

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. Giacinto Salvino & Mrs. Ida Salvino, 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,

herby petition for a Variance from Section 1802.1C to permit a rear yard setback

of 15 feet in lieu of the required 30 feet.

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

We desire to construct a 25' x 25' two story addition on the rear of our house. This addition will be used for a two-car garage on the first floor and two bedrooms, a bath and closet on the second.

At present we have our kitchen in the basement and our boy's bedrooms on the first floor. With the expansion of our family, we plan to move the kitchen to the first floor and the bedrooms upstairs.

We feel that strict compliance with zoning regulations, which would only allow a 15' x 25' addition would not allow adequate room to expand and therefore cause us undue hardship.

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 _____

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October 1, 1974

Mr. & Mrs. Giacinto Salvino
1847 Portship Road
Dundalk, Maryland 21222

RE: Petition for Variance
E/S of Portship Road, 197' N of
Sollers Point Road - 12th District
Mr. & Mrs. Giacinto Salvino -
Petitioners
NO. 75-66-A (Item No. 24)

Dear Mr. and Mrs. Salvino:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

Located on the east side of Portship Road,
approximately 197 feet north of Sollers Point
Road. Being part of lots 4 & 5 on the revised
plat of Lorraine Park, which is recorded among the
land records of Baltimore County in Liber 9, Folio 24.
Also known as 1847 Portship Road.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 15, 1974

Mr. Giacinto Salvino
1847 Portship Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 24
Giacinto & Ida Salvino -
Petitioners

Dear Mr. Salvino:

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 Portship Road, approximately 197 feet north of Sollers Point Road, in the 12th Election District of Baltimore County. It is presently improved with a two-story frame dwelling, as are all existing adjacent structures.

The petitioner is requesting a Variance to permit a rear yard setback of 15 feet instead of the required 30 feet, and proposes to erect a 25 foot square addition to the existing structure.

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

Mr. Giacinto Salvino
Item 24
Page 2

August 15, 1974

in the near future.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

Mr. Giacinto Salvino
1847 Portship Road
Baltimore, Maryland 21222

Item 24

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 15th day of August 1974.

S. ERIC DUBERNA
Zoning Commissioner

Petitioner Giacinto & Ida Salvino

Petitioner's Attorney _____ Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mr. Giacinto Salvino & Mrs. Ida Salvino

Location: E/S Portship Road, approximately 197' N. of Sollers Point Road
Item No. 24 Zoning Agenda July 30, 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 _____

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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a rear yard setback of fifteen feet instead of the required thirty feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 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

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

August 9, 1974

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

Dear Mr. DiNenna:

Comments on Item 24, Zoning Advisory Committee Meeting, July 30, 1973, are as follows:

Property Owner: Mr. Giacinto Salvino & Mrs. Ida Salvino
Location: E/S Portship Rd. approximately 197' N. of
Sollers Point Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C to permit
a rear yard setback of 15 feet in lieu
of the required 30 feet.
No. of Acres: 50' x 100'
District: 12th

Comments: Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BHVB/mc



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

August 6, 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 #24, Zoning Advisory Committee Meeting, July 30, 1974, are as follows:

Property Owner: Mr. Giacinto Salvino & Mrs. Ida Salvino
Location: E/S Portship Road approximately 197' N. of Sollers Point Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C to permit a rear yard setback of 15 feet in lieu of the required 30 feet.
No. of Acres: 50' x 100'
District: 12th

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 assure 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,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-3211 ZONING 486-3281

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 5, 1974

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

Z.A.C. Meeting of: July 30, 1974

Re: Item 24

Property Owner: Mr. Giacinto Salvino & Mrs. Ida Salvino

Location: E/S Portship Rd., approximately 197' N. of Sollers Point Road

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C to permit a rear yard setback of 15 ft. in lieu of the required 30 ft.

District: 12th

No. Acres: 50' x 100'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Neil Howard
Attest: Secretary

H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. DENNEY

MARCUS M. HODMAN
JOSEPH N. WILSON
ALVIN L. GREEN

T. CARLOS WILLIAMS, JR.
RICHARD W. FRASER, EMER.
MRS. WILLIAM L. WILSON

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 23, 1974

FROM: William D. Fromm, Director of Planning
Petition 75-66-A.
SUBJECT: Petition for Variance for a Rear Yard
East side of Portship Road 197 feet North of Sollers Point Road
Petitioner - Giacinto Salvino and Ida Salvino
12th District

HEARING: Tuesday, September 17, 1974 (10:15 A.M.)

The staff of the Office of Planning and Zoning has no comment to offer on this request at this time.

William D. Fromm
Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 22, 1974

TOWSON OFFICE BUILDING
113 So. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF THE ENVIRONMENT
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PLANNING AND
DEVELOPMENT PLANNING
INDIVIDUAL
DEVELOPMENT
COMMISSIONING
BOARD OF EDUCATION
OFFICE OF THE
METROPOLITAN ENGINEER

Mr. Giacinto Salvino
1847 Portship Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 24
Giacinto & Ida Salvino -
Petitioners

Dear Mr. Salvino:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you August 15, 1974 under the above referenced subject.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure(s)

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

Division of Engineering
ELLENWORTH N. DIVER, P. E., CHIEF

August 19, 1974

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

Re: Item #24 (1974-1975)

Property Owner: Mr. Giacinto Salvino & Mrs. Ida Salvino
E/S Portship Rd. approximately 197' N. of Sollers Point Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C to permit a rear yard setback of 15' in lieu of the required 30'
No. of Acres: 50' x 100' District: 12th

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.

