

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ARND J. & CATHERINE R. CITRONI
 I or we, the undersigned, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 211-3 to permit a side/yard back of 6'-6" and 6'-6" total of 13'-0" instead of 8'-0" and 12'-0" total of 20'-0" of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

In order to build a one family dwelling, for our own use, with a front foot width of 40'-0"

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expense of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Arnd J. Citroni
 Address: 3939 Old North Point Rd., Baltimore, Maryland 21222

Petitioner's Attorney: John G. Rose
 Address: 111 W. Chesapeake Avenue, Towson, Maryland 21284

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of October 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November 1967 at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County

68-100-A
 ARND J. CITRONI
 3939 Old North Point Rd.
 Baltimore, Md. 21222

DESCRIPTION
 PROPERTY OF
 MR. AND MRS. A. J. CITRONI

.13 Acres on the northeast side of Dunglew Road approximately 118.00 feet southeast of Mornington Road in the 12th Election District of Baltimore County, Maryland.

Present Zoning R-6

BEGINNING for the same at a point on the northeastern right of way line of Dunglew Road (80.00 feet wide) as shown on Plat 3, "Dundalk Highlands" recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 8 at Folio 54, said point being 118.00 feet in a southeasterly direction by the arc of a curve to the left having a radius of 783.57 feet from the intersection of the northeastern right of way line of said Dunglew Road and the southeasternmost right of way line of Mornington Road as shown on said plat, said point also being at the southeasternmost corner of Lot No. 21, Block 13, and running thence leaving said Dunglew Road and binding along the southeasternmost line of said Lot No. 21 as shown on said plat and

North 61° 00' 18" East 118.00 feet to a point on the southwesternmost right of way line of a 14.00 feet wide alley, thence binding along the southwesternmost line of said alley as shown on said plat

52.00 feet in a southeasterly direction by the arc of a curve to the left having a radius of 665.57 feet to a point at the northernmost corner of Lot No. 19, Block 13, thence leaving said Alley and binding along the northwesternmost line of said Lot No. 19 as shown on said plat

South 36° 41' 37" West 118.00 feet to a point on the above-mentioned northeasternmost right of way line of said Dunglew Road, thence binding along said northeasternmost right of way line of said Dunglew Road

59.00 feet in a northwesterly direction by the arc of a curve to the right having a radius of 783.57 feet to the point of beginning, containing 6,549 square feet of land more or less.

BEING all of Lot No. 20, Block 13, Plat 3, "Dundalk Highlands" as shown on a plat recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 8 at Folio 54.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21284

INVOICE No. 49666
 DATE: Nov. 3, 1967

TO: Arnd J. Citroni
3939 North Point Road
Baltimore, Md. 21222

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
	Advertising and posting of property 68-100-A	67.00

57.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21284

INVOICE No. 49630
 DATE: Oct. 16, 1967

TO: Zemith Contractors, Inc.
P.O. Box 528
Ellicott City, Md. 21034

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
	Petition for Variance for Arnd J. Citroni 68-100-A	25.00

25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

RE: PETITION FOR VARIANCE : BEFORE THE
 NE/S Dunglew Road 118' SE of : DEPUTY ZONING
 Mornington Road - 12th District : COMMISSIONER
 Arnd J. Citroni, Petitioner :
 NO. 68-100-A :
 : OF :
 : BALTIMORE COUNTY

The Petitioner desires to construct a sizable home on his lot. Unfortunately, the size of the proposed home makes it impossible to comply with the side yard setback requirements of the Baltimore County Zoning Regulations.

A sizable number of aggrieved neighbors appeared in protest. They did not question the quality of the home to be built, which would be in the neighborhood of \$40,000, but they objected strenuously to overcrowding of the subject tract. Ordinarily, the Deputy Zoning Commissioner would be liberal in the granting of the proposed Variance. However, when a technical protest is filed and the Protestants are represented by capable Counsel, as is the case here, the Deputy Zoning Commissioner requires strict proof of unreasonable hardship or practical difficulty before granting the Variance. In this instance, the Petitioners, who are very responsible citizens, did not attempt to prove by competent evidence that a Variance should be granted so as to permit the construction of a house.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9 day of December, 1967, that the above Variance be and the same is hereby DENIED.

Arnd J. Citroni
 DEPUTY ZONING COMMISSIONER

ORDER RECEIVED FOR FILING
 DATE: 12/1/67
 BY: J.C. House, Jr.
 ADMINISTRATIVE ASSISTANT

PETITION FOR A VARIANCE FROM ZONING

LOCATION: Northeast side of Dunglew Road 118 feet Southeast of Mornington Road.

DATE & TIME: Monday, November 5, 1967 at 10:00 A.M.

PLAT: DUNDALK HIGHLANDS, PLAT 3, COURT HOUSE BUILDING ROOM 106, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing for a Variance from the Zoning Regulations of Baltimore County to permit side yards of 6 feet and a total of 13 feet for a lot of 13 feet wide and 118 feet deep.

