PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZORING COMMISSIONER OF BALTHORE COUNTY:
Frank Pablan Cossentino and from
1 or wathering account of the property situate in Balthore
County and which is described in the description and plat stached hereto and made a part between
hereby petition for a Variance from Section. IA00.3 B. 3. to permit mide yard
mathacks of A7. instead of the required 50. on the west side. If the required 50. on the west side.

of the Zening Regulations of Baltimore County, to the Zening Law of Baltimore County; for them. Are following reasons: (Indicate hardship or practical difficulty to maintain architectural conformity and building line conformity to the existing homes in the area as this lot is narrow and irregular in shape, thereby necessitating a narrow, esthetically unacceptable dwelling. The side yard setback variance would be from 50° to 47° on the west side and from 50° to 21½ on the east side and from younded and undewe pad and proper spacing between future houses can easily be achieved.

see attached description

RECEIVED FOR FILING Ordal 21, 1973	petition	and further a	pay expenses of abor- gree to and are to be sted pursuant to the 2	bound by the	ertising, posting, etc., upon filing of this zoning regulations and restrictions of Baltimore County.
LECEIVED Leaves	30		Contract purchaser	Addre	Lagal Owners Lagal Owners 3414 Redman Street
DATE A	N. A.		Duncan, Atty.		Balti. re, Md. 21207
	Address	Towson,	oppa Road Md. 21204		County, this 33.4t day
_ NOS		by-the Zonin	g Law of Baltimore Co	ounty, in two ne	ter of this petition be advertised, as waspapers of general circulation through- public hearing be had before the Zoning Office Building in Towson, Baltimore
D And Co.	Marien,	on the 23			
1	PLATE !			Zonka	Commissioner of Baltimore County.

DESCRIPTION

Beginning at a point on the northerly right of way line of Hickory Meadow Road, Approximately 1500' East of Hickory Hill Road and thence running the five (5) following courses and distances:

- 1) S 8° 28'00" W 79'
- 2) S 78° 35' E 198.84'
- 3) N 70° 45'00" W 440.50"
- 4) S 89° 00' W 76.11'
- 5) and S 8° 28'00" W 214' to the place of beginning Eight Election District

Roger C. Duncon Attorney at Law 410 E. Joppa Road Townon, Ml. 21204

Office Excepted

October 30, 1973

Mr. James E. Dyer Deputy Zoning Commissioner County Office Building Towson, Md. 21204

Re: Petition for Variance Frank Cossentino # 74-104-A

ear Sir:

Please be advised that Mr. and Mrs. Frank Cossentino accept all responsibility for any costs or damages which may result from any appeal that may be entered in the

Very truly yours,

Roger C. Duncan,
Actorney for Frank
Fablan Cossentino
and wife

rcd/d



ILLIAM D. FROMM

S. ERIC DINENNA



October 9, 1973

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 #45, Zoning Advisory Committee Meeting, August 28, 1973, cre as follows:

Property Owner: Frank Fobian and Thelma Louise Cosentino
Location; N. of Hickory Meadow Road, approximately 1500° E. of Hickory Hill Road
Existing Zoning: N.D. There is permit a slubyard setback of forty—seven (47) feet on the
Proposed Zoning: was also and eventy-one and one-holf (21-4/2) feet on the east side
instead of the required fifty (50) feet.

Election District: 8 No. of Acres: 1.33 acres

The existing road must be extended through the property.

Very truly yours,

John L. Wimbley
Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING.
BUITE 301 JEFFERSON BUILDING 105 WEST-CHEAPEARE A VEHILE TOWSON, MARYLAND 21204
ARAC GOST 201 PLANNING 48-2811 TOWNING 48-2811

Roger C. Duncan, Esq.
Item 45 - Frank and Thelma Louise
Cosse tino

of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> John Dillon J JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosure

おし井

104-

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Roger C. Duncan, Esq., 410 E. Joppa Road Towson, Maryland 21204

Dear Mr. Duncan:

GUNTY OFFICE BLDG.
11 W. Chesspeake Ave.
owner, Maryland 21704

JOHN J. DR.LON, JR. Chairman

NEWNERS

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISSION

BUREAU OF THE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT

PROJECT PLANSING
BUYLDING DEPARTMENT
BUJED OF THE CATION
FOR HIS AUGUST EATION
STOUGHERAL
DEVELOPMENT

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.

RE: Variance Petition Item 45 Frank Pabian Cossentino and Thelma Louise Cossentino -Petitioners

These comments are not intended to ind' ate 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 projecty is located on the north side of Hickory Meadow Road, 1500 feet east of Hickory Hill Road, in the 8th District of Baltimore County. This RDP lot, which contains 1.33 acres of land, is on a peculiarly shaped lot. The petitioner is requesting a side yard variance of 21-1/2 feet and 44 feet instead of the required 50 feet.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

COUNTY OFFICE BUILDING

September 18, 1973

Bultimare County, Margland

Department Of Bublic Morks

COUNTY OFFICE BUILDING

COUNTY OFFICE BUILDING

Bureau of Engineering

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

Re: Item #85 (1973-197h)
Property Owner: Frank Fabian and Thelas Louise Cossentino
N. of Hekory Neadow Md., approximately 1500° S. of
Hickory Hill Md.
Existing Zoning: RJD.P.
Proposed Zoning: Variance to permit a sideyard of 197
on the west side and 219 on the east cide instead of the required 50° District: 8th No. Acres: 1.33 acres

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.