Highways:

Portship Road, an existing County street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easement for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #24 (1974-1975)
Property Owner: Mr. Giacinto Salvino & Mrs. Ida Salvino
Page 2
August 19, 1974

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this property.

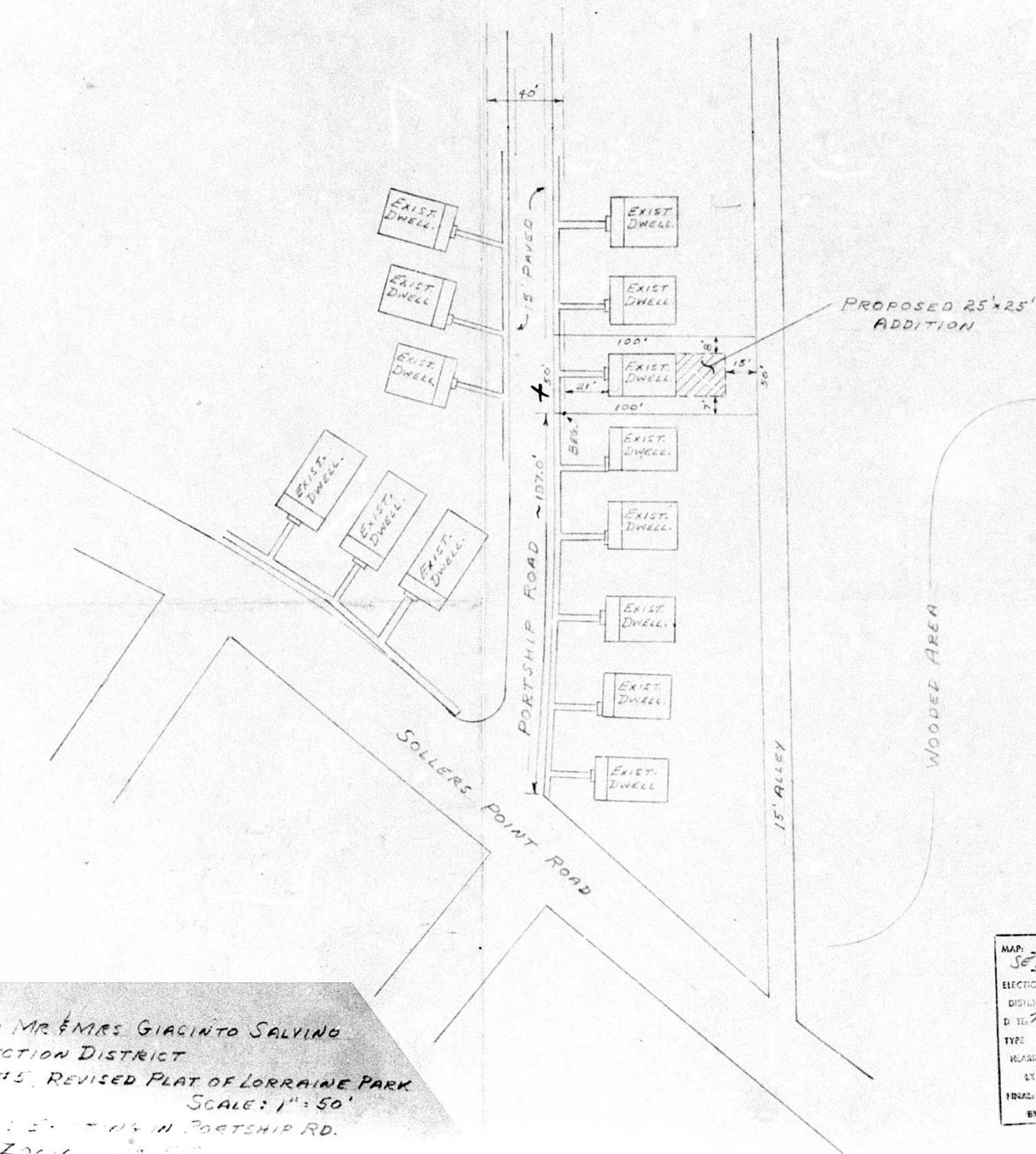
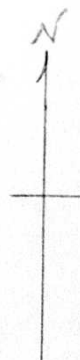
Very truly yours,

Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

END:PAW:RW

cc: J. Somers

P-27 Key Sheet
11 20 15 Rec. Sheet
53 3 E Topo
103 Tax Map



VARIATION PLAT FOR MR & MRS GIACINTO SALVINO
 12TH ELECTION DISTRICT
 PART OF LOTS 44 & 45, REVISED PLAT OF LORRAINE PARK
 LIBER 9, FOLIO 111
 SCALE: 1" = 50'
 PUBLIC FACILITY (ELECTRICITY) IN PORTSHIP RD.
 EXISTING ZONING: R-1

MAP:	48
SE:	36
ELECTION:	
DISTRICT:	12
D. TEL:	7-1974
TYPE:	
REMARKS:	V
BY:	AK
FINAL:	
BY:	

