

PETITION FOR ZONING RE-CLASSIFICATION

AND/OR SPECIAL EXCEPTION AND PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Sally Tantari and Sally T. McClelland 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

Sec. 211.2 - front yard variance to permit a twenty-five (25) foot front yard instead of _____ forty (40) feet.

Secs. 211.3, 208.3 - side yard of nineteen (19) and eighteen (18) feet respectively instead of that required of twenty (20) feet.

Sec. 409.2 - no off-street parking, instead of three required.

See attached description and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ Boarding House.

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

John J. Buscemi
John J. Buscemi - Contract purchaser
Sally T. McClelland - Legal Owner

Address: 4726 Homewood Avenue
Baltimore, Maryland 21206
John S. Arick, Attorney at Law
2 Market Place, Dundalk, Md. 21222
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 through-out 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 _____ day of _____, 1967, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Govevris, Director of Planning

SUBJECT: Petition 68-147-XA. East side of Playfield Street and the intersection of Friendship Circle. Petition for Special Exception for a Boarding House. Petition for Variance to permit a front yard of 25 feet instead of the required 40 feet; and to permit a side yard of 19 and 18 feet instead of the required 20 feet; and to permit zero off-street parking instead of the required 3 spaces. Sally Tantari, et al - Petitioners

12th District

HEARING: Wednesday, January 10, 1968, (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Boarding House together with variances for front and side yards and off-street parking. It has the following advisory comments to make with respect to pertinent planning factors:

- The staff has no comments to make with respect to the Special Exception for a Boarding House. It notes, however, that the petitioner should clearly show that a Boarding House here would be in compliance with the standards for Special Exceptions as set forth in Section 502.1 of the Zoning Regulations.
- The planning staff will not comment on the side and front yards variance request. However, the planning staff does feel that failure to provide off-street parking facilities for as many as 14 guests would make a problem here with respect to on-street parking. The staff suggests that off-street parking facilities adequate and sufficient to provide for the tenants of the Boarding House be provided on the rear portion of the subject property.

ORDER RECEIVED FOR FILING

DATE: 1/10/68
BY: J. G. Rose

Re: Petition for Special Exception for Boarding House - Variances to Sections 211.2, 211.3 and 409.2-A of Zoning Regulations E/S Playfield St. at Int. of Friendship Circle, 12th Dist., Sally Tantari and Sally McClelland, Petitioners

The petitioners have requested a Special Exception for Boarding House on the east side of Playfield Street and the intersection of Friendship Circle, in the Twelfth District of Baltimore County; a variance to Section 211.2 to permit a front yard setback of 25 feet instead of the required 40 feet; to permit side yards of 19 feet and 18 feet respectively instead of the required 20 feet and to permit zero off-street parking instead of the required 3 spaces.

The petitioners have complied with Section 502.1 of the Zoning Regulations, therefore, the special exception should be granted.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.

It is this _____ day of January 1968 by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a Boarding House should be and the same is granted from and after the date of this Order.

It is further ORDERED that the variances be granted to permit a front yard setback of 25 feet instead of the required 40 feet; side yards of 19 feet and 18 feet respectively instead of the required 20 feet and Zero off-street parking instead of the required 3 spaces.

The site plan for the development of said property is subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
SUBJECT: Front and side yard Variance for Sally Tantari, located E/S of Midship & Leamy Road 12th District (Item 51, December 19, 1967)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF TRAFFIC ENGINEERING:
This office is of the opinion that the Baltimore County Zoning Regulations as to parking are minimum, and any variance to these regulations would be unsatisfactory.

STATE ROADS COMMISSION:
There are no State roads involved; therefore, this office has no comment.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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

The following members had no comment to offer:

Project Planning Division
Bureau of Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. OYER,
Principal Zoning Technician

JEO:jde

cc: C. Richard Moore-Bur, Traffic Engr.; John Meyers-State Roads Comm.

Sec. 211.2 - building has existed for many years prior to zoning and is on a circle and it would be impractical to move same.

Secs. 211.3 and 208.3 - that the structure has been in existence for many years and, in fact, at the circle the way the lot is shaped, should conform and it would be impractical to tear down part of the structure to make it conform completely.

Sec. 409.2 - the building has fourteen (14) rooms for guests with one bed in each room and would require three off-street parking places; however, as the property fronts on Friendship Circle, which allows head-in parking on said circle, it would be a hardship and impractical and a disruption to the neighborhood to construct a driveway and off-street parking area.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 50665

DATE: Dec. 18, 1967

REPORT TO ACCOUNT NO. 01-622
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$25.00
COST

Position for Special Exception & Variances for Sally Tantari, et al 68-147-XA

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: Dec. 22, 1967
Posted for: Sally Tantari, et al
Petitioner: Sally Tantari, et al
Location of property: E/S of Playfield St. at the intersection of Friendship Circle
Location of Sign: 4726 Homewood Ave. at 12th District
Remarks: As per petition
Posted by: [Signature] Date of return: Dec. 21, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec. 21, 1967 19...

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 _____ consecutive weeks before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$ _____

FROM THE OFFICE OF
WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
P.O. Box 6828, Towson, Md. 21204

Description: Lot 17 Block 29 Dundalk
Designated #2 Friendship Circle
November 6, 1967

Beginning for the same at a point where the easterly right of way line of Playfield Street, 60 feet wide, intersects the easterly right of way line of Friendship Circle, 35 feet wide, as shown on a plat entitled: "Plat No. 1 of Dundalk", and recorded among the Plat Records of Baltimore County, Maryland in Liber W.P.C. 5 Folio 56 and 57, and running the six following courses, viz: first, northwesterly along a curve to the left with a radius of 35.00 feet for a distance of 57.00 feet, second North 34° 11' 20" East 45.73 feet, third South 53° 48' 40" East 98.00 feet, fourth South 01° 59' 30" East 51.04 feet, fifth South 59° 28' 09" West 100.00 feet, and sixth North 20° 22' 00" West 49.26 feet to the place of beginning.

Containing 0.73 acres of land more or less.
Being 1 17, of Clerk 29 as shown on a plat entitled: "Plat No. 1 of Dundalk" and recorded among the Plat Records of Baltimore County, Maryland in Liber W.P.C. 5 folio 56 and 57.

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 51709
DATE: Jan. 11, 1968

To: Lawrence E. Buscemi
4726 Homewood Ave.
Baltimore, Md. 21206

REPORT TO ACCOUNT NO. 01-622
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$25.00
COST

Advertising and posting of property for Sally Tantari, et al 68-147-XA

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD. December 20, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Sally Tantari" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1968; that is to say, the same was inserted in the issues of _____

Stromberg Publications, Inc.
Publisher.

By: [Signature]

#68-147XA

15
"X" A

FRIENDSHIP
CIRCLE
2-2002

NOVEMBER 21, 1967
ELECT. DIST. # 12

ASSOCIATE

11-7-65