Hickory Meadow Road, an existing County road which presently terminates with a Tea-turnaround at the west side of this property, see plat of Hickory Meadow, O.7.0. 31 Follo 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 movemant avarance was a second to first a supervised to the commention with any grading or building parent application. The plan must be revised to indicate the propered 50-foot right-of-way.

The Fetitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to algaent 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 Fetitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property.

Very truly yours, ELISMORTH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM:FWR:ss

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

September 27, 1973

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

Item 45 - ZAC - August 28, 1973 Property Owner: Frank Fabian and Thelma Louise Cossentino N of Hickory Meadow Road, approximately 1500¹ E of Mickory Hill Road

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

No traffic problems are anticipated by the requested variances to

Very truly yours,

Dychael & Hamigar. Michael S. Flanigan Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



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

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. Cossentino Location: N of Hickory Meadow Rd.,1500' E of Hickory

Present Zoning: R.D.P.
Hill Road
Proposed Zoning: Variance to permit a sideyard methack
of 47' on west side and 21-1/2' on east side
instead of required 50'
No. Actes: 1.33

Complete soil evaluation must be conducted.

Water well must meet Health Department requirements.

Very truly yours,

Thom & xenhi Thomas H. Devlin, Director BUREAU OF ENVIKONMENTAL SERVICES

HVR: mo

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204 Date: August 31, 1973

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

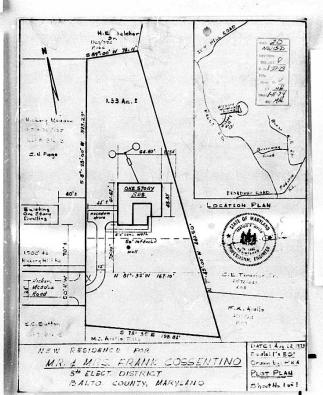
Z.A.C. Meeting of: Tuesday, August 28, 1973

Re: Item 15 Property Owner: Location: Present Zoning: Frank Pakinn and Thelms Louise Cossentine H. of Hickery Headow Road, approximately 1500' E of Hickery Hill RL.D.P. Variance to permit a sidepard estimate for forty-seven (k7) feet on the west side and twenty-one and one-half (21-1/2) feet on the cast side instead of the required fifty (50) feet.

1.33 acres

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

T. BAYARD WILLIAMS JR RICHARD W. TRACEY, V.M.D. MRS. RICHARD K. WUCKFEL





ORIGINAL TOWSON I MES

THIS IS TO CERTIFY, that the annexed advertise S. Eric Dinenna, Zoning Commissioner of Baltimos County ted in THE TOWSON TIMES, a weekly newspaper ore County, Maryland, once a week for One weeks before the 8th day of Oct., 193; that is to say, the same

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 1 19.73 October 19.73. the direct publication appearing on the kth day of October

19.73.

1- SIGN

74-104-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

District Sth	Date of Posting Oct. 5,1973
Posted for: LETITION FOR VA	PRIBNCE
Petitioner: FIRANK F. Coss Location of property: N'S OF HIS HISKORY HILL BORD	CHORY MENDOW BOAD 1500 E OF
HICKORY HILL BOND	ckeny Menson Kons 1500 ten- Lot
Posted by Flormas R. Bolo	and Dale of return OctroBer 12 1973

PETITION	MAPPING PROGRESS					SHEET				
FUNCTION	Wall Map				Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	dote	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JBGAIL Previous case:			(Chang	ed Pla	tline	or des	ripti		Yes No

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH PECEIPT	12709
	N.42
DATEMENT Det. 31, 1979 ACCOUNT	
AMOUNT_AM	Len
WHITE - CARMER PRIX - AGENCY	YELLOW - CUSTOMER
The Engineering and Consultants C 510 E. Japps Dd. Torsen, Nd. 31205	
MCINIA WANDING Shan	ty for Frenk Consentino 4 8.5 Oxsc

BALTIMORE COUNTY, OFFICE OF HINANC REVER MISCELLANEOUS CASI	NUE DIVISION	12443
ATE Sept. 28, 19	73 ACCOUNT 01	-662
	AMOUNT	\$25,00
	PINK - AGENCY	VELLOW - CHATCHES
Rober C. Dunca	n, Bay.	
410 E. Joppa B		1
Towson, Mt. 21	204	
74-104-40 6	Ohmu St. Lin	mk P. Consentio

BALTIMOR COUNTY OFFICE OF PLANNING . D ZONING

County Office Building 11 W. Cheespeake Avenue Townse, Maryland 21204

Your Patition has been received * this <u>24th</u> day of 1973

S. Eric DiNamid
Zaning Committatener

Petitioner Coccumitime Submitted by Dumnary

Patitioner's Attenday Dumcomi Reviewed by JORGE

* This is not to be interperted as acceptance of the Parition for assignment of a hearing