Objection to Variance

Good Afternoon – Honorable Paul Mayhew

My name is Elton Jones. I live at 9914 Fox Hill Rd. And I am here to ask you to deny the proposed variance to the existing side yard set back at 9916 Fox Hill Rd.

The existing house, some 998 square feet, is part of the Perry Hall Manor community that was developed by Judge Gontrum in the early 60s. The house sits on a ½ acre lot and the land slopes away from the house in all directions. Currently, two people live there. It is the smallest house in the community and sits closer to the road than any other.

The proposed addition of 1400 sq ft will make the home one of the largest on Fox Hill Rd, still on a small lot and still sitting closest to the road.

The overbuilt addition would be a form of encroachment on the Miller property on Miller Road. It will also need grading in the rear to allow access on the addition's lower level. Retaining walls would probably be needed to shore up the Miller land.

In addition, the owner of 9916 Fox Hill Rd runs a home improvement business out of his house. The proposed addition, as it extends to the rear of the property forces the rear driveway ever closer to the septic system. His employees or other contractors while turning into the driveway could damage the septic tank (see exhibit). Because of the property grading, a failed septic system would have effluent draining down the hill into my back yard.

The proposed changes to the small house and lot at 9916 Fox Hill are not compatible with the neighborhood. Its scale, proportions, and placement will change the essential character of Fox Hill RD. I respectfully ask you to deny the variance. Thank you.



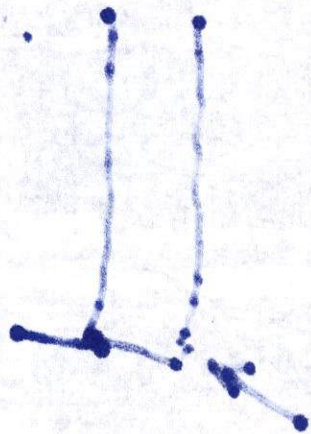
PROPOSED
ADDITION



PROTESTANT' S

EXHIBIT NO. 2

Ex 09099
normal



Ex 09099

PROPOSED
ADDITION



EXHIBIT B



722 6905H
Kernan



SHIRAZ B

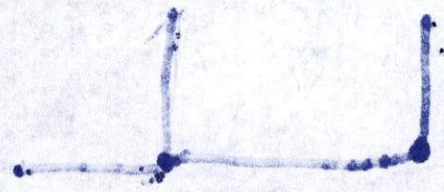


TANK

MILLER
PROPERTY

PROPOSED
EXISTING

EXP. 6/17



Wagon
road

Wagon
road



Wagon
road

Wagon
road

PROPERTY
LINE



DAMAGE TO
STREET BY
OWNER'S TRUCKS

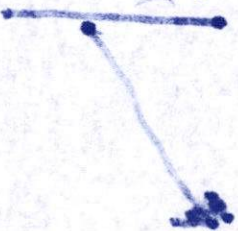


EXHIBIT D

1999
2000



OT 2000
YA 1999
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2000 1999



MILLER PROPERTY

EXHIBIT E

3 T14143

Will need to be
filled in

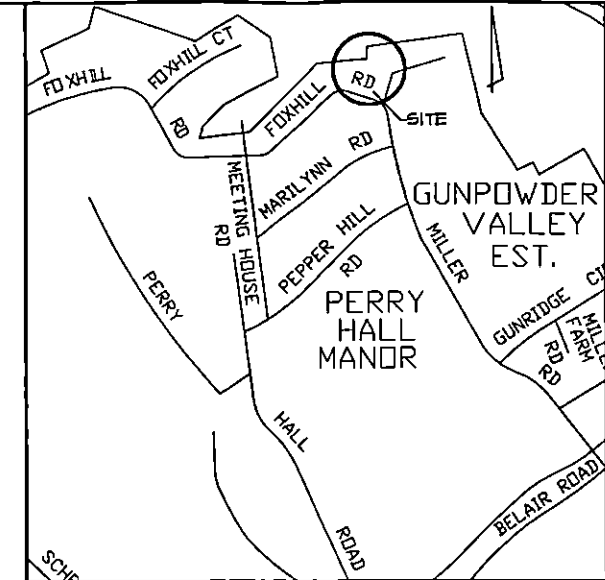


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH

ADDRESS: 9916 FOX HILL ROAD OWNER NAME: BRIAN FURLETTI

SUBDIVISION NAME: NA LOT #: NA BLOCK #: NA SECTION #: NA

FLAT BOOK #: NA FOLIO #: NA 10 DIGIT TAX #: 11-11113055827 DEED REF.: 28734/456



VICINITY MAP

SCALE: 1" = 1000'

