

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
FRANCIS J. & CHARMAINE M.
I, or we, LOMBARDO legal owners 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 400-1 - TO PERMIT AN ACCESSORY STRUCTURE (GARAGE (2) CAR) TO BE LOCATED IN THE FRONT YARD INSTEAD OF THE REQUIRED REAR YARD.

WE ARE REQUESTING A VARIANCE TO CONSTRUCT A TWO (2) CAR GARAGE IN THE LOCATION SHOWN ON DRAWING "1" DATED FEBRUARY 18, 1974. BASED ON THE TOPOGRAPHIC CONTOURS AND THE FORTY (40) FOOT MINIMUM BUILDING SETBACK REQUIREMENT IT IS A "PRACTICAL DIFFICULTY" TO CONSTRUCT A GARAGE IN THE REAR YARD (SUPERIOR AVENUE/EAST SIDE) OF THIS PROPERTY.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Francis J. Lombardo
Legal Owner
Address: 2700 SUPERIOR AVENUE
BALTIMORE, MARYLAND 21204

Petitioner's Attorney James B. Byrnes, III
Protestant's Attorney

Address: 2700 SUPERIOR AVENUE
BALTIMORE, MARYLAND 21204

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BALTIMORE, MARYLAND 21204

OWNER
Francis J. and Charmaine M. Lombardo
ADDRESS
1700 Superior Avenue
Ninth (9) Election District
Baltimore County, Maryland 21234

DESCRIPTION
Lot Number 1, Block B, Section 3 of Sunrise Hills, recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 24, Folio 124, and more specifically described as: Beginning at a point of curvature on the Northwest side of Superior Avenue approximately 150 feet northeast of Placid Avenue in the said Sunrise Hills, said point of curvature having a coordinate location of North 40886.70, East 26183.54 as based on the true meridian and referred to the plat of Section No. 1, Sunrise Hills, Plat Book G.L.B. No. 13, Folio 83 and U.S.C. & G. Monument finley No. 2, thence Northeasterly with the North Right of Way line of Superior Avenue along a curve convex to the Northwest and having a radius of 900 feet, a distance of 23.30 feet; thence North 59° - 12' - 10" West 128.83 feet; thence South 35° - 26' West 156.49 feet to the Northerly Right of Way line of Placid Avenue, thence Easterly along a curve convex to the North and having a radius of 315 feet a distance of 100.95 feet to the point of curvature of the aforementioned curve; thence South 54° - 57' - 30" East 15.00 feet; thence North 80° - 02' - 30" East 21.21 feet; thence North 35° - 02' - 30" East 111.70 feet to the beginning point of curvature and coordinate location North 40886.70, East 26183.54 as hereinbefore described.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: April 19, 1974
FROM: William D. From, Director of Planning
SUBJECT: Petition #74-238-A. Northwest side of Superior Avenue 150 feet Northeast of Placid Avenue.
Petition for Variance for an Accessory Structure
Petitioner - Francis J. and Charmaine M. Lombardo

9th District

HEARING: Wednesday, April 24, 1974 (10:15 A.M.)

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

The granting of this request will not adversely affect the 1980 Guideplan, the official master plan for Baltimore County.

William D. From
Director of Planning

MDP:REG:rw



Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Francis J. & Charmaine M. Lombardo

Location: NW/3 of Superior Avenue, 150' NE of Placid Avenue

Item No. 150 Zoning Agenda March 12, 1974

Gentlemen:

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 intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: James B. Byrnes, III Planning Group
Special Inspection Division
Noted and Approved: Paul H. Reinisch Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 2, 1974

Mr. Francis J. Lombardo
2700 Superior Avenue
Baltimore, Maryland 21204

RE: Variance Petition
Item 150
Francis J. & Charmaine M. Lombardo - Petitioners

Dear Mr. Lombardo:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Anthony J. Ianniello and Associates, Inc.
Quadrangle
Village of Cross Keys
Baltimore, Maryland 21210

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

April 1, 1974

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

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

Re: Item #150 (1973-1974)
Property Owner: Francis J. & Charmaine M. Lombardo
N/3 of Superior Ave., 150' N/E of Placid Ave.
Existing Zoning: D.M. 3.5
Proposed Zoning: Variance to permit an access structure (2 car garage) in the front yard instead of required rear yard
No. of Acres: 0.45 District: 9th

Dear Mr. DiMenna:

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 plat submitted for Zoning Advisory Committee review in connection with this Item #150 (1973-1974).

Very truly yours,

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

END:RAM:FW:iss

B-S Key Sheet
11 NE 13 Pos. Sheet
NE 11 E Topo
71 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 27, 1974

XXXXXXXXXXXX

Mr. Francis J. Lombardo
2700 Superior Avenue
Baltimore, Maryland 21204

RE: Variance Petition
Item 150
Francis J. & Charmaine M. Lombardo - Petitioners

Dear Mr. Lombardo:

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 at the northwest corner of Superior and Placid Avenues and is presently improved with an attractive one-story residence. Adjacent properties are similarly improved and the entire area is improved with curb and gutter.

