PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS JUICE A

(Jum 110.109)

9/1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John 6. Hglen.Offidani... had owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1802.3C(1)

hereby petition for a Variance from Section...to permit-a-renr-yerd 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.

If or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petitibin, and further agree to and are to be bound by the zoning regulations and restrictions of Ballowire County adonted oursumant to the Zonine Law few Railmone County. John A. Officani Address 5/2 Meadow Rd. Balle. Md. 21206

of December 1973, that the subject matter of this petition be advertised, as requiring that the Zoning Law of Baltimore County, in two newspapers of general circulation through County in Statimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore day of February 197 h, at 10:00 clock

> 12 Zoning Commissioner of Baltimore County.

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.

January 23, 1974

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

RE: Variance Petition Item 109 John & Helen Offidani

Dear Mr. Offidani:

Charles of a

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 ware 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 Meccota Road, in the 14th District of Baltimore County. This p.operty, 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 of the self-unit beheld not less than 30, nor more than 90 and after the date on the filing certificate, will be fewarded to you in the near future.

Very truly yours, behr 1 Helley JOHN J. DILLON, JR. Chairman, Zoning Advisory Committee

JJDJr.:JD

Enclosure

Baltimore County, Margland Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

Bareau of Engineering

M.L.D.

January 9, 1974

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

Re: Item MO9 (1973-197h) Item 809 (1973-1974)
Property Owner: John and Helen Officiani
W/S of Mendew Rd., 100.51'S, of Mecocata Rd. 512 Mendew Rd.
Existing Conner; D.M. 5.5'
Proposed Zoning: Variance to permit a rear yard setback
of 17' instead of the required 30'
No. of Aeros: 36.57' x 105.35'
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13.7 District: 14th

The following comments are furnished in regard to the plat substitud to this office for region by the Zoning Advisory Committee in connection with the subject itum.

Raltimore County utilities and highway improvements are not involved. This office has no Aurther communt in repard to the plan substitud for Zoning Advisory Committee review in connection with this Item #109 (1973-1974).

Doennet or Diser

END. FAM. FWR. ss

J-NE Key Sheet 20 NE 18 Pos. Sheet NE 5 E Topo 81 Tax Map

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD P.E. WM. T. MELZER

December 21, 1973

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

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

Dear Mr. DiNenga:

No traffic problems are anticipated by the requested variance to the

Very truly yours, Michael Hange

HSE-nle

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

December 13, 1973

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

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

Comments on Item 109, Zoning Advisory Committee Meeting December 11, 1973, are as follows:

Property Owner: John & Helen Offidani Location: W/S Neadow Rd., 100.51' S of Neccota 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' & 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: mné

WILLIAM D. FROMM

S. ERIC DINENNA



January 14, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Raltimore County Office Building Towson, Maryland 21204

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

Property Owner: John & Helen Offidani
Lacation: W/S of Meadow Road, 100.51 feet S of Weccoto Road 512 Meadow Road
Estining Zoning: D.R.5.5
Proposed Zoning: Veriance to permit a reary surd setback of seventeen (17) feet instead
of the required thirty (30) feet
No. of Acres: 35.37 feet X 106.35 feet
T12:72 feet

District: 14th

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

Very truly yours, John Zel embly John L. Wimbley Planning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING ILDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

Pursuant to the advertisement, post	ing of property, and public hearing on the above Petition
and it appearing that by reason of the fo	blowing finding of facts that strict compliance with
the Baltimore County Zoning Re	boa yiluzidib lezitzarq ni iluser bluow anoitsuu
unreasonable hardship upon the	Petitioners,
On the state we have	man 1
the above Variance should be had; and	it further appearing that by reason of the granting of
the Variance requested not adve	reely affecting the bealth, safety, and general
welfare of the community, the V	sriance to parmit a rear yard sethack of seven-
teen (1.7) feet in lieu of the requi	red thirty (30) feet abould he granted
1	
13	missioner of Baltimore County, this/3
IT IS ORDERED by the Zoning Com	missioner of Baltimore County, this
the approval of a site plan by the ment of Public Works and the Of Planning and Zoning.	fice of Al Million
ā	Zoning Commissioner of Baltimore County
l'ursuant to the advertisement, posti	ing of property and public hearing on the above petition
and it appearing that by reason of	<u>-</u>
he above Variance should NOT BE Gi	KANTED.
IT IS ORDERED by the Zoning Com	missioner of Baltimore County, thisday
of, 197, that	the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 5, 1973