ZONING MAP # 0063
SITE ZONED DR 2
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 5
CENSUS TRACT
WATERSHED LOWER GUNPOWDER FALLS
LOT AREA ACREAGE 0.54 AC.
OR SQUARE FEET 23522 S.F.
HISTORIC? NO
IN CECA? 20
IN FLOOD PLAIN? YES
GIS MAP # 063

UTILITIES? MARK WITH X

WATER IS:
PUBLIC PRIVATE X

SEWER IS:
PUBLIC PRIVATE X

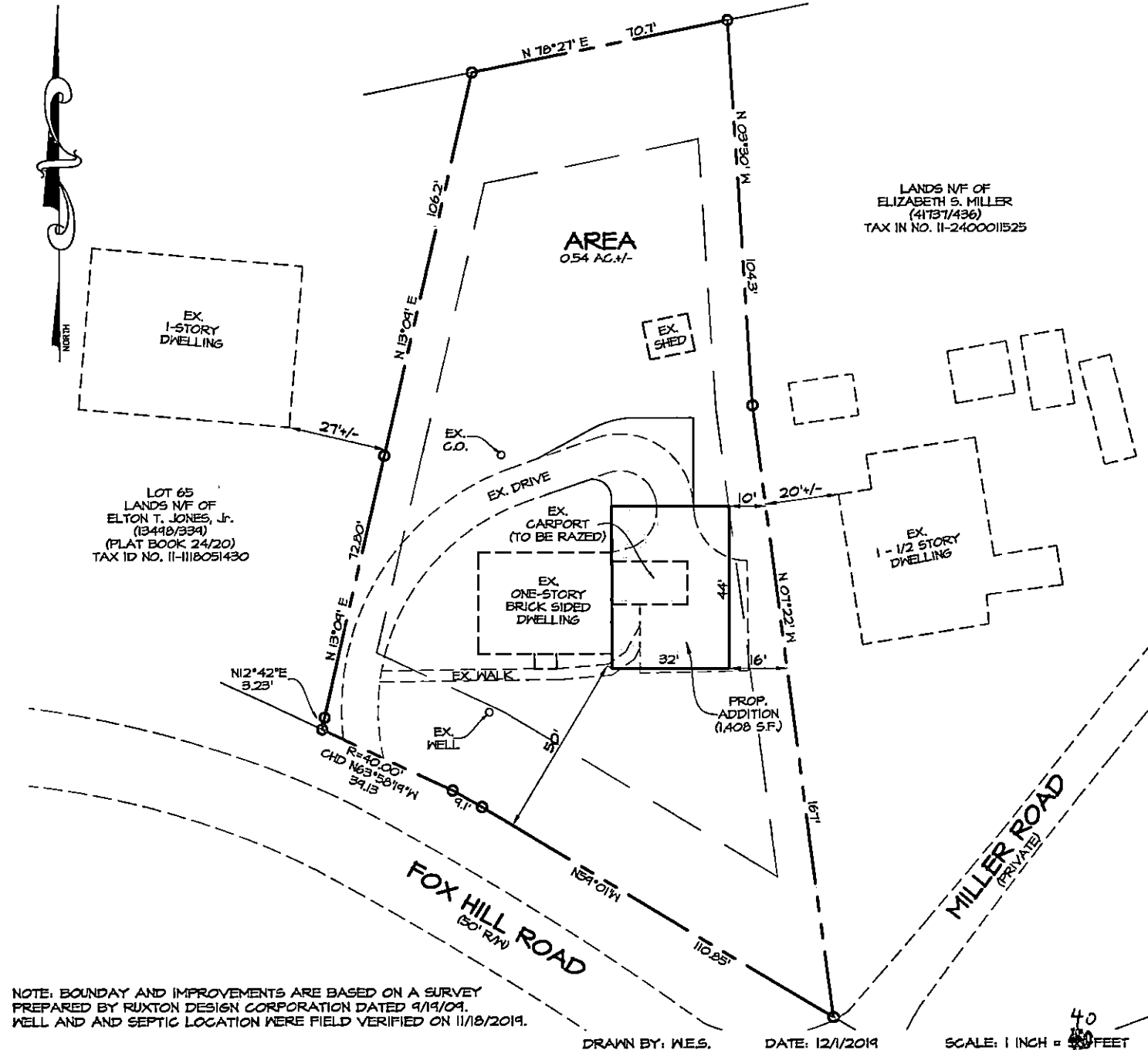
TAX MAP 63 BLOCK 10 PARCEL 25