The subject dwelling is unique in its location in that its front orientation is not to either street. The petitioner is requesting a Variance to permit a free-standing, two-car garage in the front yard instead of the required rear yard.

Mr. Francis J. Lombardo
Re: Item 150
March 27, 1974

Page 2

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Anthony J. Ianniello and Associates, Inc.
Quadrangle
Village of Cross Keys
Baltimore, Md. 21210

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the EXISTING OF the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit an accessory structure (garage) to be located in a Variance the front yard instead of the required rear yard should be granted. DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 24TH day of APRIL 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 14, 1974

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 150, Zoning Advisory Committee Meeting
March 12, 1974, are as follows:

Property Owner: Francis J. & Charmaine Lombardo
Location: NW/S Superior Ave., 150' NE of Placid Ave.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an accessory structure (2-car garage) in front yard instead of required rear yard.
No. Acres: 0.45
District: 9

Metropolitan water is available.

Private sewage disposal system functioning satisfactorily at this time.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mab

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



March 27, 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 #150, Zoning Advisory Committee Meeting, March 12, 1974, are as follows:

Property Owner: Francis J. and Charmaine M. Lombardo
Location: NW/S of Superior Avenue, 150' NE of Placid Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an accessory structure (2 car garage) in the front yard instead of required rear yard
No. of Acres: 0.45
District: 9th

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3811

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 14, 1974

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

Z.A.C. Meeting of: March 18, 1974

Re: Item 150
Property Owner: Francis J. & Charmaine M. Lombardo
Location: NW/S of Superior Ave, 150' N.E. of Placid Avenue
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an accessory structure (2 car garage) in the front yard instead of required rear yard

District: 9th
No. Acres: 0.45

Dear Mr. DiNenna:

No bearing on student population.

WHP/ml

Very truly yours,
W. Nick Petruvich
Field Representative

ST. EUGENE PARKS, PRESIDENT
EUGENE D. HESS, VICE-PRESIDENT
MR. ROBERT L. BERNY

MARCUS H. BOTSANS
JOSEPH N. WIDOMAN
ALVIN LORICK

STANFORD WILLIAMS, JR.
RICHARD W. FRICK, VICE
MR. RICHARD F. WILSON

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WIL T. MELZER
DEPUTY TRAFFIC ENGINEER

April 10, 1974

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

Re: Item 150 - ZAC - March 12, 1974
Property Owner: Francis and Charmaine Lombardo
NW/S Superior Avenue, 150 feet NE of Placid Avenue
Variance to permit an accessory structure (2 car garage) in the front yard instead of required rear yard
District 9

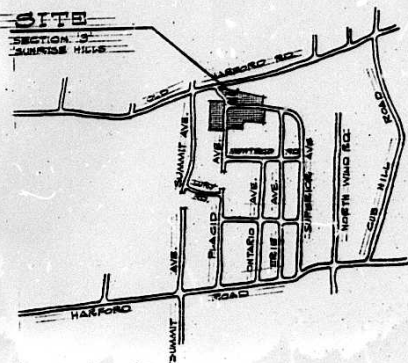
Dear Mr. DiNenna:

The subject petition should have no effect on traffic.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRH/pk



LOCATION PLAN

SCALE: 1 INCH = 100' EST

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 4, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, one time, one time before the 24th day of April, 1974, the first publication appearing on the 4th day of April, 1974.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204
April 8 - 1974

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 April, 1974 that is to say, the same was inserted in the issue of April 4 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Thorgan

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		ZOO 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>[Signature]</u>						Revised Plans: Change in outline or description _____ Yes _____ No				
Previous case: _____						Map # _____				

74-238-R

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

AMOUNT \$64.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Lombardo Electric Co.
2700 Superior Ave.
Baltimore, Md. 21234
Advertising and posting of property 54.00 MSC
#71-238-A

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

DATE April 1, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Lombardo Electric Co.
2700 Superior Ave.
Baltimore, Md. 21234
Petition for Variance for Francis Lombardo
#74-238-A 705 APR 1

25.0 C HSC

Item 150

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 21st day of March 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner **Francis J. & Charnaine**

Petitioner's Attorney Reviewed by *James R. Byrne, Jr.*
cc: Anthony J. Ianniello and Associates, Inc. Chairman,
Quadrangle, Village of Cross Keys (12115) Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25th day of

Feb 1974 1972. Item 1


S. Eric DiNenno
Zoning Commissioner

Petitioner Amador Submitted by

Petitioner's Attorney _____ Reviewed by RE

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

Mr. Francis J. Lombardo
2700 Superior Avenue
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

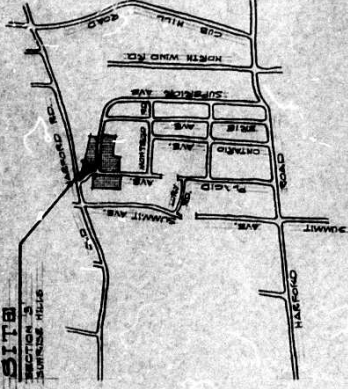
Your Petition has been received and accepted
for filing this 21st day of March 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner Francis J. A. Chermaine

Petitioner's Attorney _____ Reviewed by James A. Byrne, Jr.
cc: Anthony J. Ianniello and Associates, Inc. Chairman,
Quadrangle, Village of Cross Keys (21218) Zoning Advisory Committee

SITE
SECTION 3
SUNRISE HILLS



LOCATION PLAN
SCALE: 1" = 1000 FEET

NOTE

LOTS MARKED 'PARCELS A, B' DISTINGUISHED FROM THOSE IDENTIFIED BY NUMBERS HAVE NOT PASSED SOIL PERCOLATION TEST.

