

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 JOSEPH T. CARULLO and
 MARY J. CARULLO, legal owners 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 Sections 255.1 and 238.2 to allow a 30-foot rear yard setback instead of the required 30-foot setback and a 30-foot sideyard instead of the required 30 feet

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

Petitioners desire to enlarge existing structure and are unable to move the same from its present foundation. The existing lot is irregular in shape.

see attached description

73-247-A
 (Order No. 122)
 RECEIVED
 DIVISION
 OF ZONING
 JAN 23 1973
 BY: [Signature]
 FOR: [Signature]

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: Joseph T. Carullo, Mary J. Carullo
 Address: Rt. 15, Baltimore, Maryland 21220

Robert J. Ronacka, Irvin N. Caplan
 Address: 809 Eastern Boulevard, Baltimore, Maryland 21221
 Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March 1973, 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 Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 16th day of April 1973 at 10:00 AM.

Zoning Commissioner of Baltimore County.
 (over)

10:00 AM
 4/16/73

73-247-A
 114
 114-114-114

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 S. CHESTNUT AVE.
 TOWSON, MARYLAND 21284

February 21, 1973

JOHN J. DILLON, JR.
 Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

SCHOOL OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Messrs. Robert J. Ronacka and Irvin N. Caplan
 809 Eastern Boulevard
 Baltimore, Maryland 21221

Re: Variance Petition Item 122
 Joseph T. Carullo and Mary J. Carullo - Petitioners

Dear Mr. Ronacka:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Eastern Boulevard, 80 feet east of East Avenue, in the 15th District of Baltimore County. This M.L. (Manufacturing, Light) zoned property is currently improved with a one story frame dwelling used as a beauty shop. The M.L. properties to the east and west of this site are improved with residential structures. The properties to the rear are also residentially improved. The property directly across Eastern Boulevard is publicly owned and occupied by the United States Government.

This petition is accepted for filing, however, revised site plans must be submitted to this office prior to the hearing date that reflect the comments of the Office of Planning and Zoning.

Very truly yours,
 JOHN J. DILLON, JR.
 Chairman
 Zoning Advisory Committee

JJD:JGAE:JD
 (Enclosure)
 ccc Mr. Frank S. Lee
 1277 Neighbors Avenue (21237)

**Baltimore County, Maryland
 Department Of Public Works
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21284**

Bureau of Engineering
 ELLENWORTH H. LIVER, P. E. CHIEF

January 26, 1973

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item #122 (2-1973)
 Property Owner: Joseph and Mary Carullo
 5/8 of Eastern Blvd., 80' E. of East Avenue
 Present Zoning: M.L.
 Proposed Zoning: Variance from Sects. 255.1 and 238.2 to permit 7' rear yard setback instead of req. 30' and 11' side yard setback instead of req. 30'
 District: 15th No. Acres: 0.46 acres

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:

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sediment Controls:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, discharging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or danger 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.

As stated before, Eastern Boulevard (Md. 150) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

**BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
 TOWSON, MARYLAND 21284

January 3, 1973

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 21284

Dear Mr. DiNenna:

Comments on Item 122, Zoning Advisory Committee Meeting
 January 2, 1973, are as follows:

Property Owner: Joseph and Mary Carullo
 Location: 5/8 of Eastern Blvd., 80' E of East Avenue
 Present Zoning: M.L.
 Proposed Zoning: Variance from Section 255.1 and 238.2 to permit 7' rear yard setback instead of required 30' and 11' side yard setback instead of required 30'.
 District: 15
 No. Acres: 0.46

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,
 Thomas A. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21284



DEPARTMENT OF TRAFFIC ENGINEERING

EDWARD J. CLIFFORD, P.E. Wm. T. MULLIN
 CHIEF ENGINEER DEPUTY CHIEF ENGINEER

January 17, 1973

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item 122 - ZAC - January 2, 1973
 Property Owner: Joseph & Mary Carullo
 Eastern Blvd. E. of East Avenue
 Variance from Section 255.1 and 238.2 to permit 7' rear yard setback instead of req. 30' and 11' side yard setback instead of req. 30'
 District: 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variances to rear and side yards.