PROPERTY USE: EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



NOTE: BOUNDARY AND IMPROVEMENTS ARE BASED ON A SURVEY PREPARED BY RUXTON DESIGN CORPORATION DATED 9/19/09. WELL AND AND SEPTIC LOCATION WERE FIELD VERIFIED ON 11/18/2019.

DRAWN BY: W.E.S.

DATE: 12/1/2019

SCALE: 1 INCH = 40 FEET

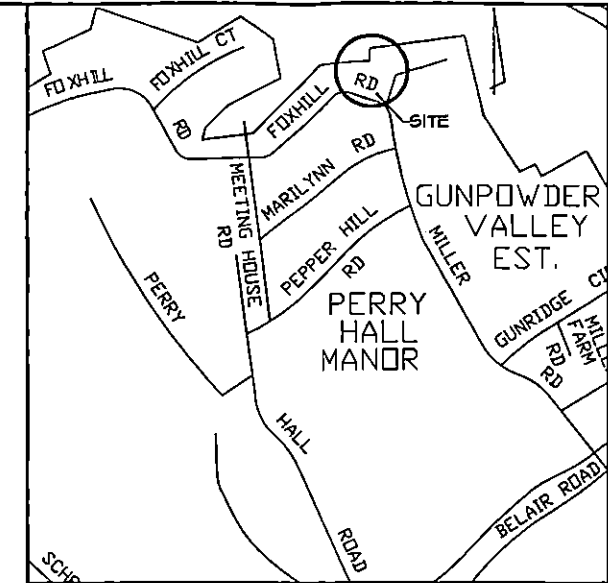
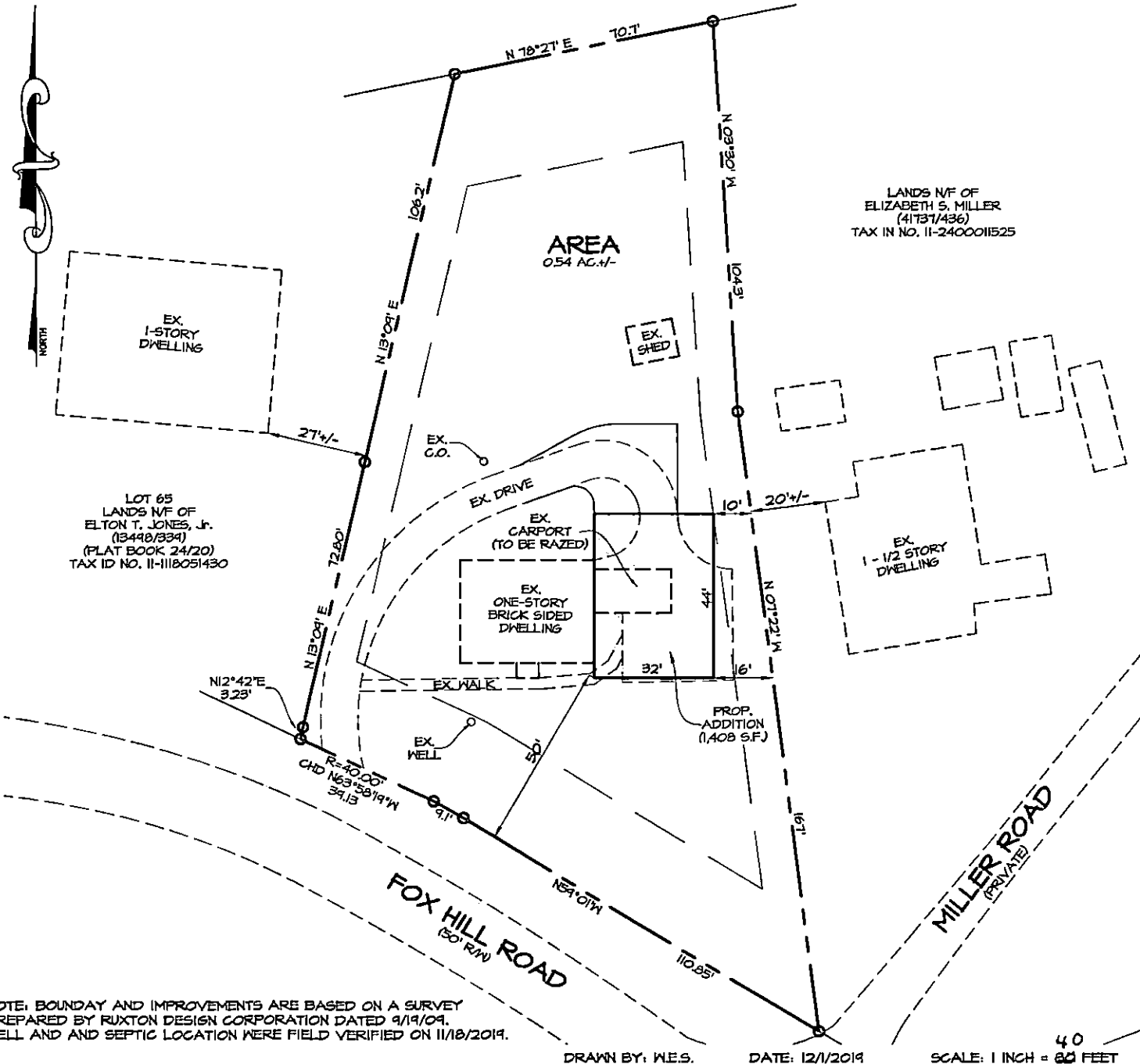
2019-0538-A

