RE: EXTENSION OR ORIGINAL PETI-TION FOR SPECIAL EXCEPTION W/S of Ridgeland Road, 290' N of Cranbrook Road - 8th Election District

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:::

Cranbrook, Incorporated - Petitioner NO. 74-96-XA (Item No. 34)

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ZANING COMMISSIONI

ZUNING COMMISSIONER

BEFORE THE

OF

BALTIMORE COUNTY

: ::: ::: :::

EXTENSION ORDER

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

day of March, 1975, that the Special Exception for a Two Story

Office Building, granted November 2, 1973, should be and the same is hereby extended for a period of three years, beginning November 2, 1975, and ending November 2, 1978.

Zoning Commissioner of Baltimore County

DATE DY COLCE TOR FILLING

DATE DY COLCE TIPE

BY LEW CAN TOPENSON

NOWINGSTANTING SOCIETY OF

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

 or weVistor J. & Bortha S. Panichelegal owner 5 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_1802.3C.1 to permit a lot width of

\$53

Panulo

75

3 10/30/74

so feet (lots 13414) instead of the required 55 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) It would be impractical to Acquire the extra 5 feet to meet the minimum let width of 55 feet, due to the fact that the existing house en lots 15, 16, and part of 17 is only 10 feet from the property line. By acquiring the extra five feet, it would leave an illegal side setoack for the existing house. Therefore, I feel a hardship and practical difficulty exists , and I should be allowed to build on lots 13 and 14.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pry expenses of above Variance advertising, porting, etc., upon filing of this tilton, and further agree to and are to be bound by the zoning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Baltimore County.

Nutro 1 Spridt Herner Daniel Hallen Magal Owner Gonfrei purchaser 788 Construction and Owner Address Sprid Land Construction of Constr Salt ine Mid 21234

UHU

COUNTY OFFICE BUILDING 11 W. Chesapeake Avenue Comps, Maryland 2120

James B. Byrnes, III

remarks.

TOWING ADMINISTRATION

SUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERIN

STATE BIGBSAY ADMINISTRATION

BUNEAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNEY

INDUSTRIAL DEVELOPMENT COMMISSION BOARD OF EDUCATION

OFFICE OF THE

Protestant's Atterney

ORDERED By The Zoning Commissioner of Baltimore County, this.......17thday

, 197 4, that the subject matter of this petition be advertised, as required by the Zoning Law of Battimore County, in two newspapers of general circulation through out Faltimore County, that groperty be posted, and that the public hearing be had before the Zoning Commissioner of Railungae County in Room 106, County Office Building in Towson, Baltimore 30th _day of October 19 % at 10:30 clock

> Zoning Commissioner of Baltimore County. 10:30A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

@

Mr. Victor J. Panicho 7808 Westmoreland Avenue Baltimore, Maryland 21234

RE: Variance Petition , Item 53 Victor J. & Bertha S. Panicho -Petitioners

Dear Mr. Panicho:

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The Zoning Advisor, 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 leview and inspection.

These commencs are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made a re of plans or problems with regard to the davelopment plans that may have a bearing in 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 southeast side of Mestmoreland Avenue, approximately 125 feet northeast of Taylor Avenue, in the 9th Election District of Baltimore County, and is presently unimproved. Various residences exist to the southwest of the subject property along Taylor Avenue, as well as along both sides of Westmoreland Avenue to the northeast.

The petitioner is requesting a Variance to permit a lot width of 50 feet instead of the required 55 feet.

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

November 1, 1974

Mr. & Mrs. Victor J. Panicho 7808 Westmoreland Avenue Baltimore, Maryland 21234

> RE: Petition for Variance E/S of Westmoreland Avenue, 125.94'
> NE of Taylor Avenue - 9th District
> Victor J. Panicho, et ux -Petitioners NO. 75-96-A (Item No. 53)

Dear Mr. & Mrs. Panicho:

I have this date passed my Order in the above captioned matter in

Very truly yours. anus_ des

JAMES E. DYER Deputy Zoning Commissioner

Page 2

JED/mc

Mr. Victor J. Panichc Re: Item 53 September 23, 1974

cc: Mr. Donald Thomas Busnick 8001 Hillendale Road Baltimore, Maryland 21234

JBB:JD

date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

TAMPS B. BYRNES.III

Crance & Brown I

Chairman, Zoning Advisory Committee

cci Mr. Donald Thomas Busick 8001 Hitlendale Road Baltimore, Maryland 21234 DESCRIPTION FOR VARIANCE 9TH MISCIPPON DESTRUCT

0

Beginning at a point, said point being 125,94 - feet measured about the east side of Westmoreland Avenue from the NfE corner of Taylor Avenue, thence from the following courses and distances:

For a distance of 278.96 feet in an easterly direction along course 356° 16'E, thence for a distance of 50.66' feet in a north easterly direction along course S 26 25 %, thence for a distance of 270.77 feet in a north westerly direction along course S56° 16' W. the ice for a distance of 50° feet in a southeasterly direction along course S 33° 43' W to