Very truly yours,
 Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
 Director
 David H. Fisher
 Administrator

January 3, 1973

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item 122
 Z. A. C. meeting Jan. 2, 1973
 Property Owner: Joseph & Mary Carullo
 Location: 5/8 of Eastern Blvd. (Route 150)
 Proposed Zoning: Variance from Section 255.1 and 238.2 to permit 7' rear yard setback instead of req. 30' and 11' side yard setback instead of required 30'
 Present Zoning: M.L.
 District: 15
 No. Acres: 0.46 acres

Dear Mr. DiNenna:

An inspection made at the subject site indicated that although the curb opening at the entrance is of sufficient width, the drive is only 17'4" in width. It was further noted that the entrance paving is in very poor condition. Any substantial improvements to the property would require repaving of the entrance for the full width (25'), and repaving from the right of way line to the edge of paving of the traveled way of Eastern Boulevard.

Paving of the entrance and construction of the proposed Parking Lot barrier curb will be subject to approval and permit from the State Highway Administration.

The 1971 average daily traffic count for this section of Eastern Boulevard is 15,300 vehicles.

Very truly yours,
 Charles Lee, Chief
 Development Engineering Section
 Harry R. Hughes
 by: John E. Meyers
 Asst. Development Engineer

CLJ:EHsb

Item #122 (1972-1973)
 Property Owner: Joseph and Mary Carullo
 Page 2
 January 22, 1973

Water and Sanitary Sewer:

Public water and sanitary sewerage are available to provide additional services to this site from the existing systems in Eastern Boulevard.

Very truly yours,
 Kenneth N. O'Brien, P.E.
 Chief, Bureau of Engineering

END:HAM:MAK:ms

1-NE Key Sheet
 14-NE 38 Position Sheet
 NE 1, J Topo
 91 Tax Map

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 Variance requested not adversely affecting the health, safety, and general welfare of the community,

to permit a rear yard of seven (7) feet and a side yard of seven (7) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1973, that the herein Petition for Variance should be and the same is granted, from and after the date of this Order, to permit a rear yard of seven (7) feet and a side yard of seven (7) feet instead of the required thirty (30) feet, subject to the approval of a site plan by the Zoning Commissioner of Baltimore County, the Department of Public Works, 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 17th day of April, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Cimby Acting Director

S. ERIC DINENNA Zoning Commissioner

January 19, 1973

Mr. S. Eric DiNenna, Zoning Commissioner

Dear Mr. DiNenna:

Comments on Item #122, Zoning Advisory Committee Meeting, January 2, 1973, are as follows:

Property Owner: Joseph and Mary Carullo Location: S/S of Eastern Blvd., 80' E. of Emala Avenue Present Zoning: M.L. Proposed Zoning: Variance from Section 255.1 and 238.2 to permit 7' rear yard setback instead of req 30' and 11' side yard setback instead of required 30'

District: 15 No. Acres: 0.46 acres

Four (4) foot high compact screening must be provided where the parking area is adjacent to residential premises.

Very truly yours, John L. Wimbley Planner I Project Planning Division Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1973

Mr. S. Eric DiNenna Zoning Commissioner

Re: Item 122 ZAC Meeting of January 2, 1973 Property Owner: Joseph and Mary Carullo Location: S/S of Eastern Blvd., 80' E. of Emala Ave Present Zoning: M.L. Proposed Zoning: Variance from Section 255.1 and 238.2 to permit 7' rear yard setback instead of req 30' and 11' side yard setback instead of req 30'

District: 15 No. Acres: 0.46

Dear Mr. DiNenna:

No effect on student population.

