

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
and Drecchio

I, or we, Vincent Drecchio, 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 400.1 of the Zoning Ordinance to permit a side yard setback of 6' and a rear yard setback of 8' for an accessory building in lieu of the required 2.5' respectively. Also, to permit a setback of 8' from the centerline of the alley in lieu of the required 15'.

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

1. Hardship and practical difficulty
2. Other reasons to be assigned at time of hearing

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.

Contract purchaser
Address: 5685 Utrecht Road, Balto, Md. 21206

Protestant's Attorney
Address: 614 Bosley Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

1974, 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 106, County Office Building in Towson, Baltimore County, on the 15th day of August, 1974, at 10:00 o'clock.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

August 16, 1974

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variances
SE/S of Utrecht Road, 117.17'
S of Cynthia Terrace - 14th
Election District
Vincent A. Drecchio, et ux -
Petitioners
NO. 75-25-A (Item No. 2)

Dear Mr. Booser:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

DESCRIPTION FOR VARIANCE

Beginning for the same at a point 152 feet more or less southeast of Cynthia Terrace, and being Lot No. 29 of Block F, Section 7, of the Plat of Holland Hill, recorded amongst the land records of Baltimore County in Plat Book R.R.O. 29 Folio 70.

Also known as 5685 Utrecht Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 7, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-25-A. Southeast side of Utrecht Road 117.17 feet South of Cynthia Terrace.
Petition for Variance for Side and Rear Yards.
Petitioner - Vincent Drecchio and Maryann C. Drecchio

14th District

HEARING: Thursday, August 15, 1974 (10:00 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 would not be inconsistent with the 1980 Guideplan, the County's official master plan.

William D. Fromm
Director of Planning

WDF:WEG:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1974

F. Vernon Booser, Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 2
Vincent A. & Maryann C. Drecchio -
Petitioner

Dear Mr. Booser:

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 east side of Utrecht Road, approximately 152 feet south of Cynthia Terrace, in the 14th Election District of Baltimore County. It is presently improved with an existing two-story brick and frame rowhouse which is part of the subdivision of Holland Hill.

The petitioner requests a Variance to permit an accessory structure to be located 6' from the side property line and 8' from the center line of the alley instead of the required 2-1/2 feet and 15 feet respectively. An 8'x8' masonry shed presently exists.

Particular attention should be given to the Bureau of Engineering comments regarding the existing 5 foot drainage and utility easement

F. Vernon Booser, Esq.
Re: Item 2
Page 2

July 22, 1974

over which the existing structure has been erected.

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.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Towson, Maryland 21204

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

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

July 16, 1974

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

Re: Item #2 (1974-1975)
Property Owner: Vincent A. & Maryann C. Drecchio
E/S Utrecht Rd., 152' S/S of Cynthia Terrace
Existing Zoning: R.A. 10-5
Proposed Zoning: Variance from Section 400.1 to permit a side yard setback of 6' and a rear yard setback of 8' for an accessory building in lieu of the required 2.5' respectively. Also, to permit a setback of 8' from the centerline of the alley in lieu of the required 15'.
No. of Acres: 19,50' x 115' 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:

The submitted plans must be revised to correlate the existing, relatively permanent masonry structure (accessory building with basketball backboard) and the indicated 5-foot drainage and utility easement at the rear of this property, contiguous to the existing alley.

It is the responsibility of the Petitioner to ascertain and clarify any rights-of-way within this property and to initiate such action that may be required to abandon or relocate same.

In event that easement rights have been conveyed to Baltimore County within the 5-foot drainage and utility easement, the Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County utility easements or rights-of-way.

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:RAM:FW:iss
cc: George Heiser

J-ME Key Sheet
15 NE 17 Pos. Sheet
NE & E Topo
89 Tax Map

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 Petitioners,

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side yard setback of 6

inches and a rear yard setback of 8 inches for an accessory building in lieu of the required 2.5 feet; and to permit a setback of 8 feet 8 inches from the centerline of the alley in lieu of the required 15 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of

July 1974, that the herein Petition for Variances to permit a side yard setback of 6 inches and a rear yard setback of 8 inches for an accessory building in lieu of the required 2.5 feet; and to permit a setback of 8 feet 8 inches from the centerline of the alley in lieu of the required 15 feet 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.

