

65-188-A 188 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Anthony Bassetti and Marie Bassetti, legal owner 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 sideyard setback of 7 feet from the northeast property line and a total of 16 feet for both instead of the required 8 feet and 20 feet respectively.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached description

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

Edward J. Romea Anthony Bassetti
Edw. J. Romea Anthony Bassetti
General A. Rome Contract purchaser Marie Bassetti Legal Owner
Address: 28901 Harford Road Address: 3046 Edgewood Avenue
BALTIMORE, MARYLAND 21234 BALTIMORE, MARYLAND 21234
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day

of February, 1969, 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 17th day of March, 1969, at 10:00 A.M.

John L. Moring, Jr.
Zoning Commissioner of Baltimore County.

10.00A
3/17/69
188

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had and it is hereby appearing that by reason of

a Variance east property line and a total of 16 feet for both instead of the required 8 feet and 20 feet respectively
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17

day of March, 1969, that the herein Petition for a Variance should be and the same is granted from and after the date of this order, to permit a side yard setback of 7 feet from the northeast property line and a total of 16 feet for both instead of the required 8 feet and 20 feet respectively, subject to approval of the site plan by the Bureau of Public Service, Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

The above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March, 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date March 7, 1969

FROM: George E. Cavellis, Director of Planning

SUBJECT: Petition 69-188-A. Variance to permit a side yard setback of 7 feet from the northeast property line and a total of 16 feet for both instead of the required 8 feet and 20 feet. Northeast side of Edgewood Avenue 1465 feet Southeast of Harford Road. Anthony Bassetti, Petitioner.

14th District

HEARING: Monday, March 17, 1969 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

CEG:bms

LAW OFFICES
CALLANAN, GOFF, MORING & CALLANAN
210 NORTH CALVERT STREET
BALTIMORE, MD. 21202



March 14, 1969

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition # 69-188-A

Gentlemen:

Kindly enter the appearance of John L. Moring, Jr., Callanan, Goff, Moring & Callanan, as attorney for the applicant.

This is to advise you that the applicant will be present on Monday, March 17, 1969, however, I will be engaged in Philadelphia, before the Honorable Horace Will, a visiting District Court Judge from Chicago and consequently, I will not be able to be present for the hearing. However, we would appreciate any consideration that can be given to this matter in my absence.

Very truly yours,

John L. Moring, Jr.

JLM:gar

TELEPHONE 823-3000 EXT. 327	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60853 DATE 3/20/69
To: <u>James L. Stahl, Inc.</u> <u>8903 Harford Road</u> <u>Baltimore, Md. 21234</u>		BILLED Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Petition for Variance for Anthony Bassetti 69-188-A	25.00	25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 17, 1969

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
CHAIRMAN

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Anthony Bassetti
3046 Edgewood Avenue
Baltimore, Maryland 21234

RE: Type of Hearings: Side Yard Variance
Location: Side yard Variance
14th District
Petitioners: Anthony Bassetti
Committee Meeting of Feb. 4th, 1969
Item 175

S. Sirs

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved with the properties to the east and west improved with one a half story cottages, brick and frame, 20 years old, in good repair. Immediately to the south the same type of dwellings and to the north is a large strip of vacant land and then dwellings 15 to 20 years of age in good repair. At the present time Edgewood Avenue is not improved with curb and gutter.

BUREAU OF ENGINEERING:

Highways: Sub-standard

Edgewood Avenue is a dead end road one-quarter mile in length with inadequate pavement in a 30' right-of-way. Ultimate improvements should include a 30' curb and gutter cross-section on a 50' right-of-way, and a road extension to provide for circulation of traffic. A project, Job Order 5-2-343, to accomplish this has been closed in response to neighborhood objections.

Fire fighting operations would be extremely hampered by existing conditions. Off street parking should be mandatory.

Mr. Anthony Bassetti
3046 Edgewood Avenue
Baltimore, Maryland 21234
Item 175

February 17, 1969

BUREAU OF ENGINEERING: (Continued)

Storm Drains: Public facilities exist and are functional. Improvements will result from necessary highway work.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Water: Public facilities exist.

Sanitary Sewer: Public facilities exist.