Very truly yours, W. Nick Petrovich Field Representative

H. EMILIE PARKS, President EUGENE C. HESS, Vice-President MRS. ROBERT L. GERNEY

MARCUS M. ROTKARS JOSEPH N. MCGOWAN ALVIN LORECK JOSHUA B. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR. RICHARD W. TRACEY, V.M.D. MRS. RICHARD C. HUERTEL

Phone, MU 7-6222

FRANK S. LEE

1277 NEIGHBORS AVENUE BALTIMORE, MARYLAND 21237

November 24, 1972

#2904 Eastern Blvd. South side of Eastern Blvd. 80 feet east of Emala Avenue 15th District Baltimore County, Maryland

Beginning for the same on the south side of Eastern Blvd. at the distance of 80 feet measured easterly along the south side of Eastern Blvd. from the east side of Emala Avenue, and thence running and binding on the south side of Eastern Blvd. by a line curving to the left with a radius of 129.50 feet for a distance of 165.00 feet, thence leaving Eastern Blvd. for 7 lines of division as follows: South 2 degrees 54 minutes East 77.05 feet, South 03 degrees 07 minutes West 19.40 feet, South 1 degree 56 minutes West 100 feet, North 13 degrees 07 minutes West 100.04 feet, South 03 degrees 06 minutes West 101.50 feet and North 2 degrees 54 minutes West 126.35 feet to the place of beginning.

Containing 0.46 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

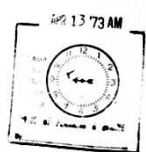
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1973 FROM: Norman E. Gerber, Chief Land Use Master Plans SUBJECT: Petition #12-247-A, South Side of Eastern Boulevard 80 feet East of Emala Ave. Petition for Variance for Side and Rear Yards. Petitioners - Joseph T. Carullo and Mary J. Carullo

15th District

HEARING: Monday, April 16, 1973 (10:00 A.M.)

This request does not conflict with the Master Plan or Comprehensive Zoning Map objectives.



ORIGINAL

THE ESSEX TIMES

ESSEX, MD. 21221 April 2, 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, 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 2nd day of April, 1973, that is to say, the same was inserted in the issue of March 29, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Paul Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 29, 1973

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 before the 16th day of April, 1973, the first publication appearing on the 29th day of March 1973.

THE JEFFERSONIAN

H. Frank Stewart Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTAGE

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

H73-247-A

District: 15th Date of Posting: 3-29-73 Posted for: Hearing on Apr. 16, 1973 @ 10:00 A.M. Postmaster: J. T. Carullo Location of property: S/S of Eastern Blvd. 80' East of Emala Ave. Location of Sign: Posted on with on Eastern Blvd. Opposite 80' East of Emala Ave. Remarks: Mailed by: Paul H. News Date of return: 4-5-73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received on this 21st day of

December 1972. Year # _____

[Signature]
Zoning Commissioner

Petitioner: Carullo Submitted by Teresa M. Carullo

Petitioner's Attorney: Carullo Reviewed by FTM

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		ZOC Sheet	
	date	by	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: <u>gfc</u>	Revised Plans: Change in outline or description <u>Yes</u> / <u>No</u>									
Previous case: _____	Map # _____									

Revised: Robert J. Carullo and Irvin S. Kaplan
209 Barbara Boulevard
Baltimore, Maryland 21201
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing

this _____ day of _____, 1973.

16th March

[Signature]
Zoning Commissioner

Petitioner: _____

Petitioner's Attorney: Joseph V. Carullo and Mary J. Carullo

Reviewed by: [Signature]
Zoning Advisory Committee

600 W. Frank S. Lutz 1277 Baltimore Avenue (21207)

BALTIMORE COUNTY, MARYLAND No. 8225
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 23, 1973 ACCOUNT: 43-660

AMOUNT: \$25.00

PAID TO - CASHIER: Irvin S. Kaplan, Insp.
809 Barbara Blvd.
Baltimore, Md. 21202
Petitioner For: Joseph V. Carullo