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

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7210

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Vincent A. & Maryann C. Drecchio

Location: E/S Utrecht Road, 152' SE of Cynthia Terrace

Item No. 213 Zoning Agenda July 2, 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 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 EXCEEDS the maximum allowed by the Fire Department.
- () 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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MALTER
DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Item 2 - ZAC - July 2, 1974
Property Owner: Vincent and Maryann Drecchio
E/S Utrecht Road, 152 feet SE of Cynthia Terrace
Variance from Section 400.1 to permit a side yard setback of 6 feet and a rear yard setback of 8 feet for an accessory building in lieu of the required 2.5 feet respectively. Also, to permit a setback of 8 feet 8 inches from the centerline of the alley in lieu of the required 15 feet
District 14

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 11, 1974

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

Dear Mr. DiNenna:

Comments on Item 2, Zoning Advisory Committee Meeting, July 2, 1974, are as follows:

Property Owner: Vincent A. & Maryann C. Drecchio
Location: E/S Utrecht Road, 152' SE of Cynthia Terrace
Existing Zoning: D.R.10.5
Proposed Zoning: Variance from Section 400.1 to permit a side yard setback of 6' and a rear yard setback of 8' for an accessory building in lieu of the required 2.5' respectively. Also, to permit a setback of 8'8" from the centerline of the alley in lieu of the required 15'.

No. of Acres: 19.50' x 115'
District: 14th

Metropolitan water and sewer are available.

Very truly yours,

[Signature]
Thomas P. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/pes

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1974

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

Z.A.C. Meeting of: July 2, 1974

Re: Item 213

Property Owners: Vincent A. & Maryann C. Drecchio

Location: E/S Utrecht Road, 152' S.E. of Cynthia Terrace

Present Zoning: D.R. 10.5

Proposed Zoning: Variance from Section 400.1 to permit a side yard setback of 6' and a rear yard setback of 8' for an accessory building in lieu of the required 2.5' respectively. Also, to permit a setback of 8'8" from the centerline of the alley in lieu of the required 15'.

District: 14th

No. Acres: 19.50' x 115'

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

H. EMBLIE PARKER, President
EUGENE C. HOFF, Vice President
WILLIAM ROBERT L. BROWN

MARCUS M. BOUTARIS
JOSSEPH W. MCGOWAN
ALVIN LORICK
JOSHUA W. WHEELER, Superintendent

T. RAYMOND WILLIAMS, JR.
RICHARD W. STODOL, M.D.
WILLIAM R. WILSON, M.D.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 25, 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 or before the 23rd day of July, 1974, the publication appearing on the 23rd day of July, 1974.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
14th DISTRICT
ZONING: Petition for Variance for Side and Rear Yards.
LOCATION: Southeast side of Utrecht Road 177.37 feet South of Cynthia Terrace.
DATE: July 2, 1974, Thursday, August 15, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 6 inches and a rear yard setback of 8 inches for an accessory building instead of the required 2.5 feet; and to permit a setback of 8 feet 8 inches from the centerline of the alley in lieu of the required 15 feet.
The Board of Education is hereby notified.
Also known as 5685 Utrecht Road.
152 feet more or less southeast of Cynthia Terrace, and being Lot No. 29 of Block F, Section 2 of the Plat of Haines Hill, recorded amongst the Land Records of Baltimore County in Plat Book B.R.G. 29 Folio 70.
Also known as 5685 Utrecht Road.
Being the property of Vincent Drecchio and Maryann C. Drecchio, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, August 15, 1974 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
July 25.

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., before the 19th day of August, 1974, the publication appearing on the 19th day of August, 1974.

THE OBSERVER,

Advertising Mgr.

Cost of Advertisement

PETITION FOR A VARIANCE 14th DISTRICT

ZONING: Petition for Variance for Side and Rear Yards.

LOCATION: Southeast side of Utrecht Road 177.37 feet South of Cynthia Terrace.

DATE & TIME: THURSDAY, AUGUST 15, 1974 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 6 inches and a rear yard setback of 8 inches for an accessory building instead of the required 2.5 feet; and to permit a setback of 8 feet 8 inches from the centerline of the alley instead of the required 15 feet.

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory buildings - Accessory buildings on residence areas, shall be located only in the rear yard and shall occupy not more than 40% thereof.

