NW

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Giro and Assa Gentile legal owner of the property situate in Baltimore
Laty 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 501

instead of the required 55'. (Lot No. 26) A.S. & C.

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

financia / hardship

All the lots within the subdivison of Beverly Farms were set up :e 1'0' lots. Host of these have since been resubdivided as 50' lots. DISTRICT. 12

Because Lots 4,8 & C would conform to the other lots in this area.

Because without this variance a severe hardship would result by not emitting this property to be developed EERM at it's highest and tust use.

. 44 see attached description

L'entile 34 Legal Owner 13 Hatman

P otestant's Attorney

Balto Ind 2/222

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1:00/19172

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The Heatte

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th

1972 at 1:00 o'clock

Zoning Commissioner of Baltimore County.

Bepartment Of Jubite Works

Bureau of Engineering August 9, 1972

Mr. S. Bric DiNenna Zcning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #20 (1972-1972)
Property Owner: Gire and Anna Gentile
5/3 Manchester Road, 741' W. of Beverly Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance free Section 1802.38
to permit lot widths of 50' instead of required district: 12 No. Acres: 50' x 200'

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.

Manchester Road is an existin, 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 Reights, is proposed to be further extended in the future and will saver the rear portion of the overall property shown on the plan. The plan should be revised to indicate the extending on Mangro Road through this property, as a 30 ft. cloud readway section with a 50 ft. right-of-way.

END CAM: RMD: ag

The Petitioner must provide necessary drivings familities (temporary or permanent) to prevent creating any muisances or danage. To adjacent properties, especially by the concentration of surface waters. Journal of problem which may result, do to improper grading or improve installation of draining familities, would be the full reaponability of the Petitioner.

Water and Sanitary Sewers

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



OFFICE COPY

10129

MEING LOCATED on the south side of Manchester Road, app Baltimore County in Plat Book W. P. C. No. 4. folio 80.

The size 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

Joning Commission:

We will accept full responsibility for an action to ken during the 30 days appeal time Simil.

RE: Petition for Variance

fino futile for Shirley M. Gentre

Detiter 19,1972

State of myland Sounty of Battonice

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

HN J. DILLON, JR

BUNEAU OF THEIR DEPARTMENT OF TRAFFIC ENCORERNO

CHOPPET PLANNING

Mr. Sino Gentile 7334 Manchester Road Baltimore, Maryland 21222

RF: Variance Petition Item 20 Giro and Anna Sentile - Petitioners

August 8, 1972

Dear Mr. Gentiles

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

The subject property is located on the south side of Manchester Rood, 741 Fest west of Deverly Avenue in the 12th Olstrict of Saltimore lines; and are separated by a lot approximately 50 Fest wide. This censer lot is the subject of this veriance. The properties we wither side of the lot are improved as are the total on the north side of Manchester Rood, elthough there are other weent lots in this area.

This potition is being withheld from a hearing date until This potition is being withhold from a hearing date unit such time as reviseo alons are submitted that indicate the extension of Margo Bood at the rear of this property and all other structures within 200 feet of the property are shall. Also, those teems noted by the Sureau of Ingineering and the Health Department must be shown.

Very truly yours. Alm & Dillon & John J. Dillon, R., Chairman, Zoning Advisory Committee

JJD:JD

Enclosure

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING



DONALD J. ROOP, M.D., M.P.H.

Acting Director

Mr. S. Eric DiNenna, Zoning Commissione Zonina Advisory Committee Mr. S. Eric Dinenna, Zoning Cor Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nenna

Comments on Item 20, Zuning Advisory Committee Mauring, August 1, 1972, are as follows:

Proper by Owner: Giro and Anna Gentile Lacetion: \$/\$ of Manchester Road, 741 W of Beverly Avenue Preset Zoning: U.R.5.5 Proposed Zoning: Variance from Section 1802.38 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 Costa / p.for to any building permit being granted.

Very truly yours,

August 8, 1972

Ruberd & Williams Richard B. Williams Planner II Project Planning Division

-BALTIMOK COUNTY, MARYLAND DEPARTMENT OF HEALTH-



DEPARTMENT OF TRAFFIC ENGINEERING

August 9, 1972

Hr. S. Eric DiNenna

BALTIMORE COUNTY, MARYLAND

Item 20 - ZAC - August 1, 1972 Proporty Owner: Giro & Anna Gentile Manchester Road W, of Beverly Avenue Variance from Section 1602.38 to permit lot widths of 50' instead of req. 55'

No traffic problems are anticipated by the requested variance.