2500NC

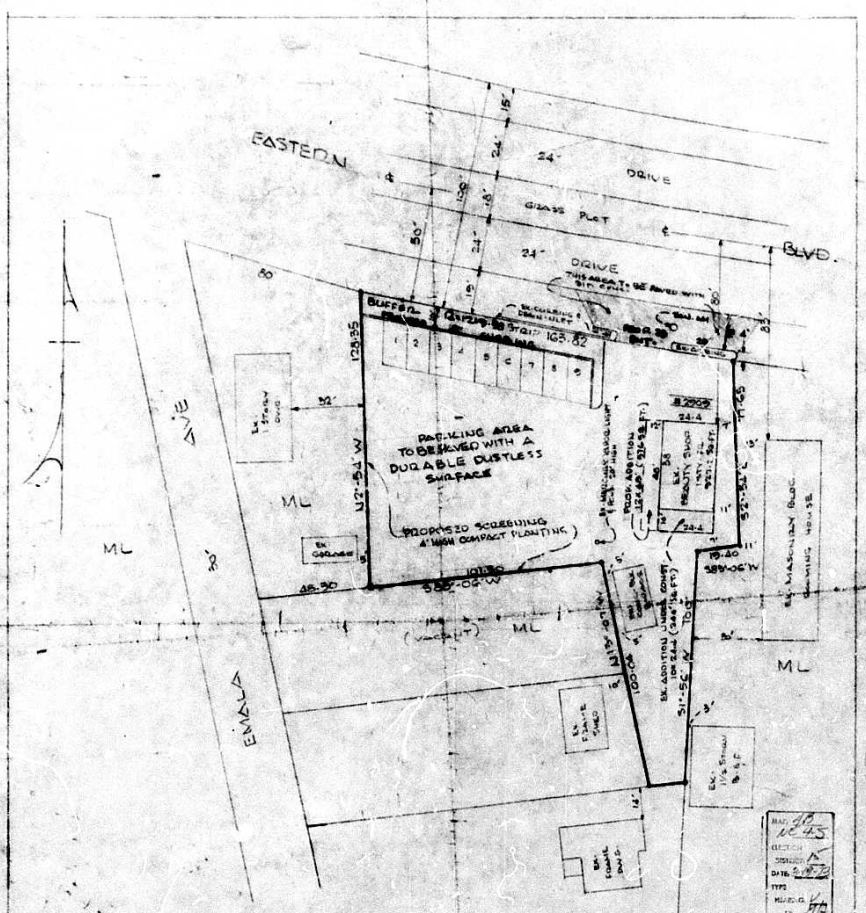
BALTIMORE COUNTY, MARYLAND No. 8287
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 16, 1973 ACCOUNT: 43-660

AMOUNT: \$47.00

PAID TO - CASHIER: Shirley's Beauty Salon
620 Barbara Blvd.
Baltimore, Md. 21202
Amounting and number of property: 17

4700NC



EX. USE - BEAUTY SHOP
 PROP. USE - SAME
 EX. ZONING - ML - NON CONFORMING FOR BEAUTY SHOP
 PROP. ZONING - ML - WITH AVANCEANCE FOR A 1' BEHIND YARD SETBACK INSTEAD OF THE REQUIRED 30' SETBACK AND A 11' SIDEYARD INSTEAD OF THE REQUIRED 30'
 AREA OF EXIST. BLDG - 927.2 (TOTAL 1174.2 SQ. FT.)
 AREA OF ADDITION - 244.0
 AREA OF LOT - 0.46 AC.

PARKING DATA

No. of PARKING SPACES REQUIRED - (1/800)(324.2 SQ. FT.) = 8
 No. of PARKING SPACES PROVIDED = 8

MD 1-7 AM

DATE	11-29-72
BY	[Signature]
TIME	11:29 AM

ZONING DEPARTMENT



No. 2909 EASTERN BLVD.
 137th District Baltimore County, Maryland
 Date: 11-29-72

#122
 Joseph E. Mary
 Carullo

FRANK & LEE
 1277 NICHOLS AVE.
 BALTIMORE, MD. 21237