Said partial of ground is known and designated as Lot 13 and Let 14, of Westmoreland Fruit Farm as recorded in the Land Records of Baltimore County in Plat book 7, felie 102, and further described as being 7805 Westmoreland Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date October 28, 1974

PROM. William D. Fronm, Director of Planning

Petition #75-96-A. East side of Westmoreland Avenue 125,94 feet Northeast of Petitioner - Victor J. Panicho and Bertha S. Panicho

9th District

HEARING: Wednesday, October 30, 1974 (10:30 A M)

The staif of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer. This request is not inconsistent with the 1980 Guideplan, the official Baltimore County Master Plan.



WDF : NEG : rw



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

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

September 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 53, Zoning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: Victor J. & Bertha S. Panicho Location: E/S of Westmoreland Ave. 125.94 ft. NE Existing Zoning: D. R. 5.5 Proposed Zoning: Nathance from Sec. 1802.3C.1 to permit a lot width of 50 feet (lots 13 & 14) instead of the required 55 feet. No. of Acres: 50 x 278.86

Comments: Metropolitan water and sewer are available.

Very truly yours

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SZEVICES

#HVB/nce

WILLIAM D. FROMM

S. ERIC DINENNA



September 20, 1974

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Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office B ilding Towson, Maryland 21204

Comments on Item #53. Zoning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: Victor J and Bertho S. Panicho
Location: E/S of Westmoreland Avenue 125.94 ft. NE of Tu₂-for Avenue
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a lot width of 50 feet (lots 13 and 14)
Instead of the required 55 feet
No. of Acress 50 X 278.86

This office has reviewed the subject putition 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

This plan has been reviewed and tiere are no site-plc ining factors requiring comment.

Very truly yours. John Zellentles

John L. Wimbley Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 484-3211 ZONING 484-3391

Pursuant to the advertise nt, posting of property, and public he	earing on the above petition
and it appearing that by reason of the following finding of facts 3hat	t strict compliance with
the Baltimore County Zoning Regulations would result in	n practical difficulty and
unreasonable hardship upon the Petitioner	
the above Variance should be had; and it further appearing that by re	reason of the granting of
the Variance requested not adversely affecting the healt	th, safety and general.
welfare of the community	
.1	
to permit a lot width of 50 feet instead of the re a Variance 55 feet for Lots 13 and 14	
Deputy S ORDERED by the Zoning Commissioner of Baltimore Count	ty this
day day November, 1974, that the herein Petition for a	
same be granted, from and after the date of this order, subject to plan by the Department of Public Works and the Office of	the approval of a site of Planning and Zoning.
Doputy Zoning Commi	sissioner of Baltimore County
Pursuant to the advertisement, posting of property and public her	paring on the above politics
and it appearing that by reason of	

***************************************	********

the above Variance should NOT BE GRANTED.	
It IS ORDERED by the Zoning Commissioner of Baltimore County	y, thisday
of	the same is hereby DENIED.
Zoning Commi	issioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 11, 1974

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

Z.A.C. Meeting of: September 3, 1974

Re: Item

Property Owner: Victor J. & Bertha S. Panicho

Location: E/S of Westmoreland Avenue, 125.94 ft. N.E. of Taylor Avenue

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C.1 to permit a lot width of 50 ft.
(lots 13 & 14) instead of the required 55 ft.

District: 9th

No. Acres: 50 x 278.86

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Rich Feteral W. Nick Petrovich. Field Representative.

WNP/m1 H. EMSLIE PARKS, PIESONE CUSENE C. HESS, VILLERIOR MAS ROBERT L. BERNEY

MARCUS M. BOTSARIS JOSEPH N. MICOWAN

HICHARD W. TRACEY V.M.D.



September 26, 1974

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

UPSTY STRICE BUTLDING 1 W. Chesapeake Avenue ween, Maryland 21201

> MING AUDINISTRATIO SEALTH DEPARTMENT

NUMBAU OF FIRE PREVENTION DEPARTMENT OF PARTIC ENGINEERING

STATE BIODWAY ADMINISTRATION

NUMERO OF

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DOLL - EDUCATION

SUTTON OF THE

once B. byrnes. III

Hr. Victor J. Panicho 7808 Westmoreland Avenue Baltimore, Maryland 21234

RE: Variance Petition Item 53 Victor J. & Bertha S. Panicho -Potitioners

Dear Mr. Panicho:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you Saptember 23, 1974 under the above referenced

Very truly yours.

games B. Brenes I JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB: JD

Enclosures (s)

Mr. Donald Thomas Busnick 8001 Hillendale Road Baltimore, Maryland 21234

Existing public water and sewer in Westmoreland Ave. Preperty of Victor J. Panicho and Bertha S., his wife 9th, Election District "Westmoreland Fruit Farm" Lots # 13 and 14 (interfer lots) K Liber 7 Felie le2 Address 7805 Westmoreland Avenue WESTMORELAND AVE 125.94 50' Exist (HARD ASPUALT ROAD) PROPOSED HOUSE. Frie hee SCALE 1/50

Zened D. R.