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

ADDRESS: 9916 FOX HILL ROAD OWNER NAME: BRIAN FURLETTI

SUBDIVISION NAME: NA LOT #: NA BLOCK #: NA SECTION #: NA

PLAT BOOK #: NA FOLIO #: NA 10 DIGIT TAX #: 11-11118055827 DEED REF.: 28734/456



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP # 0063
SITE ZONED DR 2
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 5
CENSUS TRACT
WATERSHED LOWER GUNPOWDER FALLS
LOT AREA ACREAGE 0.54 AC.
OR SQUARE FEET 23,522 S.F.
HISTORIC? NO
IN CECA? 20
IN FLOOD PLAIN? YES
GIS MAP # 063
UTILITIES? MARK WITH X

WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X

TAX MAP 63 BLOCK 10 PARCEL 25
PROPERTY USE, EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

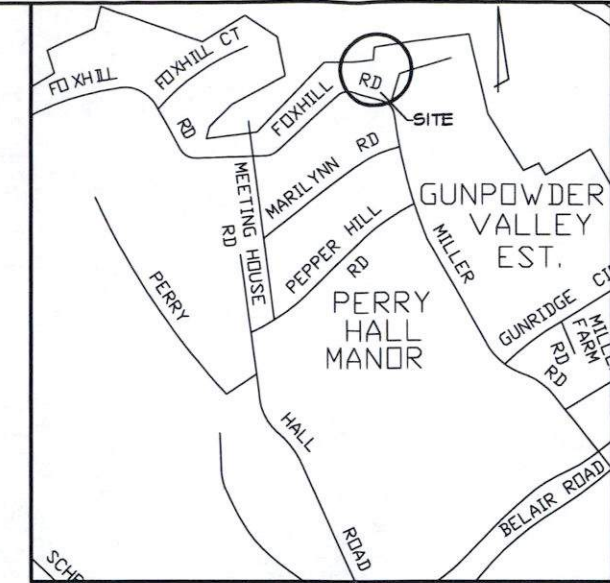
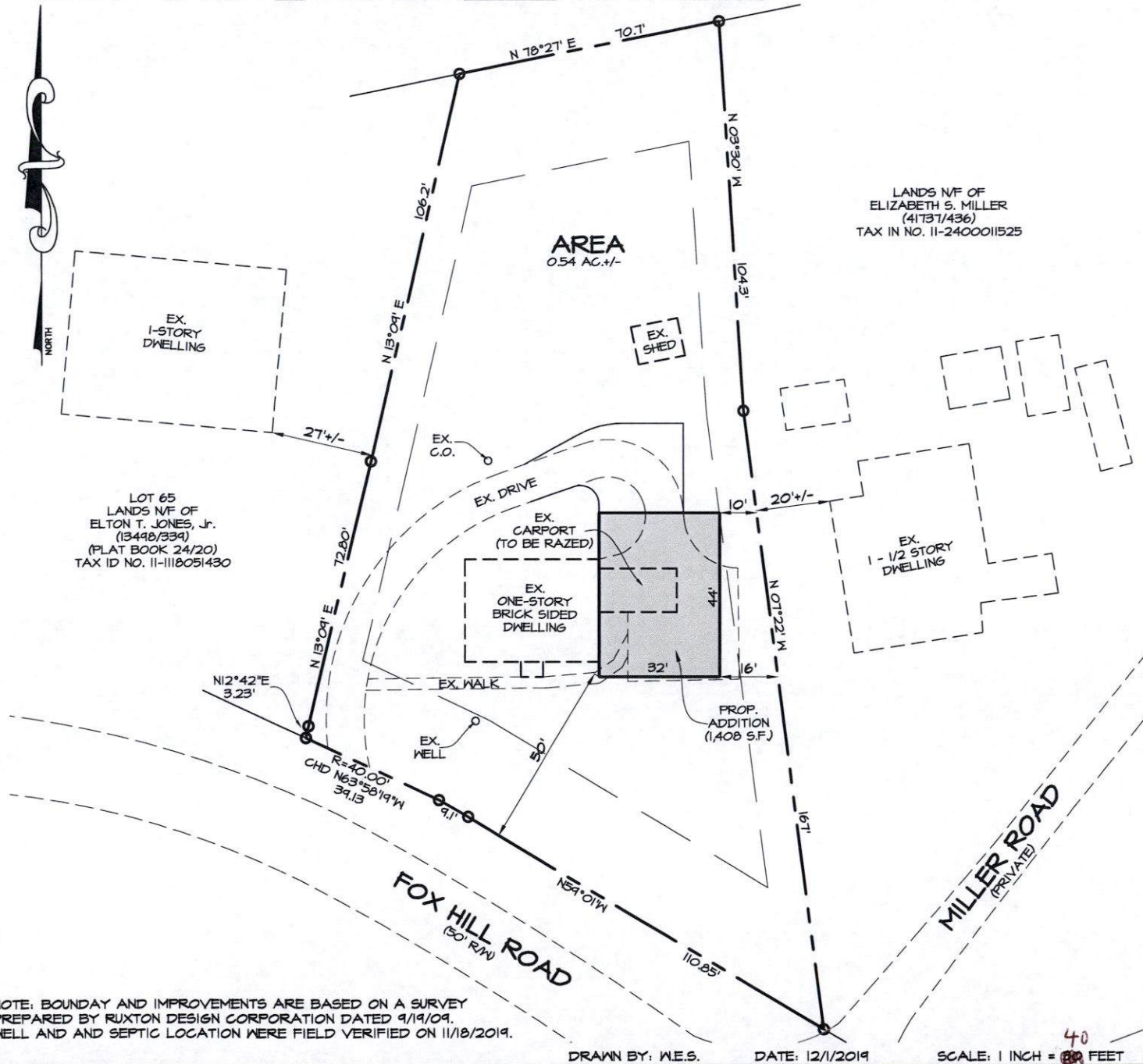
VIOLATION CASE INFO:

