

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lorenzo M. & Edna
I, or we, M. Evangelisti, 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 1B02.3C.1 to permit a side yard of 5 feet instead of the required 10 feet.

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

1. Addition is to be used for bedroom and bath which is of a necessity. This is the only practical place, because the stairs and hall face side of house.
2. If the building was made shorter it would be too small to be of practical use.
3. If it was put on the back - would have to walk through bedroom to get into the kitchen from back 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 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
Petitioner's Attorney
Protector's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December 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 5th day of January, 1975, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

January 9, 1975

Mr. & Mrs. Lorenzo M. Evangelisti
335 Stillwater Road
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Stillwater Road, 1075' W of
Mace Avenue - 15th Election District
Lorenzo M. Evangelisti, et ux -
Petitioners
NO. 75-135-A (Item No. 94)

Dear Mr. & Mrs. Evangelisti:

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:eri

Attachments

Being located on the south side of Stillwater Road, approximately 1075' west of Mace Avenue. Known as Lot #27 and part of Lot #26 as shown on the Plat of Back River Highlands, which is recorded among the land records of Baltimore County in Liber 4 Folio 64-65.

Also known as 335 Stillwater Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 11, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-135-A, South side of Stillwater Road 1075 feet West of Mace Avenue
Petitioner - Lorenzo M. and Edna M. Evangelisti
15th District

HEARING: Monday, January 6, 1975 (10:00 A.M.)
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 character of the surrounding development.

William D. Fromm
Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1974

Mr. Lorenzo M. Evangelisti
335 Stillwater Road
Baltimore, Maryland 21221

RE: Variance Petition
Item 94
Lorenzo M. & Edna
M. Evangelisti - Petitioners

Dear Mr. Evangelisti:

The Zoning Plans 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 south side of Stillwater Road, approximately 1075 feet west of Mace Avenue, in the 15th Election District of Baltimore County. It is presently improved with a two-story frame dwelling, and surrounding properties are similarly improved.

The petitioner is requesting a Variance to permit a side yard setback of 5 feet instead of the required 10 feet, and proposes to erect a 14'x17' addition to the easternmost side of the dwelling for a bedroom and bath.

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

Mr. Lorenzo M. Evangelisti
December 2, 1974

Page 2

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

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

Mr. Lorenzo M. Evangelisti
335 Stillwater Road
Baltimore, Md. 21221
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of December 1974.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Lorenzo M. & Edna M. Evangelisti

Petitioner's Attorney

Reviewed by

Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

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 Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard of five (5) feet in lieu of the required ten (10) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1975, that the herein Petition for a Variance to permit a side yard of five (5) feet in lieu of the required ten (10) 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 1975, that the above Variance be and the same is hereby DENIED.

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

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

November 29, 1974

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

Re: Item #94 (1974-1975)
Property Owner: Lorenzo M. & Edna M. Evangelisti
S/S of Stillwater Rd., 1075 ft. W. of Mace Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a side yard of 5' instead of the required 10'
No. of Acres: 75 x 200 District: 15th

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. Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc., will be the full responsibility of the Petitioner. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #94 (1974-1975).

Very truly yours,

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

ENCLOSURE:

I-SW Key Sheet
7 NE 26 Pos. Sheet
NW 20 Topo
97 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Lorenzo M. & Edna M. Evangelisti

Location: S/S of Stillwater Rd. 1075 ft. W. of Mace Ave.

Item No. 94

Zoning Agenda November 5, 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: H. Kelly

Noted and

Planning Group
Special Inspection Division

Approved: Paul H. Reincke

Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

November 26, 1974

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

Re: Item 94 - ZAC - November 5, 1974
Property Owner: Lorenzo M. & Edna M. Evangelisti
Location: S/S of Stillwater Rd. 1075 ft. W. of Mace Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from sec. 1802.3C.1 to permit a side yard of 5 ft. instead of the required 10 ft.
No. of Acres: 75 x 200
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asso. Traffic Engineer

MSF/lb

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

November 15, 1974

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

Dear Mr. DiNenna:

Comments on Item 94, Zoning Advisory Committee Meeting, November 5, 1974, are as follows:

Property Owner: Lorenzo M. & Edna M. Evangelisti
Location: S/S of Stillwater Rd. 1075 ft. W. of Mace Ave.

Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C.1 to permit a side yard of 5 ft. instead of the required 10 ft.

No. of Acres: 75 x 200
District: 15th

Comments: Metropolitan water and sewer are available.

