

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Giro and Anna Gentile, 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 1802.3B to permit lot widths of 50' instead of the required 55'. (Lot No. 26) A, B, & C.

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

1. financial hardship
2. All the lots within the subdivision of Beverly Farms were set up as 1/2 lots. Most of these have since been resubdivided as 50' lots.
3. Because lots A, B & C would conform to the other lots in this area.
4. Because without this variance a severe hardship would result by not permitting this property to be developed as at its highest and best use.

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.

Giro and Anna Gentile
Contract purchaser
Address: 7334 Manchester Road, Baltimore, Md. 21222

BY Shirley M. Gentile
Petitioner's Attorney
Address: Balto. Md. 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of October, 1972, at 1:00 o'clock.

Shirley M. Gentile
Zoning Commissioner of Baltimore County.
(over)

BEING LOCATED on the south side of Manchester Road, approximately seven hundred and forty-two feet east from the corner formed by the intersection of the said Manchester Road with Beverly Avenue, and known as ~~subdivision~~ one-third part of lot number twenty-six (26) of plat number two (2) of the subdivision of Beverly Farms, recorded amongst the land records of Baltimore County in Plat Book W. P. C. No. 4, folio 80.

The site of the designated lot to be improved is fifty (50) feet by two hundred (200) feet. The remaining two-thirds of lot number twenty-six are presently improved.

Young Commission:

We will accept full responsibility for an action taken during the 30 day appeal time limit.

RE: Petition for Variance
73-90-4

Shirley M. Gentile

State of Maryland
County of Baltimore
Notary Public

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 8, 1972

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

Mr. John J. Dillon, Jr.
Chairman

Mr. Gino Gentile
7334 Manchester Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 20
Giro and Anna Gentile - Petitioners

Dear Mr. Gentile:

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 attached comments are a result of this review and inspection.

The subject property is located on the south side of Manchester Road, 741 feet west of Beverly Avenue in the 12th District of Baltimore County. This D.R. 5.5 property is improved with two 1/2 story dwellings and are separated by a lot approximately 50 feet wide. This corner lot is the subject of this variance. The properties on either side of the lot are improved as are the lots on the north side of Manchester Road, although there are other vacant lots in this area.

This petition is being withheld from a hearing date until such time as revised plans are submitted that indicate the extension of Margo Road at the rear of this property and all other structures within 200 feet of the property are shown. Also, these items noted by the Bureau of Engineering and the Health Department must be shown.

Very truly yours,

John J. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

W.P. N.E. Key Sheet
S. 3.R. 19 Position Sheet
S.E. 2-S Topo
96 Tax Map

August 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #20 (1972-1973)
Property Owner: Giro and Anna Gentile
S/S Manchester Road, 741' W. of Beverly Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B to permit lot widths of 50' instead of required 55'
District: 12 No. Acres: 50' x 200'

Dear Mr. DiNenna:

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

Manchester Road is an existing road which is proposed to be further improved in the future as a 30 ft. closed roadway section within a 50 ft. right-of-way.

Margo Road, as established and constructed within the subdivision of Manchester Heights, is proposed to be further extended in the future and will sever the rear portion of the overall property shown on the plan. This plan should be revised to indicate the extension of Margo Road through this property, as a 30 ft. closed roadway section with a 50 ft. right-of-way.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 Sewers

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

Very truly yours,
William H. Dyer
William H. Dyer, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING, TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. MELZER
DEPUTY TRAFFIC ENGINEER

August 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 20 - ZAC - August 1, 1972
Property Owner: Giro and Anna Gentile
Manchester Road W. of Beverly Avenue
Variance from Section 1802.3B to permit lot widths of 50' instead of req. 55'
District 12

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF:tr

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 3, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 20, Zoning Advisory Committee Meeting, August 1, 1972, are as follows:

Property Owner: Giro and Anna Gentile
Location: S/S of Manchester Road, 741' W of Beverly Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B to permit lot widths of 50' instead of required 55'.
District: 12
No. Acres: 50' x 200'

Metropolitan water and sewer are available to the site.

Old dug well on the property must be backfilled.