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

ADDRESS: 9916 FOX HILL ROAD OWNER NAME: BRIAN FURLETTI

SUBDIVISION NAME: NA LOT #: NA BLOCK #: NA SECTION #: NA

PLAT BOOK #: NA FOLIO #: NA 10 DIGIT TAX #: 11-11113055827 DEED REF.: 28734/456



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP # 0063
 SITE ZONED DR 2
 ELECTION DISTRICT 15TH
 COUNCIL DISTRICT 5
 CENSUS TRACT
 WATERSHED LOWER GUNPOWDER FALLS
 LOT AREA ACREAGE 0.54 AC.
 OR SQUARE FEET 23,522 S.F.
 HISTORIC ? NO
 IN CBQA ? 20
 IN FLOOD PLAIN ? YES
 GIS MAP # 063

UTILITIES ? MARK WITH X

WATER IS:
 PUBLIC ☐ PRIVATE ☒

SEWER IS:
 PUBLIC ☐ PRIVATE ☒

TAX MAP 63 BLOCK 10 PARCEL 25

PROPERTY USE: EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PETITIONER'S

EXHIBIT NO. 1

NOTE: BOUNDARY AND IMPROVEMENTS ARE BASED ON A SURVEY PREPARED BY RUXTON DESIGN CORPORATION DATED 9/19/09. WELL AND AND SEPTIC LOCATION WERE FIELD VERIFIED ON 11/18/2019.

DRAWN BY: W.E.S.