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

Z.A.C. Meeting of: December 11, 1973

Re: Item 109
Property Omer: John & Helen Offidani
Location: W/C of Meadow Rd., 100.51 ft. S. of Weccota Rd. 512 Meadow Rd.
Procent Zoning D.R. 525
Proposed Zoning Warlance to permit a rear yard setback of seventeen (17) ft.
Instead of the required thirty (30) ft.

District: No. *cres:

Dear Mr. DiNenna:

No bearing on student population.

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

H. EMBLIE PARKS, PRINCENT EUGENE C. N.CSS, 1111 - 11110111 MRS. HODGET L. DERNEY

OBTOTNAL.

OFFICE OF

@ESSEXTIMES

ESSEX, MD. 21221

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 x0000000000

week before the 28 day of January 1974 that is to say, the same was inserted in the issue of January 24, 1974.

STROMBERG PUBLICATIONS, Inc.

By Deth Margan

25.00 MEC

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 24 19.74 THIS IS TO CERTIFY, that the sanexed advertisement was iblished in THE JEFFERSONIAN, a weekly newspaper printed day of February 19 74 the frest publication appearing on the 2hth day of January

L. Leank Struck

No. 13088

BALTIMORE COUNTY, MARYLAND DATE Jamery 21, 1974 ACCOUNT 01- 62 AMOUNT \$25.00 PINK - AGENCY Money Order #626109
Petition for Variance formJohn Offidani
#74-163-4

283755 M 21

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

DATE Pab. 8, 1974 ACCOUNT 01-662

John A. Offidani Baltimore, Md. 21206 advertising and posting of property 4 5.5 C ast #7b-163-A

BALMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 7, 1974

PROM William D. Fromm, Director of Planning

SUBSECT Petition #74-163-A. West side of Meadow Road 100.51 feet South of Weccota Road. Petition for Variance for a Rear Yard. Petitioner - John and Helen Offidani

14th District

HEARING:

Monday, February 11, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

William D. Fromm, Director of Planning

WDF:NEG:rw

THE MEADOW ROAD (40') 10051 70 Existing Use: Residence Existing Zone DR. 5.5

Existing Zone DR. 5.5

Existing Zone Detached 32.66 ei detabed Dedlay iemi-detached Puelling DR.5.5 Existing USE Residential
Existing Zone: DR.5.5 Location Plan Plat for VARIANCE Petition John & Officiani Robic Water and Source Enstry Ex Zong DR 55

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towsen, Moryland

#74-163-A

Date of Posting 1-24-74 Posted for Hearing Mon Jet 11, 1974 & 11:ce AM. Petitioner John Officiani.
Location of property 11/15 of Meadles Sol 166:51 Se. J. Realth Od Location of Signer Dec John Ported Law Front of 16 512 Posted by Musl N. Huss. Date of return: 1-31-74

PETITION	MAPPING			PROGRESS			SHE	T		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	dore	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:		_			ed Pla		or des	ripti	on	Yes
Pre ious case;			,	dap #						No

Ar. John A. Offidani 512 Headow Road Baltimore, Maryland 21206

BALTIME COUNTY OFFICE OF PLANNING AND ONING TERM 109

County Office Building 111 W. Chesepeeke Avenue Towson, Nerviend 21204

Your Petition has been received and accepted for filing

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesopeake Avenue Towson, Maryland 21204