PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

C.

I, or we_SESMACL.and_Joseph_Yeralli_legal ownert_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3B (202.3) to permit a side street setback of 28 feet from the property line and 58 feet from the center of the street instead of the required 50 feet and 75 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate nardship or practical difficulty) We purchased the house after it was built, and it was positioned on the lot such driveway and rear house entrance were on the Sunburst Road side. The asthetic location for the garage would be at the end of the existing 150 feet driveway, attached to the corner of the house adjacent to the rear house Any other garage location would require a new driveway, regrading, and relocation of the rear house entrance.

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
tion, and further agree to and are to be bound by the zoning regulations and rest-fictions of
unper County adopted pursuant to the Zoning Law For Baltimore County.

.005 Legal Owner Address 4401 OLD FREE RD BURDIN MD

RECEIVED FOR FILING

of. February. 197 h, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltomore County, in two newspapers of general circulation throughout Baltimore County, that properly be posted, and that the public heating be than before the Zoning Commissioner of Baltimore County in Room 106, County Office Baltimore in Townon, Baltimore

County, on the 26th day of Harch 197 4., at 191456 clock

ERED By The Zoning Commissioner of Baltimore County, this 22nd

Zoning Commissioner of Baltimore County. N 35H 3/26/20

G

4-4-4 MR. D' HENUN I was GROWTED & ZORCHIG VARIANCE A FERMITTING CONSTRUCTION OF PLANTED GORAGE SELL 28 EL EEN LIE SIDE EVERET INSTEAD OF THE ENQUIRED SO WO TEFERT. I women the bree to want me 28 April 74 START CONSTRUCTION, BECAUSE I MAY LOSE MY BUILDER. IE GROWED TERMISSION TO ISSUANCE OF A BULLDING PERMIT, 2 WOULD ABSOLVE BALTIMORE COMENT OF ANY RESPONSIBILITY SHE SHOULD ENGINES WITE DU APPEAL FET. HOD EQUIEST ENGINEERING of the greage. A 82.00 REFERENCE PETITION THE 74-214-A

Description for Variance

Roads and known as Lot No. 10 of Block "A" of the plat of Sweet Air Manor, recorded amongst the Land Records of Baltimore County in Plat Book R.R.C. 30, folio 65. Also known as 4401 Old Farm Road.

10th Election District

Baltimore County, Maruland Bepartment Of Public Works

COUNTY OFFICE BUILDING

February 19, 1974

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

Item #132 (1973-1974) Them #312 (1773-1978).
Troperty Convers: Stewart & Joseph Varelli
Toroperty Convers: Stewart & Joseph Varelli
Existing Tourism Tourism

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 #122 (197) - 1976).

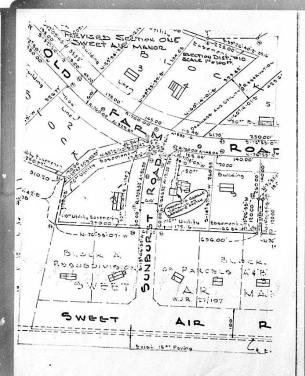
Very truly yours,

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

END: EAM: FWR: 88

L. ALARI ITALIA SEMENALA 4.03 ELEROBE AVEN TO ALDIMORE TO MAY YEARD THORSES OF THE T COPEAN GENCET GAMBURGE, MARVEAUD - AC 1-1-0 ELON PD. LOT Nº 10 BLOCK A SUNBURSY 44 MANQE (ACM- LOCALE) ידפום א This is to certify that I have surveyed to property as shown become for the jurist of locating the improvements only, ich in me may constitute a survey for the improvements. located as those, Langer 67 Signed, Ten 10 de

" 111 50' h. - 1 mch



Baltimore County Fire Department



Towson. Maryland 21204 825-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Steuart & Joseph Varelli

Location: The SE/C of Old Farm & Sunburst Roads

Item No. 132

Gentlenen:

Zoning Agenda February 5, 1974

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at interval of the shall be located at interval of the shall be located at a property of the shall be located with Baltimore county Standards as published by the Department of Public More of the state.

() 2. A second means of vehicle access is required for the site.