All that I own and have in the 12th Election District of Baltimore County is located for the same at a point on the northeastern right of way line of Dunglew Road (80.00 feet wide) as shown on Plat 3, "Dundalk Highlands" recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 8 at Folio 54, said point being 118.00 feet in a southeasterly direction by the arc of a curve to the left having a radius of 783.57 feet from the intersection of the northeastern right of way line of said Dunglew Road and the southeasternmost right of way line of Mornington Road as shown on said plat, said point also being at the southeasternmost corner of Lot No. 21, Block 13, and running thence leaving said Dunglew Road and binding along the southeasternmost line of said Lot No. 21 as shown on said plat and

North 61° 00' 18" East 118.00 feet to a point on the southwesternmost right of way line of a 14.00 feet wide alley, thence binding along the southwesternmost line of said alley as shown on said plat and

South 36° 41' 37" West 118.00 feet to a point on the above-mentioned northeasternmost right of way line of said Dunglew Road, thence binding along said northeasternmost right of way line of said Dunglew Road and

59.00 feet in a northwesterly direction by the arc of a curve to the right having a radius of 783.57 feet to the point of beginning, containing 6,549 square feet of land more or less.

Being all of Lot No. 20, Block 13, Plat 3, "Dundalk Highlands" as shown on a plat recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 8 at Folio 54.

By order of
JOHN G. ROSE
 Zoning Commissioner of Baltimore County
 Oct. 18, 1967

CERTIFICATE OF PUBLICICATION

TOWSON, MD., October 9th 1967

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) consecutive weeks before the 6th day of November 1967, the first publication appearing on the 19th day of October 1967.

THE JEFFERSONIAN,
L. Frank Strickland Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Ave.
 Towson, Md. 21284

October 5, 1967

Mr. Arnd J. Citroni
 3939 Old North Point Road
 Baltimore, Maryland 21222

Re: Sideyard Variances for Arnd J. Citroni, located NE/S Dunglew Road, SE of Mornington Road 12th District (Item 5, October 3, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems which may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,
JAMES B. DUNN, Principal Zoning Technician

JED:j4

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Mr. Arnd J. Citroni
 3939 Old North Point Road
 Baltimore, Maryland 21222

Your petition has been received and accepted for filing this 3rd day of October 1967.

John G. Rose
 Zoning Commissioner

Petitioner Arnd J. Citroni

Petitioner's attorney John G. Rose
 Reviewed by James B. Dunn
 Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 25, 1967

FROM: George E. Gavnellis, Director of Planning

SUBJECT: Petition #68-100-A, Northeast side of Dunglew Road 118 feet Southeast of Mornington Road. Petition for Variance to permit a side yard of 6 feet 6 inches for total of 13 feet instead of the required 8 feet and 12 feet for a total of 20 feet.

Arnd J. Citroni - Petitioner.

12th District

HEARING: Monday, November 6, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12th Date of Posting: 10-26-67

Posted for: Harvey Zion, Nov. 6, 1967, at 10:00 A.M.

Petitioner: Arnd J. Citroni

Location of property: NE/S Dunglew Road 118.00 SE of Mornington Rd.

Location of Sign: Q. Road 7th Pl. N.E. on NE Side Dunglew Road & 7th Pl. 15th End from Arnd J. Citroni

Remarks:

Posted by: David N. Hines Date of return: 10/26/67

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., October 18, 19 67

THIS IS TO CERTIFY, that the annexed advertisement of

"Armond J. Citroni"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

for 1 successive weeks before the

17th day of October 19 67; that is to say,

the same was inserted in the issues of 10-18-67

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

REASON FOR A VARIANCE 12th DISTRICT

BEING: Petition for a Variance for a Side Yard.

LOCATION: Northeast side of Dunglew Road 118.00 feet southeast of Morningson Road.

DATE & TIME: MONDAY, NOVEMBER 6, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for a Variance from the Zoning Regulations of Baltimore County to permit side yards of 6 feet 6 inches for a total of 19 feet Zero inches instead of 8 feet and 12 feet for a total of 20 feet.

The Zoning Regulation to be excepted as follows:

Section 211.3 - Side Yards - For one-family dwellings 8 feet wide for one side yard and not less than 20 feet for the sum of both.

All that parcel of land in the Twelfth District of Baltimore County.

BEGINNING for the same at a point on the northeasternmost right of way line of Dunglew Road (50.00 feet wide) as shown on Plat 3, "Dundalk Highlands" recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 8 at Folio 34, said point being 118.00 feet in a southeasterly direction by the arc of a curve to the left having a radius of 783.57 feet from the intersection of the northeasternmost right of way line of said Dunglew Road and the southeasternmost right of way line of Morningson Road as shown on said plat, said point also being at the southernmost corner of Lot No. 21, Block 13, and running thence leaving said Dunglew Road and binding along the southeasternmost line of said Lot No. 21 as shown on said plat.

North 61 degrees 00' 18" East 118.00 feet to a point on the southwesternmost right of way line of a 14.00 feet wide alley, thence binding along the southwesternmost line of said alley as shown on said plat.

32.00 feet in a southeasterly direction by the arc of a curve to the left having a radius of 665.57 feet to a point at the northernmost corner of Lot No. 19, Block 13, thence leaving said Alley and binding along the northwesternmost line of said Lot No. 19 as shown on said plat.

South 56 degrees 41' 27" West 118.00 feet to a point on the above-mentioned northeasternmost right of way line of said Dunglew Road, thence binding along said northeasternmost right of way line of said Dunglew Road.

59.00 feet in a northwesterly direction by the arc of a curve to the right having a radius of 783.57 feet to the point of beginning, containing 6,549 square feet of land more or less.

BEING all of Lot No. 20, Block 13, Plat 3, "Dundalk Highlands" as shown on a plat recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 8 at Folio 34.

Being the property of Armond J. Citroni and Catherine R. Citroni, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 6, 1967 at 10:00 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

