

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MICHAEL A. CICCHETTI, 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... TO PERMIT A MORTUARY...
THE FRONT BUILDING LINE OF 50' INSTEAD OF THE REQUIRED 55' ON
LOTS NO 138 AND 139

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

MARYLAND STATE ROADS COMMISSION HAS PURCHASED PRESENT PROPERTIES AND THEREFORE WE ARE FORCED TO RELOCATE ON WORTON ROAD.

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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Address: 1385 EASTERN BLVD
Essex, MD 21221
Contract purchaser: Michael A. Cicchetti
Legal Owner
Address: 1385 EASTERN BLVD
Essex, MD 21221
Petitioner's Attorney: Edward D. Hardisty
Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 1971, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of June, 1971, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County
(over)

ZONING DESCRIPTION

LOT#139
LOCATED ON THE E/S OF WORTON ROAD AT THE DISTANCE OF 1060 FEET SOUTH OF THE SIDE OF MIDDLEBOROUGH ROAD. BEING KNOWN AS LOT#139, AS SHOWN ON PLAT OF MIDDLEBOROUGH RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK #4 FOLIO 151.

LOT#138
LOCATED ON THE E/S OF WORTON ROAD AT THE DISTANCE OF 1110 FEET SOUTH OF THE SOUTH SIDE OF MIDDLEBOROUGH ROAD. BEING KNOWN AS LOT#138, AS SHOWN ON PLAT OF MIDDLEBOROUGH RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK #4 FOLIO 151.

FIFTEENTH ELECTION DISTRICT

TELEPHONE 424-4813
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNT HOUSE
TOWSON, MARYLAND 21204
DATE June 2, 1971
N# 81241
To: Cash
Advertising and posting of property for Michael A. Cicchetti
\$71.27-00
TOTAL DEDUCTION \$71.27-00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 424-4813
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNT HOUSE
TOWSON, MARYLAND 21204
DATE May 7, 1971
N# 81217
To: Private Advertising
1545 Eastern Blvd.,
Towson, MD 21204
Petition for Variance for Michael Cicchetti
\$71.27-00
TOTAL DEDUCTION \$71.27-00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Mr. Michael Cicchetti
1545 Eastern Blvd.,
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
113 N. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 20th day of April, 1971
Petitioner: Michael Cicchetti
Petitioner's Attorney: Edward D. Hardisty
Reviewed by: Edward D. Hardisty
Chairman of the Advisory Committee

2 Lgm
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 15
Posted for: Heavenly Bodies, Inc.
Petitioner: Michael A. Cicchetti
Location of property: 1385 Eastern Blvd. Essex, Md.
Location of Sign: On both sides of road at 1385 + 137
Remarks: Mark H. Hen
Posted by: Mark H. Hen
Date of return: May 21 - 71

CERTIFICATE OF PUBLICATION
TOWSON, MD. May 13, 1971
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a daily newspaper printed and published in Towson, Baltimore County, Md., on or about the 13th day of May, 1971, the first publication appearing on the 13th day of May, 1971.
THE JEFFERSONIAN
L. Frank Smith
Manager
Cost of Advertisement: \$

OFFICE OF THE
THE ESSEX TIMES
ESSEX, MD 21221 MAY 17 - 1971
THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week, for one week before the 17th day of May, 1971, that is to say, the same was inserted in the issue of May 13, 1971.
STROMBERG PUBLICATIONS, Inc.
Robert Morgan
JUL 14 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 29, 1971

Mr. Michael Cicchetti
1545 Eastern Blvd.,
Essex, Maryland 21221

RE: Type of Hearings: Variance
Location: E/S Worton Rd., 1060' S. of Middleborough Rd.
Petitioner: Michael A. Cicchetti
Committee Meeting of April 20, 1971
15th District
Item 151

Dear 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 improved with a very old dwelling and small out building. This is a water front lot, with the surrounding property improved with dwellings, 10 to 30 years of age, in fair repair. Worton Road in this location is not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Worton Road, an existing County road, is proposed to be improved as a 30-foot closed-type highway cross section within a 42-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening will be required in connection with any grading or building permit application.

Sediment Controls

Development of this property through striping,

Mr. Michael Cicchetti
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grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Storm drainage construction and a utility easement for same will be required in connection with any grading or building permit application.

The property to be developed is located adjacent to the water front. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential development and other special construction features are required.

Water and Sanitary Sewers

Both public water supply and sanitary sewerage are available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

Mr. Michael Cicchetti
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BOARD OF EDUCATION:

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

HEALTH DEPARTMENT:

Public water and sewers are available to the site, therefore, no health hazards are anticipated.

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:JD

Enc.

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 requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality, a variance to permit a width at the front building line of 50 ft. instead of the required 55 ft. on lots Nos. 138 and 139, should be GRANTED.

the above Variance should be GRANTED on the basis of the following reasons:

It is ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of June, 1971, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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 requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality, a variance to permit a width at the front building line of 50 ft. instead of the required 55 ft. on lots Nos. 138 and 139, should be GRANTED.

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of June, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED



71-274-4
#151

MICHAEL C. CICCETTI
Deputy Zoning Commissioner
7/1/71
118

71-274-4

