

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the foregoing finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner due to the irregular shape of the lot

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. Variances to permit side yard setbacks of 47 feet

instead of the required 50 feet on the west side and 21 1/2 feet on the east side

of the required 50 feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of OCT, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to compliance with Bureau of Engineering comments, dated September 18, 1973 and approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Very truly yours, *James A. Dwyer*
Deputy Zoning Commissioner of Baltimore County

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 19th day of OCT, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

September 18, 1973

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

Re: Item #45 (1973-1974)
Property Owner: Frank Fabian and Thelma Louise Cosentino
N. of Hickory Meadow Rd., approximately 1500' E. of
Hickory Hill Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a sideyard of 47'
on the west side and 21 1/2' on the east side instead of the
required 50'
District: 8th No. Acres: 1.33 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:

Hickory Meadow Road, an existing County road which presently terminates with a T-intersection at the west side of this property, see plat of Hickory Meadow, O.T.D. 31 Folio 125, must be extended across this lot on a 50-foot right-of-way to the easterly property line. Highway improvements including highway right-of-way and any necessary reversible easements for slopes will be required in connection with any grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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 not available to serve this property.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENK:FW:iss
cc: J. Somers

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

Wm. T. Melzer
DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item #45 - ZAC - August 28, 1973

Property Owner: Frank Fabian and Thelma Louise Cosentino
N. of Hickory Meadow Road, approximately 1500' E. of Hickory Hill Road

Variance to permit sideyard setback of forty-seven (47) feet on the west side and twenty-one and one-half (21-1/2) feet on the east side instead of the required fifty (50) feet
District 8

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/ph

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 29, 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 21204

Dear Mr. DiNenna:

Comments on Item 45, Zoning Advisory Committee Meeting August 28, 1973, are as follows:

Property Owner: Frank Fabian & Thelma L. Cosentino
Location: N. of Hickory Meadow Rd., 1500' E. of Hickory Hill Road

Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a sideyard setback of 47' on west side and 21-1/2' on east side instead of required 50'
District: 8
No. Acres: 1.33

Complete soil evaluation must be conducted.

Water well must meet Health Department requirements.

Very truly yours,

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

HVS:mn

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 31, 1973

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

Z.A.C. Meeting of: Tuesday, August 28, 1973

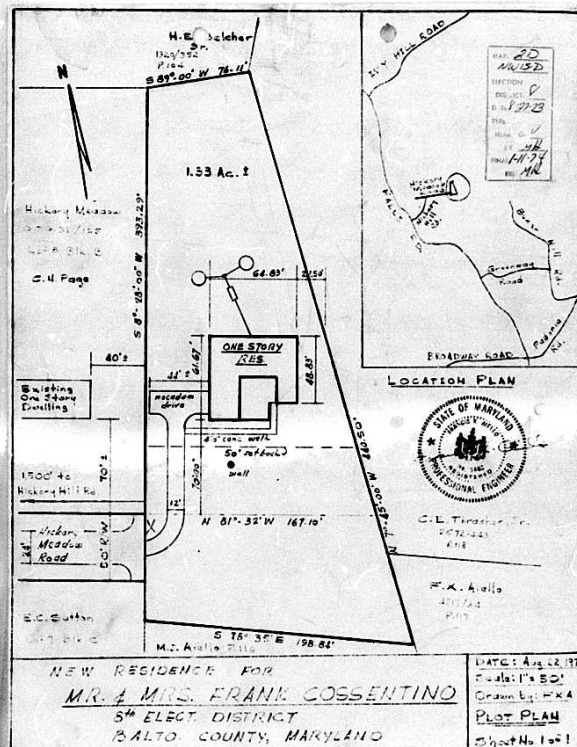
Re: Item #5
Property Owner: Frank Fabian and Thelma Louise Cosentino
Location: N. of Hickory Meadow Road, approximately 1500' E. of Hickory Hill Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a sideyard setback of forty-seven (47) feet on the west side and twenty-one and one-half (21-1/2) feet on the east side instead of the required fifty (50) feet.

District: 8
No. Acres: 1.33 acres

Dear Mr. DiNenna:

No adverse effect on student population

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative



PATENT FOR VARIANCE
ON PETITION
The Board of Education of Baltimore County, by authority of the Board of Education of Baltimore County, has granted a variance to the property of Frank Fabian and Thelma Louise Cosentino, as shown on plat of Hickory Meadow Road, approximately 1500' E. of Hickory Hill Road, to permit a sideyard setback of 47 feet on the west side and 21-1/2 feet on the east side instead of the required 50 feet. The variance is to be in accordance with the provisions of the Baltimore County Zoning Regulations, Chapter 21, Section 100.1.1. The variance is to be in accordance with the provisions of the Baltimore County Zoning Regulations, Chapter 21, Section 100.1.1. The variance is to be in accordance with the provisions of the Baltimore County Zoning Regulations, Chapter 21, Section 100.1.1.

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 October 8, 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 8th day of Oct., 1973; that is to say, the same was inserted in the issue of October 4, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 October 8, 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. at one time, one week before the 23rd day of October, 1973, the first publication appearing on the 18th day of October 1973.

THE JEFFERSONIAN
S. Leach Smith
Manager

Cost of Advertisement, \$.....

1-SIGN 74-104-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: OCT. 5, 1973
 Posted for: PETITION FOR VARIANCE
 Petitioner: FRANK F. COSENTINO
 Location of property: N/S. OF HICKORY MEADOW ROAD 1500' E. OF
HICKORY HILL ROAD
 Location of Signs: N/S. OF HICKORY MEADOW ROAD 1500' E. OF
HICKORY HILL ROAD
 Remarks: _____
 Posted by: Thomas F. Boland Date of return: OCTOBER 12, 1973
 Signature

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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>JBB</u>	Revised Plans: Change in outline or description: <u>Yes</u>					Map # _____				
Previous case: _____										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 24th day of August 1973. Item # _____

S. Eric Duncan
Zoning Commissioner

Petitioner: Consentino Submitted by: Duncan
 Petitioner's Attorney: Duncan Reviewed by: JBB

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12709

DATE: Sept. 28, 1973 ACCOUNT: 01-442

AMOUNT: \$42.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

The Engineering and Consultants Corp.
440 E. Joppa Rd.
Towson, Md. 21204

Advertising and posting of property for Frank Consentino
74-104-A 48-51-01 51 48.50 MSC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12443

DATE: Sept. 28, 1973 ACCOUNT: 01-442

AMOUNT: \$25.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Robert C. Duncan, Esq.
410 E. Joppa Road
Towson, Md. 21204
Petition for Variance for Frank F. Consentino
74-104-A 48-51-01 51 25.00 MSC