

72-9-51-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Salvatore J. Barranco
I, or we, the legal owner(s) 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 1202.10(1)(2) to permit a front yard setback of 15' from the property line and 25' from the continuation of street.

Instead of the required 35' and 50', respectively.

Present basement does not lend to any feasible storage because of a low ceiling height. The proposed addition would eliminate present storage problems as well as expand present living area.

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.

Contract purchaser: Salvatore J. Barranco
Address: 8001 Duvall Avenue, Baltimore, Maryland 21237

Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1972, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of April, 1972, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

DESCRIPTION FOR VARIANCE - 8001 DUVALL AVENUE

Being located on the southeast side of Duvall Avenue, 159' northeast of Chesaco Avenue and known as part of L & No. 162 Plan C of Recordable Terraces, Plat Book No. 3, folio 90 and being recorded in the Land Records of Baltimore County as Lot No. 162, Plat Book C.W.B. 12, folio 29.

FOR ZONING PURPOSES ONLY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: April 26, 1972

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 72-251-A, Southeast side of Duvall Avenue 159 feet Northeast of Chesaco Avenue.
Petition for Variance for Front Yard.
Salvatore J. Barranco and Mary I. Barranco - Petitioners

15th District

HEARING: Wednesday, April 26, 1972 (10:00 A.M.)

The Office of Planning and Zoning will make no comment on this petition at this time.

GEG:cm

BALTIMORE COUNTY, MARYLAND
OFFICE OF ASSES - GENERAL DIVISION
MISCELLANEOUS CASH RECEIPT
No. 2162
DATE: April 25, 1972 ACCOUNT: 01-662
AMOUNT: \$2.50
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Money Order 25-118-585,711
Advertising and posting of property for Salvatore J. Barranco
72-251-A
\$2.50

BALTIMORE COUNTY, MARYLAND
OFFICE OF ASSES - GENERAL DIVISION
MISCELLANEOUS CASH RECEIPT
No. 2122
DATE: April 3, 1972 ACCOUNT: 01-662
AMOUNT: \$25.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Money Order/American Express Co.
\$25-118-047-668
Petition for Variance for Salvatore J. Barranco
72-251-A
\$25.00

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 27, 1972

Mr. Salvatore J. Barranco
8001 Duvall Avenue
Baltimore, Maryland 21237

RE: Type of Hearing: Variance
Location: SE/S Duvall Avenue, 159' NS of Chesaco Avenue
Petitioner: Salvatore J. Barranco, et al
Committee Meeting of February 1, 1972
15th District
Item 125

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 result of its review and inspection.

The subject property is located on the southeast side of Duvall Avenue, 159 feet northeast of Chesaco Avenue. It is presently improved with a two story brick dwelling, part of which is used for a photographer's studio. To the south and rear of the site is a one-story frame dwelling to the west and adjacent to the site is a two-story frame dwelling. Opposite the site on Duvall Avenue are various one-story brick and frame dwellings. There is no curb and gutter at this location.

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

Duvall Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed type roadway cross section on a 40 feet right of way in the vicinity of this property. Highway improvements are not required at this time. Highway right-of-way and widening, together with any necessary reversion easement for slopes, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening consisting of a strip of land 5 feet wide across the frontage of this property.

Mr. Salvatore J. Barranco
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March 22, 1972

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this property.

BOARD OF EDUCATION:

No bearing on student population.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The percentage of the floor area to be used for the dwelling and the percentage to be used for the studio must be noted on the plan. This percentage must not exceed 25% of the total area.

The type of studio must be noted.

HEALTH DEPARTMENT:

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated from this site.

Mr. Salvatore J. Barranco
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March 22, 1972

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing; however, revised plans indicating the proposed widening for Duvall Avenue should be submitted prior to the hearing date. In addition, the comments of the Project Planning should be noted on the revised plans.

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,

[Signature]
OLIVER L. MYERS, Chairman

JBD:JD
Enclosure

PHONE: HAMILTON 6-0222
KELLER & KELLER
State Registered Land Surveyors
2014 WOODLEE AVENUE
BALTIMORE, MARYLAND
OFFICE COPY
Lot 70
DUVALL AVE. (15' wide)
152' L & E side of Chesaco Ave.
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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 Petitioners.....

the above Variance should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community.....

to permit a front yard setback of eighteen feet (18') from the property line and 25.5 feet from the center line of the street instead of the required twenty-five feet (25') and fifty feet (50').

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of May, 1972, 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 front yard setback of eighteen feet (18') from the property line and 25.5 feet from the center line of the street instead of the required twenty-five feet (25') and fifty feet (50').

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 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 6, 1972

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 a week for one time successive weeks before the 26th day of April, 1972, the first publication appearing on the 6th day of April, 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

PETITION FOR VARIANCE
 The undersigned, Salvatore J. Barron, do hereby certify that the above advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time successive weeks before the 26th day of April, 1972, the first publication appearing on the 6th day of April, 1972.

PETITION FOR VARIANCE
 The undersigned, Salvatore J. Barron, do hereby certify that the above advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time successive weeks before the 26th day of April, 1972, the first publication appearing on the 6th day of April, 1972.



RANDALLSTOWN, MD. 21133 April 10 - 1972

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dierman, Zoning Commissioner of Baltimore County was inserted in the following

- ☐ Catonsville Times
- ☐ Towson Times
- ☐ DuJalk Times
- ☐ Arbutus Times
- ☒ Essex Times
- ☐ Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 10 day of April, 1972, that it to say, the same was inserted in the issue of April 6, 1972.

STROMBERG PUBLICATIONS, INC.

BY *Eric Dierman*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>BBW</i>	Revised Plans:				Change in outline or description Yes ☐ No ☐				
Previous case:	Map #								

Mr. Salvatore J. Barron
 1001 Duvall Avenue
 Baltimore, Maryland 21207

Item 125

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 14th day of March 1972

Salvatore J. Barron
 S. ERIC DIERMAN
 Zoning Commissioner

Petitioner: Salvatore J. Barron, et al

Petitioner's Attorney

Reviewed by *William L. Murphy*
 Chairman of
 Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#72-251-A

District: *15* Date of Posting: *4-6-72*

Posted for: *Salvatore J. Barron*

Petitioner: *Salvatore J. Barron*

Location of property: *111 W. Chesapeake Ave. Towson, Md.*

Location of Sign: *1 Sign. Posted on 111 W. Chesapeake Ave.*

Remarks:

Posted by: *William L. Murphy* Date of return: *4-13-72*