All that parcel of land in the Fourteenth District of Baltimore County

Beginning for the same at a point 152 feet more or less southeast of Cynthia Terrace, and being Lot No. 29 of Block F, Section 2 of the Plat of Haines Hill, recorded amongst the Land Records of Baltimore County in Plat Book B.R.G. 29 Folio 70.
Also known as 5685 Utrecht Road.

Being the property of Vincent Drecchio and Maryann C. Drecchio, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 15, 1974 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 3, 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 2, Zoning Advisory Committee Meeting, July 2, 1974, are as follows:

Property Owner: Vincent A. & Maryann C. Drecchio
Location: E/S Utrecht Road, 152' SE of Cynthia Terrace
Existing Zoning: D.R.10.5
Proposed Zoning: Variance from Section 400.1 to permit a side yard setback of 6' and a rear yard setback of 8' for an accessory building in lieu of the required 2.5' respectively. Also, to permit a setback of 8'8" from the centerline of the alley in lieu of the required 15'.

No. of Acres: 19.50' X 115'
District: 14th

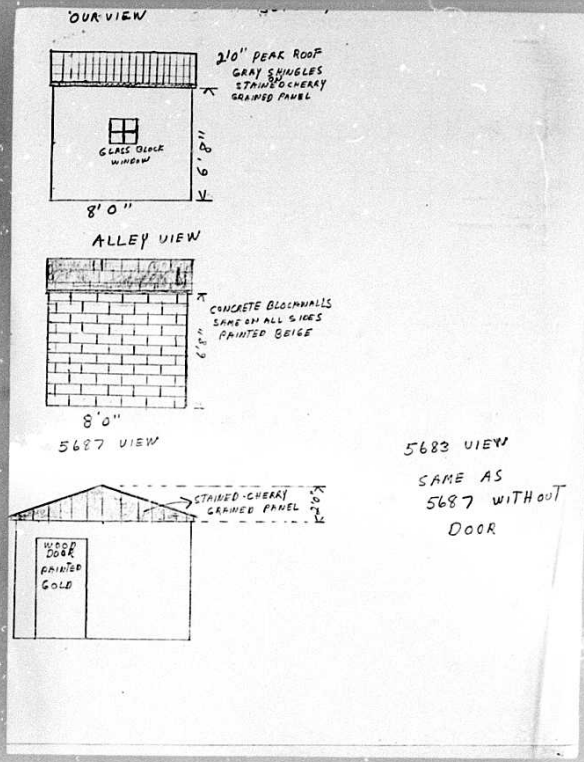
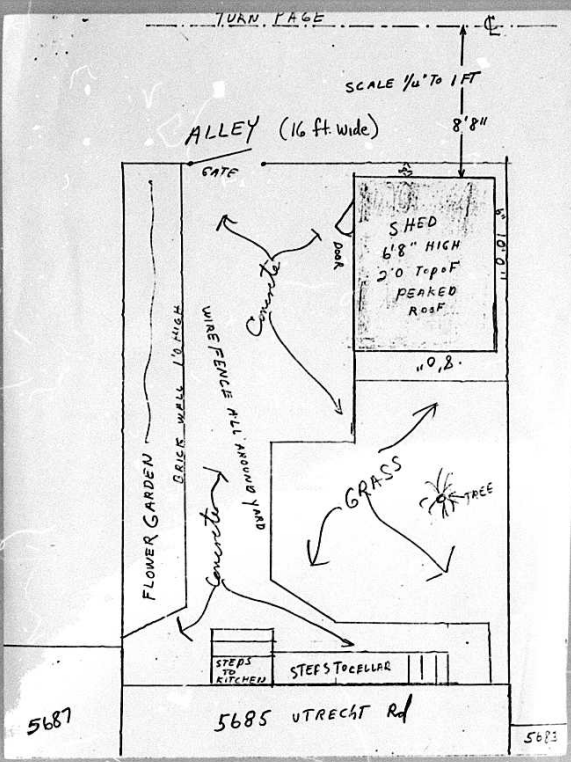
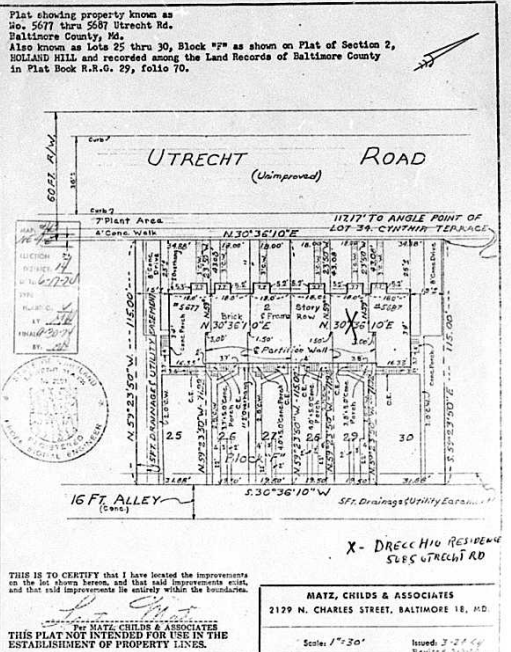
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project and 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 484-3211 ZONING 484-3281