PROJECT PLANNING DIVISION:
This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:
The plan as shown has no major effect on traffic.

FIRE DEPARTMENT:
This office has no comment.

HEALTH DEPARTMENT:
Since public water and sewers are available to the site, this office does not anticipate any health problems.

BUILDING ENGINEER'S OFFICE:
This office has no comment.

BOARD OF EDUCATION:
No effect on school population.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JH
Enc.

Beginning for the same on the northeast side of Edgewood Avenue 1465' southeast of Harford Road.
Being known as lots 376 and 377 as shown on the plat of California Grove recorded in Plat Book 7 folio 22.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: Feb. 26, 1969
Posted for: Hearing Monday, March 17, 1969, 10:00 A.M.
Petitioner: Anthony Bassetti
Location of property: NE 1/4 of Edgewood Ave. 1465 S.E. of Harford Rd.
Location of Sign: 1 Sign posted beside House at 3046 Edgewood Ave in front of lot
Remarks: Mark H. Myers
Posted by: Mark H. Myers Date of return: March 3-69

TELEPHONE 823-3000 EXT. 327	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60890 DATE March 17, 1969
To: <u>Cash</u>		BILLED Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for Anthony Bassetti 69-188-A	35.50	35.50
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

PETITION FOR VARIANCE 14th DISTRICT

ZONING: Petition for Variance for a Side Yard.
LOCATION: Northeast side of Edgewood Avenue 1465 feet Southeast of Hartford Road.
DATE & TIME: Monday, March 17, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 106, 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 Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet from the northeast property and a total of 14 feet for both instead of the required 8 feet and 20 feet respectively.

The Zoning Regulation to be accepted as follows:
Section 211.3 - Side Yards - For one-family dwellings - feet wide for one side yard and not less than 20 feet for the sum of both. All that parcel of land in the Fourteenth District of Baltimore County.

BEGINNING for the same on the northeast side of Edgewood Avenue 1465' southeast of Hartford Road. Being known as lots 376 and 377 as shown on the plat of California Grove recorded in Pl. Book 7 folio 22.

Being the property of Anthony Bassetti and Marie Bassetti, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, March 17, 1969 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of

JOHN G. ROSE

Zoning Commissioner of Baltimore County.

Feb. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 27 1969, 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 one time ~~times~~ before the 17th day of March, 19 62, the ~~same~~ publication appearing on the 27th day of February 19 69.

THE JEFFERSONIAN,

L. Frank Shuster
Manager.

Cost of Advertisement, \$

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 March 5, 19 69

THIS IS TO CERTIFY, that the annexed advertisement of John W. Rose, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One ~~times~~ week before the 5th day of March, 19 69, that is to say, the same was inserted in the issue of February 27, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR VARIANCE 14th DISTRICT

ZONING: Petition for Variance for a Side Yard.
LOCATION: Northeast side of Edgewood Avenue 1465 feet Southeast of Hartford Road.

DATE & TIME: MONDAY, MARCH 17, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 106, 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 Variance from the Zoning Regulations of Baltimore County to permit a 7 1/2 yard setback of 7 feet from the northeast property and a total of 14 feet for both instead of the required 8 feet and 20 feet respectively.

The Zoning Regulation to be accepted 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 Fourteenth District of Baltimore County.

BEGINNING for the same on the northeast side of Edgewood Avenue 1465' southeast of Hartford Road. Being known as lots 376 and 377 as shown on the plat of California Grove recorded in Plat Book 7 folio 22.

Being the property of Anthony Bassetti and Marie Bassetti, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, March 17, 1969 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. ROSE

ZONING COMMISSIONER OF BALTIMORE COUNTY

Feb. 27, 1969

Mr. Anthony Bassetti
1465 Edgewood Avenue
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

5th day of February, 1969.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner Anthony Bassetti

Petitioner's Attorney

Reviewed by

James L. Myers
Chairman of
Advisory Committee



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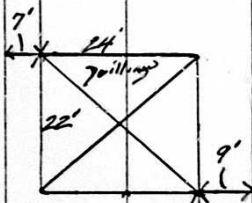
376

377

209'

157'

210'



30'

California Grove
Plot 7/22
July 15, 1922

1 inch = 20 feet.