Very truly yours,

Buchaef & Harryon Michael S. Flanigan Traffic Engineer Associate

August 3, 1972

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

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 Present Zoning: D.R. 5 of From Section 1802.18 to present I validys of 50' instead of required 55'. District: 12 Wo. Acres: 50' x 200'

Metropolitan water and sever are available to the site.

Old dug well on the property must be backfilled.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mn

	Pursuant to the admissement, posting of property, and publishearing on the above petition
and	it appearing that by reason of the following finding of facts practical difficulty, majority
a£.	the lots in the area are improved with facty [50] foot lots, as such, the granting
يلو	the Veriance would not be unreasonable and

the the	above Variance should be had; and it further appearing that by reason ofthu health
S RAI	ety. and general welfare of the neighborhood not being adversely effected
18 1	
0 -	
F	riance to permit let widths of fifty [50] feet for the hereis de-should be granted scribed Lots A, B, and C /
3	IT IS CRIDERED by the Zoning Commissioner of Baltimore County this20th
17 44	ofOctober, 197 .2., that the herein Petition for a Variance should be and the
same	is granted, from and after the date of this order.
	() 511)
œ	Deputy Zoning Commissioner of Baltimore County
1	Pursuant to the advertisement, posting of property and public hearing on the above perition
and i	t appearing that by reason of

the al	bove Variance should NOT BE GRANTED.
п	r IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of	
	Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1972

Mr. S. Eric DiNenna Zoning Cormissioner County Office Building Towson, Maryland 2120h

Be: Item #20 ZAC meeting of August 1, 1972
Property Comar: Otro and Anna Gonthile
Location: 55 of Manchester Rd. 741' W of Beverly Ave.
Present Zoning: D.R. 5.5
Present Zoning: Location Section 1802.38 to permit
lot widths of 50' instead of required 55'

District: 12 No. Acres: 50' x 200'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

WiP:1d

W. sick Petrovich Field Rapresentative

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WHE CONT COCKES OF MANY ON
WHE WORD A CREMEN

CERTIFICATE OF PUBLICATION

OFFICE OF **Dundalk Eagle**

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY in the 29th day of September, 19 72; that is to say, the same was inserted in the issues of Sept. 28,1972

Kimbel Publication, Inc.



CERTIFICATE OF PUBLICATION

19.72.

Cost of Advertisement, \$.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

10 Mr. S. Eric DiNenno, Zoning Commissioner Date October 12, 1972

FROM Norman E. Gerber, Office of Planning

SUIJECT Petition (73-79-A, South side of Manchester Road 691, 23 feet East of Beverly Avenue, Puilten in Variance for Lat Widths.
Giro Certille and Anna Gentille - Petitioner

12th District

HEARING: Thursday, October 19, 1972 (1:00 P. M.)

The staff of the Office of Planning and Zoning will offer no comment

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to outline Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description___Yes

	MISCELLANEC
	DATE_JULY
LOWER DEPARTMENT OF BALTIMORE COUNTY #73-90-A	
19 N Toursen, Maryland 19 N Date of Posting Sept. 25-72	Giro Gentile, 8063 Stratmen Baltimore, Md.
12 Heaving There both 19. 1892 Co Vice D. M.	Petition for
1 1 1/1/52 Cast of Maryly me	
and some I dop lasted in Yound Let offing 681,220 Cat Sould Mary Barry 681,220 Cat	
Multip Cors. Multip Mus Date of return: Det 5-72	

BALTIMORE COUNT OFFICE OF FINANCE - RE MISCELLANEOUS CA	VENUE DIVISION	No. 3754
DATE July 13, 19	972 ACCOUNT 01-1	562
	AMOUNT	\$25,00
Giro Gentile, Jr. 8063 Stratmen Roa* Baltimore, Md. 2122	PHR - AGENCY	YELLOW - CUSTOMER
	2 548JL 14	

BALTIMORE COLUMNICE OF FINANCE - I	REVENI - DIVISION	No. 5100
Oct. 15	9, 1972 ACCOUNT 01-6	62
	AMOUNT	Щ.,00
WHITE - CASHIER	DISTRIBUTION PINK - AGE:CY	VELLOW - CUSTOMER
		ARTYON - CORLOACE