Item 2

F. Vernon Booser, Esq.
614 Rosley Avenue
Towson, Md. 21204

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 12th day of July 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Vincent A. & Maryann C. Drecchio

Petitioner's Attorney F. Vernon Booser
cc: MCA, 1020 Crosswell Bridge Road
Towson, Md. 21204

Reviewed by James B. Byrnes, Jr.
Chairman,
Zoning Advisory Committee

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

No. 15122

DATE August 7, 1974 ACCOUNT 01-662

AMOUNT \$51.28

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

F. Vernon Booser, Esq.
614 Rosley Ave.
Towson, Md. 21204
Advertising and posting of property for Vincent Drecchio - \$15.25

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

No. 15107

DATE July 18, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

F. Vernon Booser, Esq.
614 Rosley Ave.
Towson, Md. 21204
Petition for Variance for Vincent Drecchio - \$15.25



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 7-23-74

Posted for Hearing Thursday, Aug 15, 1974, 8:00 A.M. P.O.

Petitioner: Vincent Drecchio

Location of property: 5685 & Utrecht Rd. 12122 St. J. C. Drecchio

Location of Sign: 1 Sign Posted at 5685 Utrecht Rd.

Remarks: Muel H. Booser

Posted by Muel H. Booser Date of return 8-1-74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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			Revised Plans:							
Previous case: 5687			Change in outline or description		Yes	No				
			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 10th day of June 1974 Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner Drecchio Submitted by Booser

Petitioner's Attorney Booser Reviewed by F. Booser

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

**PETITION FOR
A VARIANCE
14th DISTRICT**

ZONING: Petition for Variance
for Side and Rear Yards.

LOCATION: Southeast side of
Utrecht Road 117.17 feet South
of Cynthia Terrace.

DATE & TIME: THURSDAY,
AUGUST 15, 1974 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing:

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard
setback of 6 inches and a rear
yard setback of 8 inches for an
accessory building instead of the
required 2.5 feet; and to permit a
setback of 8 feet 8 inches from
the centerline of the alley instead
of the required 15 feet.

The Zoning Regulation to be
excepted as follows:

Section 400.1 - Accessory
Buildings - Accessory buildings
in residence zones, shall be
located only in the rear yard and
shall occupy not more than 40%
thereof.

All that parcel of land in the
Fourteenth District of Baltimore
County

Beginning for the same at a
point 152 feet more or less
southeast of Cynthia Terrace,
and being Lot No. 29 of Block F,
Section 2, of the Plat of Holland
Hill, recorded amongst the Land
Records of Baltimore County in
Plat Book R.R.G. 29 Folio 70.

Also known as 5685 Utrecht
Road.

Being the property of Vincent
Drecchio and Maryann C.
Drecchio, as shown on plat plan
filed with the Zoning Depart-
ment.

Hearing Date: Thursday,
August 15, 1974 at 10:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

**BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY**

Microfilm
CERTIFICATE OF PUBLICATION

ROSEDALE, MD.,

July 25, 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE OBSERVER, a weekly newspaper published
in Rosedale, Baltimore County, Md., one time before the
15th day of August 1974, the publication
appearing on the 25th day of July 1974.

THE OBSERVER,

Robert A. Zimberlin
Advertising Mgr.

Cost of Advertisement \$25.28

75-25-A #2