

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John A. Offidani, legal owner 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 Section 10-103 (1) to permit a rear yard setback of 17 ft. in lieu of the required 30 ft.

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

Having three teenage sons, and a mother-in-law coming to stay, an additional bedroom is a necessity at this point.

See attached description

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.

DATE: January 13, 1974
BY: John A. Offidani
Contract purchaser: John A. Offidani
Address: 512 Meadow Road, Baltimore, Md. 21206
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 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 Commissioner of Baltimore County in Room 104, County Office Building, in Towson, Baltimore County, on the 11th day of February, 1974, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

ORDER RETURNED FOR FILING

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DATE: January 13, 1974

BY: John A. Offidani

DESCRIPTION FOR VARIANCE

John A. Offidani

BEGINNING at a point on the west side of Meadow Road, 100.51 feet south of Weccota Rd., and thence running and binding along said west side of Meadow Road by a line curving to the right with a radius of 999.17 feet, a distance of 36.57 feet; thence South 83 degrees 39 minutes 10 seconds West 112.72 feet; thence North 6 degrees 20 minutes 50 seconds West 36 feet, thence North 83 degrees 39 minutes 10 seconds East 106.35 feet to the point of BEGINNING.

Also known as 512 Meadow Road.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 23, 1974

Mr. John A. Offidani
512 Meadow Road
Baltimore, Maryland 21206

RE: Variance Petition
Item 109
John & Helen Offidani

Dear Mr. Offidani:

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 west side of Meadow Road, 100.51' south of Weccota Road, in the 14th District of Baltimore County. This property, which is zoned D.R. 5.5, is requesting a Variance to permit a rear yard setback of 17 feet instead of the required 30 feet.

The properties in this area are improved with semi-detached dwellings that front on an open area along Meadow Road. This property is well maintained, and the rear yard is enclosed with a fence.

In observing properties in this vicinity it appears that other dwellings in this area have added on to the rear of their dwellings, and at least one was observed to have approximately the same rear yard as the subject property.

Mr. John A. Offidani
Item 109
Page 2
January 23, 1974

This petition 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 more than 90 days after the date on the filing 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 COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Branch of Engineering
ELLSWORTH M. DIVER, P.E. CHIEF

January 9, 1974

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

Re: Item 109 (1973-1974)

Property Owners: John and Helen Offidani
Location: W/S of Meadow Rd., 100.51' S. of Weccota Rd. 512 Meadow Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 17' instead of the required 30'
No. of Acres: 36.57' x 106.35' x 112.72'
District: 14th

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.

General:

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 Item #109 (1973-1974).

Very truly yours,

Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FOR:SS

JMS Key Sheet
20 NE 13 Pub. Sheet
NE 5 S Topo
SI Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 21, 1973

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

Re: Item 109 - ZAC - December 11, 1973
Property Owners: John & Helen Offidani
Meadow Road S. of Weccota Road
Variance to permit rear yard setback
Dist. 14

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 13, 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 109, Zoning Advisory Committee Meeting December 11, 1973, are as follows:

Property Owner: John & Helen Offidani
Location: W/S Meadow Rd., 100.51' S of Weccota Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 17' instead of required 30'
No. of Acres: 36.57' x 106.35' x 36' x 112.72'

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mno

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



January 14, 1974

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 #109, Zoning Advisory Committee Meeting, December 11, 1973, are as follows:

Property Owners: John & Helen Offidani
Location: W/S of Meadow Road, 100.51 feet S of Weccota Road 512 Meadow Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of seventeen (17) feet instead of the required thirty (30) feet
No. of Acres: 36.57 feet X 106.35 feet
35 feet 112.72 feet
District: 14th

The site plan must be revised to show all existing buildings on the property.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