Baltimore County, Maryland Bepartment Of Public Borks COUNTY OFFICE BUILDING

Bareau of Engineering

September 2h, 197h

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

DROER RECLIVED FOR

Re: Item #53 (1978-1978)
For Valent Vittor J. & Bertha S. Panisho
EVE of Westworkland Are, 125-91; N/E of Taylor Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.30.1 to permit
a lot with of 50; (lote 13 & 41) instead of the required No. of Acres: 50' x 278.86' District: 9th

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.

Mestmoreland Avenue, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not require that time. Highway right-of-way, without most received any notes are not require to the time of the proposed in the way right-of-way widening.

Development of this property through stripping, grading and stabilization could result in a sedment 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 personent) to prevent creating any missness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Patitions.

Item #53 (1974-1975)
Property Owner: Victor J. & Bertha S. Panicho Page 2
September 24, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Westmoreland Avenue. Very truly yours,

ELLSWORTH N. DIVER, P.S. Chief, Bureau of Engineering

END:EAM: FWR: 88

cc: J. Somers

N-NE Key Sheet 31 NE 12 Pos. Sheet NE 8 C Topo 80 Tax Map

November 22, 1974

Mr. James E. Dyer, Deputy Comissioner Office of Fleaning and Zoning County Office Building Towson, Maryland 21204

RE: # 75-96-A (Item # 53)

We, an owners of lote \$13 and \$1h in "Westmorelind Fruit Farm" (Liber 7, Folio 102), in order to allow for a building point to be granted prior to expiration of the tairty (30) day agreel period, will assume full responsibility in the event of any appeal in the Above referenced case.

Very truly yours,

The 12/14 Becch & Panello

Both S. Miles Could

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 75-96-A Towner, Maryland District. The Date of Posting. Mark 15th 38th 1924 & 1836 AM.

Pestioner Visiting The Sanda. Date of Posting 16/10/74 Location of property: E/S & Mantinereland one 125.94 ME. of Taylor on Location of Signe I Sign Boated Co. 2868 Blackmarked de Remarks:
Posted by Med 4 Access Date of return: 10/11/174
Signature

0

14 // 74 AM

PETITION FOR VARIANCE II.

The Zoning Regulation to be excepted as follows:
Section 1897.3C.1 - Lot Widths - 15 feet.
All that parcel of land in the Ninth District of Ballimore

OFFICE OF TOWSON IMES TOWSON, MD. 21204 Oct. 1/4 - 19 7/4 THIS IS TO CERTIFY, that the annexed advertisement of 3. Eric DiWenna Zoning Commissioner of Heltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one succession weeks before the 11 day of Oct. 1974 that is to say, the same was inserted in the issue of October 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MDQctober 10, 19.7/4
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., oncecim:
on one time successive weeks before the 39tb
day of
appearing on thelOtbday ofOctober
1974.
THE JEFFERSONIAN,
the section of the se

PETITION											
FUNCTION		viall Map		Original		Duplicate		Tracing		200 Shee	
Descriptions checked and outline plotted on map	dole	by	date	by	date	by	date	by	date	by	
Petition number added to outline											
Denied											
Granted by ZC, BA, GC, GA											
Reviewed by: (1) f			R	evise	d Plan	is:	r desc			_	

NCTION									200 Sheet		7000 Westmoreland Avenue
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	-	-	-								Your Petition has been rec
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by: (1) / +"					d Plan		F elas-			\exists	S. ERIC DIY Zoning Comm

BALTIMORE COUNTY OFFICE OF PIANAING AND ZONING

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

Your Petition has been received this 20 th day of

197 - Item #

Petitioner's Attorney

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

BALTIMORE COUNTY, MARYLAND No. 16989 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE NOV. 1, 1974 ACCOUNT 01-662 AMOUNT \$55.75 Cant Hillendale Corp-8001 Hillendale Rd. Balto. Advertising and posting of property for Victor J. Panicho #15-96-A 230 2 1 220 1

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA REVENUE DIVISION MISCELLATIEOUS CASH RECEIPT DATE Oct. 7, 1974 AMOUNT \$25.00 Hillendale Corp. 8001 Hillendale Ed. Baltimore, Md. 21234 Petition for Variance for Victor Panicho -- #75-96-A







Bea 1 Item 53

Mr. Victor J. Panicho ANNING AND ZONING

Avenue 21204

ceived and accepted

mber 1974.

missioner

Petitioner Victor J. & Bertha S. Panicho

Petitioner's Attorney
on Mr. Donald Thomas Busnick
8001 Nillendale Rd., Baltimore, Md. 21234

Reviewed by Charmen B. Byrmen M. Zoning Advisory Committee