DATE: 12/1/2019

SCALE: 1 INCH = 40 FEET

7010-0528-A



Neighbor @3812

Miller Rd / Fox Hill Corner

2019-0538-A



Neighbor @ 1914 Fox Hill Rd

2019-0538-A



Woods in rear

8550-6107



Hill on Rear Side of Home

2019-0538-A



Back of home
Trees & Hill

2019-0538-A



Side of home

2019-0538-A



Front of Home
Well in front with white pipe
Green top

2019-0538-A



Well in front of home

2019-0538-4



Septic back of driveway

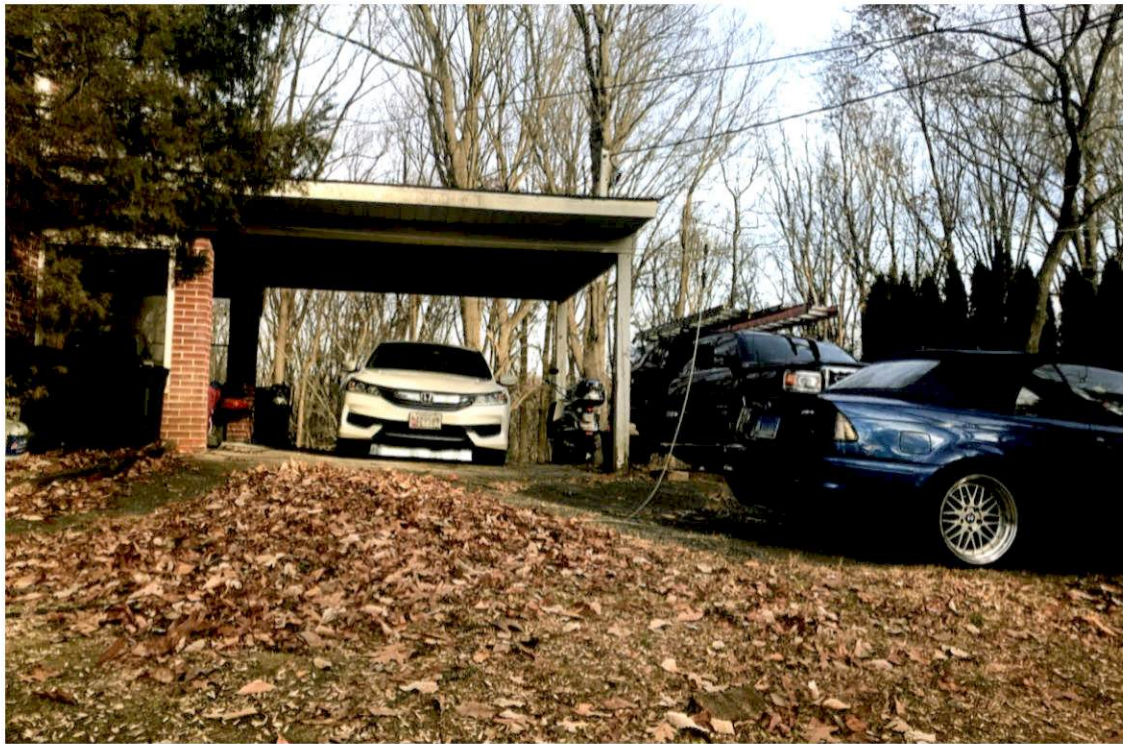