SECTION '3'

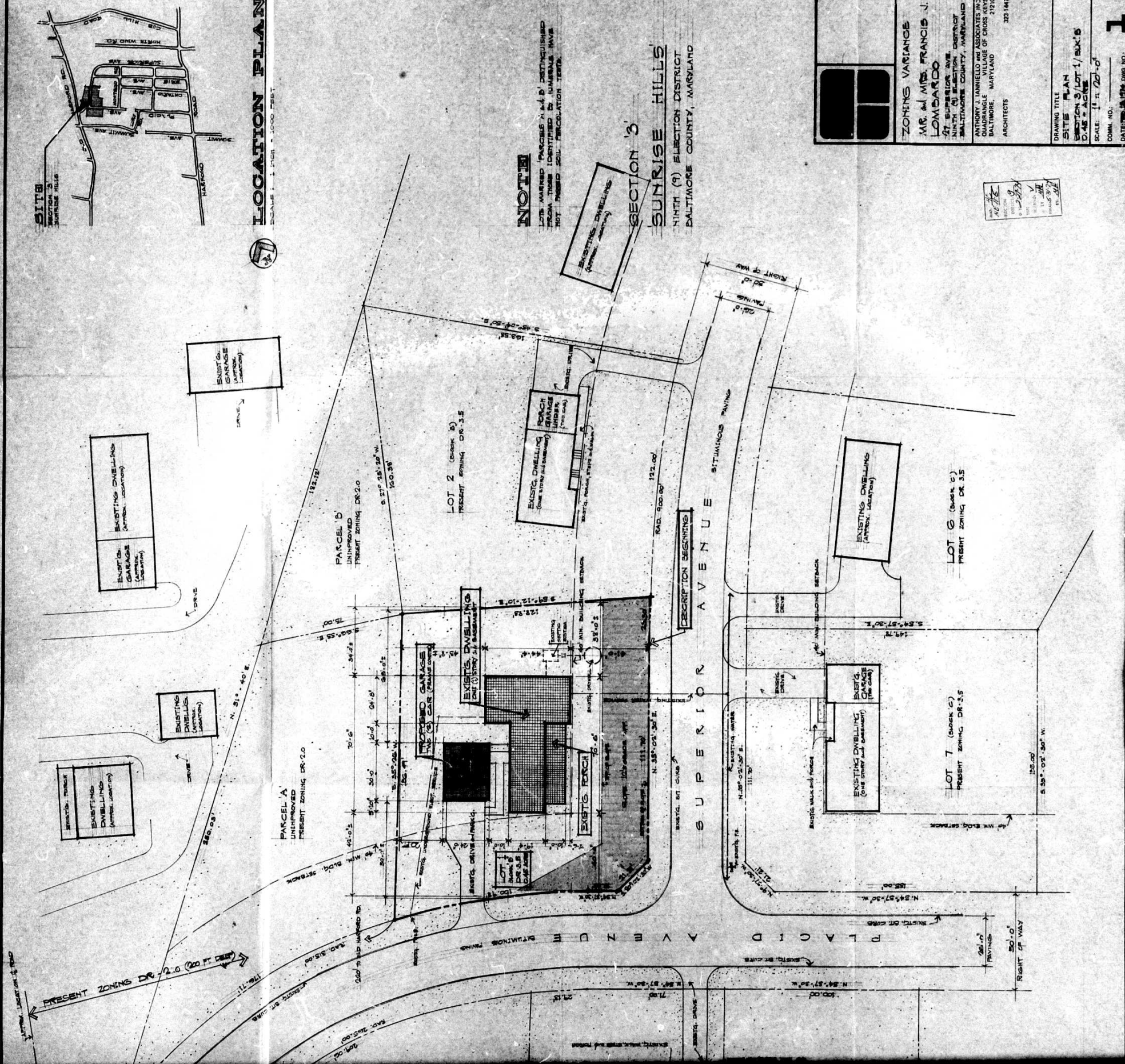
SUNRISE HILLS
NINTH (9) ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



ZONING VARIANCE
MR. & MRS. FRANCIS J. LOMBARDO
47 SUPERIOR AVE.
NINTH (9) ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
ANTHONY J. IANIELLO & ASSOCIATES INC.
QUADRANGLE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND
ARCHITECTS 333 147

DATE: 5/9/74
BY: JH
CHECKED: JH
APPROVED: JH

DRAWING TITLE
SITE PLAN
SECTION 3/LOT 1, BUX'S
DATE: 5/9/74
SCALE: 1" = 20'-0"
COMM. NO.:
DATE: 5/9/74 DWG NO.: 1





SCALE: 1 INCH = 20 FEET