Very truly yours,

Thomas R. Devlin
Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
COUNTY OFFICE BUILDING
TOWSON, MD. 21204
#6-3211

August 8, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

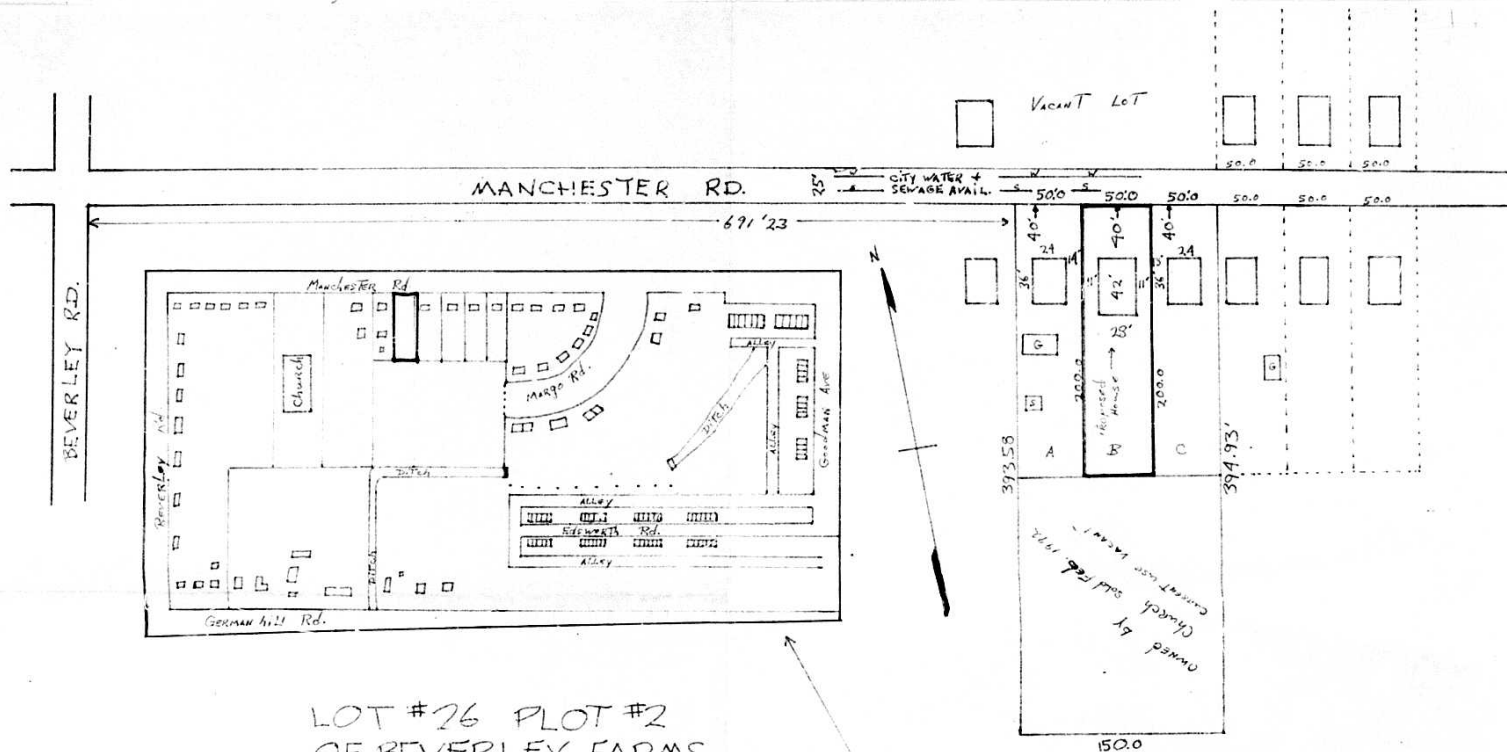
Comments on Item 20, Zoning Advisory Committee Meeting, August 1, 1972, are as follows:

Property Owner: Giro and Anna Gentile
Location: S/S of Manchester Road, 741' W of Beverly Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B to permit lot widths of 50' instead of required 55'.
District: 12
No. Acres: 50' x 200'

This subdivision will have to be processed through Baltimore County for or to any building permit being granted.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning



LOT #26 PLOT #2
OF BEVERLEY FARMS

SCALE 1" = 50'0"

ZONING PARCEL D.R.55
ELECTION DISTRICT #12

REVISED PLANS

ITEM 20

AS 17 72 AM



Sketch of AREA
AS PER MR. DILLON