3. The whiled dead-end condition shown at

2. The vehicle dead-end condition snown at

EXCESS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the properties of the properties of the properties of operations of operations of operations of operations of operations of operations and structures existing or proposed on the site shall comply with all applicable requirements of the Hational Fire Protection Association Standard No. 10 the Hational Fire Protection Association Standard No. 10 the June are approved as drawn.

(1) 7. The Fire Prevention Sureau has no comments at this time.

Reviewer: Planning Group Special Inspection Division Street Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

February 8, 1974

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

Dear Mr. DiNenna:

Comments on Item 132, Zoning Advisory Committee Meeting February 4, 1974, are as follows:

Property 'Nner: Steuart & Joseph Varelli Location: Gorner Old Farm & Sumburst Roads Proposed Coning: Variance to permit side street setback of 28' from property line and 58' from C/l of street instead of reg'd 50' and 75' respectively. No. Acres: 179.17' x 260.35'

Water well in good physical condition. Disposal system functioning satisfactorily.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

mls 4/16/73

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the dwelling and well is located on the site so as to make it impossible to construct a garage in a logical and asthetically pleasing location and comply with the required side street setbacks, and strict compliance with the Baltimore County Zoning Regulations resulting in practical difficulty and unreasonable hardship upon the Petitioner, the above Variance should be had; and it further appearing that by reason of the granting of the Yariance requested not adversely affecting the health, safety and general fare of the community, a Variance to permit a side street setback of 28 feet n the property line and 58 feet from the street instead of the required 50 fee and 75 feet, respectively, should be granted. ____, 197 4__, that the herein Petition for a Variance should be and the 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 IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______day 197 that the above Variance be and the same is hereby DENIED



CERTIFICATE OF PUBLICATION

TOWSON, MD ... March 7. appearing on the ____ Ztb ___day of ___ March 19.74 THE EFFERSONIAN,

FROM William D. Fromm, Director of Planning

HEARING: Tuesday, March 26, 1974 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

There are no planning issues in this petition thich would directly affect the master plan.

BATIMORE COUNTY, MARWAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date March 19, 1974

SUBJECT Petitin #74-214-A. "Outheast corner of Old Farm and Sumburst Roads Petition for Variance for Side Yard. Petitioner - Steuart and Joseph Varelli

10th District

WDF - NEG - PM

Towson I IM IES TOWSON, MD. 21204

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 weeks before the 11 day of Earth 1974; that is to say, the same was inserted in the issues of March 7, 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Petitioner Vonedo:	Submitted by Vorsalli,			
Petitioner's Attorney	Reviewed by OBBILL			

WILLIAM D. FROMM

S ERIC DINENNA



February 15, 1974

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

Dear Mr. Di Nennas

Posted for: Hyeris

Petitioner: Stuart Varilli

mments on Item #132, Zoning Advisory Committee Meeting, February 5, 1974, are as follows:

Property Owner: Steuart and Joseph Varelli
Location: the SF/C of Old Form and Sumburst Roads
Estiting Zoning: R.D.P.
Proposed Zoning: Vollence to permit a side street setback of twenty-eight (28) feet from the
property line and fifty-eight (58) feet from the center of the street instead of
the required lifty (50) and seventy-five (75) feet, respectively
No. of Accoloration 177-17 feets: 260-35 feet

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ILDING 105 WEST CHESAPEAKE AVENUE

CERTIFICATE OF POSTING

Towner, Marriand

Location of property: SE Kor & Old Farm Rd & Sunbard Rd

Vesto Penes 26, 1974 0 18:45 AM

NG DEPARTMENT OF BALTIMORE COUNTY 1/94-314-H

Date of Posting 3-7-74

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E.

March 1, 1974

Mr. S. Eric DiNenna County Office Building Towson, Maryland 2:204

Re: Item 132 - February 5, 197% - ZAC
Property Owner: Stewart and Joseph Warelli
SEF 5016 Farm and Sunberst Roads
Variance to permit a side street setbeck of 28 feet from the property
line and 55 feet from the center of the street instead of the
required 50 and 75 feet, respectively

Dear Mr. DiNenna:

The requested variances are not expected to cause any traffic

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

MSF/pk

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET		
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	date	by	date	by	date	by	date	by	date	by
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Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			C	hange	d Plan	tline o	or desc	riptic	on	

No. 13164h

Remarks: Pos'ed by Mul	H. Misse	Date of return: .3	14- 74
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BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT