PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS (Dom 16. 935)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

or we, Edmond Notarangelo and wifegal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

setition for a Variance from Section 1E02. 2B(214. lb) to permit a side yard

setback for an interior end lot of a group home of nine (y) feet instead of the

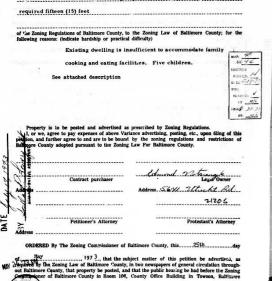
required fifteen (15) feet

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

Existing dwelling is insufficient to accommodate family

cooking and eating facilities. Five children.

See attached description



25th

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#325 #

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JOHN J. DILLON, IR

MEMBERS

BUNEAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISS PROJECT PLANNING DULLDING DEPARTMENT OARD OF EDUCATION ONING ADMINISTRATION INDUSTRIAL DEVELOPMENT

July 2, 1973

Mr. Edmond Notarangelo 5641 Utrecht Road Baltimore, Maryland 21206

RE: Variance Petition Item 225 Edmond Notarangelo Notarangelo - Petitioner

Dear Mr. Notarangelo:

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

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 southeast side of Utrecht Bond, 200 feet south of Rubens Road, in the 14th District of Saltimore County. The subject property is currently improvided at the two-story brick and frame deciling, which as these and of a group of group homes. There is curb appeared wisting along Utrecht Road it this location by the proposal is for 9x10 foot addition in the area which is currently used as a parkine pad. Homes in this vicinity are in excellent condition.

This polition 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

Mr. Edmond Notarangelo Item 225 Page 2 July 2, 1973

more than 90 days after the date on the 'iling certificate, will be forwarded to you in the near future.

Very truly yours.

John J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr:JD

Enclosure

Baltimore County, Maryland Department Of Public Works

ORDER RECEIVED FOR

DATE

Mr. S. Bric DiNenna Zoning Commissioner County Office Puilding Towson, Maryland 21204

Item #225 (1972-1973) Property Owner: Edmond Notarangelo, et ux Term #26 (19/2-19/1)
Froporty Owner: Edmond Notarangelo, et ux
SQL Utresh Road
Fresent Zoning: D.E. 10.5
Proposed Zoning: Variance from Section 1202,28 (211,15)
to permit a side yard setback for an interior end lot
of a group home of 9 instead of required 15'
District: 1104 No. Acres: 10.50' x 115'

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Ttem #225 (1972-1973).

Very truly yours,

ELLSMORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 88

J-ME Key Sheet 14 ME 17 Pos. Sheet ME & Topo 89 Tax Map

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIPPORD. P.E.

WM. T. MELTER

May 30, 1973

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

Item 225 - ZAC - May 22, 1973
Property Owner: Edword Motarangelo, et ux
564| Utrach. Road
Variance from Section 1802,28 (214,lb.) to permit a side yard
satback for an interior end lot of a group home of 91 instead
of required 15
District 15

ALTIMORE COUNTY

No Major traffic problems are anticipated by the requested variance to the side yard.

Very truly yours Michael & Hange Michael S. Flanigan Traffic Engineer Associate

MSF/pl

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



Mr. S. Eric DiNenna, Zoning Commissioner Office of Planaing and Zoning Jounty Office Building Towson, Maryland 21204

Comments on Item 225, Zoning Advisory Committee Meeting May 22, 1973, are as follows:

Property Owner: Edmond Notarangelo, et ux Location: 5641 Utrecht Road Present Zoning: D.R. 10.5 Proposed Zoning: Wariance from Section 1802.28(214.1b) to permit a side yard setback of 9' instead of required 15' for an interior end lot of a group home. home. District: 14 No. Acres: 34.88' x 115'

Since metropolitan water and sever are available, no health hazerd is anticipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Ma; 23, 1973

Mr. S. Eric DiNenna, Zonina Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Buildi

S. ERIC DINENN

nts on Item #225, Zoning Advisory Committee Meeting, May 22, 1973, are as follows:

Property Owner: Edmond Notarangelo, et ux
Location: 5641 Urecht Road
Present Zoning: D.R. 10.5
Proposed Zoning: Variance from Section 1802.28*214.1b) to permit a side yard setback
for an interior end lot of a group home of 9' instead of required 15' District: 14 No. Acres: 34.88' X 115'

This plun has been reviwed and there are no site-planning factors requiring comment

Very truly yours, John L. Wimbley
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

AREA CODE 201 PLANHING 484-5811 ZONING 494-5381

and it copearing that by reason of the following finding of facts that strict compliance with reasonable hardship upon the Petitioner. the shape Variance should be had; and it further appearing that by reason of the granting of or end lot of a group home of nine (9) feet instead of the required fifteen (15) Granted, from and after the date of this Order, to permit a side yard setback for sade is granted, from and after the date of this week. Opermit a sine ad afterior or nod lot of a group home of a fatherior or nod lot of a group home of father (15) feet, subject to the approva. If a site plan by the Depart. Depthy Joning Commissioner greent of Public Works and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petiti 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, 197 ..., that the above Variance be and the same is hereby DENIED.

DR. 5.5

D.R. 5.5

PUBLIC

DR 5.5

DR 105

D.R. 10.5

BL CSA

DR.5.5-

D.R. 3.5

D.R. 5.5

QR. 5.5

72-1784 DR 16- DR 16

R RECEIVED FOR FILING

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 22, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 225

Item 225
Froperty Orner: Edward Notarangelo, et ux
Josetion State Creekt Road
Freena Zoning: Use The State Creekt Road
Proposed Zoning: Variance From Section 1802.28 (211,1b) to permit a side
yard setback for an interior end lot of a group home of
9' instead of required 19

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

MRS ROBERT _ HEREY

MARCL S M. BOTGARIS JOSEPH N. MIGGWAN

T. BAYARD WILLIAMS, JR. RICHARD W. TRACEY, V.F.D.

DESCRIPTION FOR VARIANCE

Being located on the southeast side of Utrecht Road, approximately 200 feet southwest of Rubens Road and known as Lot No. 7 of Block F, Section Two of the Plat of Holland Hill, recorded amongst the Land Records of Baltimore County in Plat Book R.R.G. 29, folio 70.

14TH ELECTION DISTRICT

BAL MORE COUNTY, MARYL IND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiMenna, Zoning Commissioner

PROM William D. Fromm, Director Office of Planning and Zoning

OTTICE OF TRAINING MIN CONTINUES. SIDE OF THE PROPERTY OF THE STATE OF

14th District

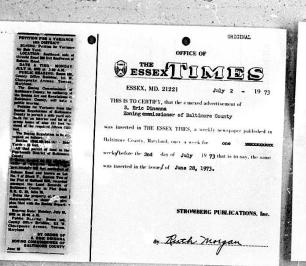
HEARING: Monday, July 16, 1973 (10:00 A.M.)

The staff of the office of Planning and Zoning will offer no comment on this petition at this time.

MDF:NEG:rw



17 16 15 DR 3. 2 10 Existing Publi Frcilities





CERTIFICATE OF PUBLICATION

appearing on the 25th day of June

District. 14 1 Date of Pasting Date of Pasting

H Man Date of return: 7/5/73

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BALTIMORE COUNTY, MARYLAND OFFICE OF PROJECT ACCOUNT OF 18. 11112 OFFICE OF 18. 11112 OFFICE OFFICE