2019-0538-A



Front of home at corner of
Fox Gul / Miller Rd

Addition to be built where cars
are on right of photo @ Car port

2019-0538-A



Where addition will go; Carport

Front View

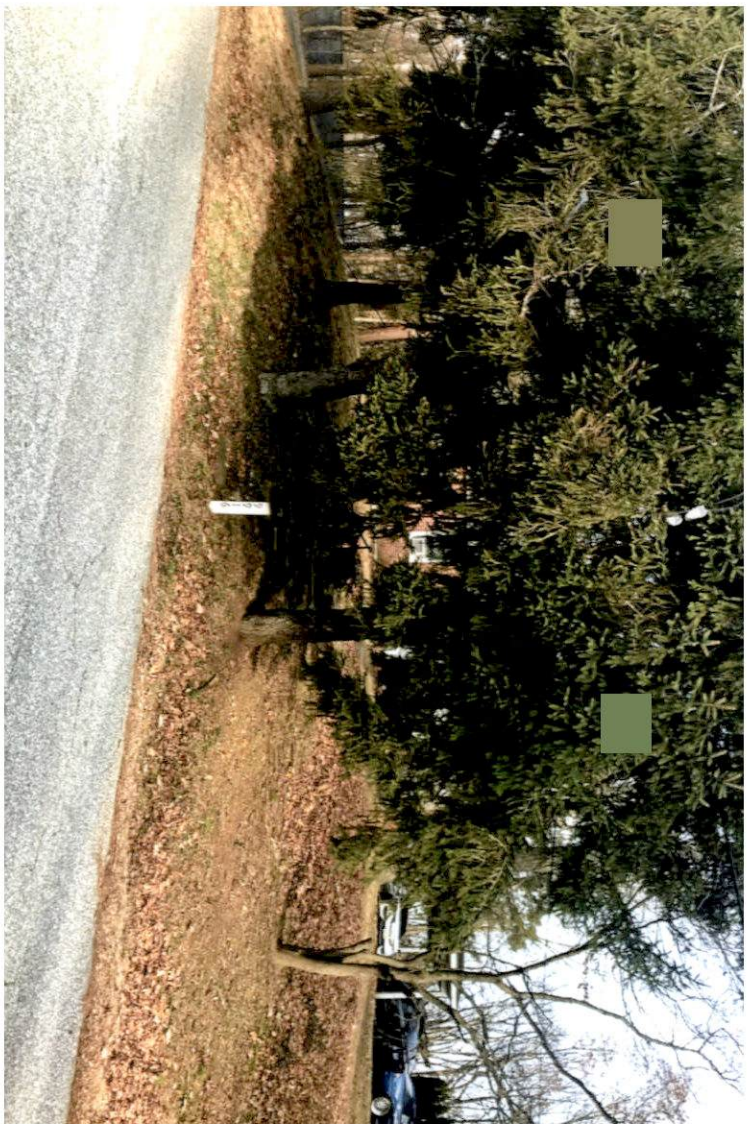
2019-0538-A



Where addition will go; Carport area

Rear View

2019-0538-A



front of Home from Fox Ave rd

2019-0538-A



Back of home with hill Sept 11
far left of photo

2019-0538-A



Neighbor @ 3812

Miller Rd / Fox Hill Corner

2019-0538-A