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

2/11/8/ace

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 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 #94, Zoning Advisory Committee Meeting, November 5, 1974, are as follows:

Property Owner: Lorenzo M. & Edna M. Evangelisti
Location: S/S of Stillwater Road 1075 ft W of Mace Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side yard of 5 ft instead of the required 10 ft.
No. of Acres: 75 x 200
District: 15th

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
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 484-3311 ZONING 484-3351

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 30, 1974

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

Z.A.C. Meeting of: November 5, 1974

Re: Item 94

Property Owner: Lorenzo M. & Edna M. Evangelisti
Location: S/S of Stillwater Rd., 1075 ft. W. of Mace Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side yard of 5 ft. instead of the required 10 ft.

District: 15th
No. Acres: 75 x 200

Dear Mr. DiNenna:

No bearing on student population.

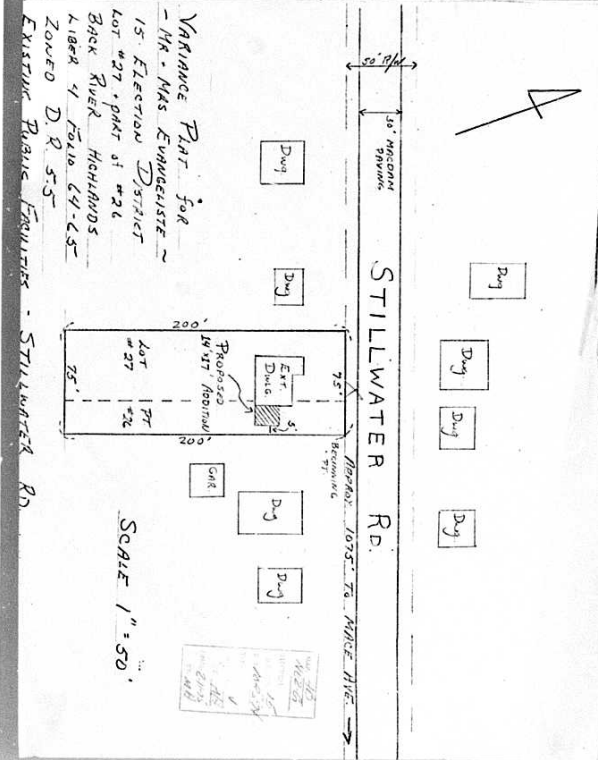
Very truly yours,
T. Misk Petrovich
Field Representative

MWP/ml

H. ENGLIE PARKS, President
EUGENE E. HESS, Vice President
MRS. ROBERT J. BERNLEY

MARCUS M. ROTUNDO
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA M. WHEELER, Treasurer

T. SATANO WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD W. HUERTER



PETITION FOR A VARIANCE
 300 DISTRICT
 ZONING: Petition for
 Variance for a Side Yard.
 LOCATION: South side of
 Stillwater Road 1000 feet West
 of Main Avenue.
 DATE & TIME: MONDAY,
 JANUARY 6, 1975, 10:00 A.M.
 PUBLIC HEARING: Room 104,
 County Office Building, 111 W.
 Chesapeake Avenue,
 Towson, Maryland.
 The Zoning Commissioner of
 Baltimore County, by authority
 of the Zoning Act and Regula-
 tions of Baltimore County, will
 hold a public hearing.
 Petition for Variance from
 the Zoning Regulations of Bal-
 timore County to permit a side
 yard of 5 feet instead of the
 required 10 feet.
 The Zoning Regulations to be
 changed as follows:
 Section 12B-2C.1 - Minimum
 Side Yard - 10 feet.
 All that parcel of land in the
 700000 District of Baltimore
 County
 Being located on the south
 side of Stillwater Road, ap-
 proximately 1000 feet west of Main
 Avenue. Known as Lot No. 27
 and part of Lot No. 28 as shown
 on the Plat of Back River High-
 lands, which is recorded
 among the land records of
 Baltimore County in Liber 4, Page
 644.
 Also known as 335 Stillwater
 Road.
 Being the property of Lorenzo M.
 and Ellen M. Evangelisti, as shown
 on plat filed with the Zoning De-
 partment filed with the Zoning
 Hearing Board. January
 4, 1975 at 10:00 A.M.
 Public Hearing: Room 104,
 County Office Building, 111 W. Chesapeake
 Avenue, Towson, Md.
 By Order of
 S. ERIC DINENNO
 Zoning Commissioner of
 Baltimore County
 Dec 18 1974

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

889 Eastern Blvd
 Essex, Md. 21221

December 19 19 74

THIS IS TO CERTIFY, that the annexed advertisement of
 PETITION- SOUTH SIDE OF STILLWATER ROAD.

was inserted in **ESSEX TIMES** a weekly news-
 paper published in Baltimore County, Maryland, once a week
 for one successive weeks before the

6th. day of January 1975; that is to say,
 the same was inserted in the issues of December 19, 1974.

Stromberg Publications, Inc.

Publisher.

By C. Carson

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 19, 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., once in each
 at one time successive weeks before the 6th.

day of January 1975, the first publication
 appearing on the 19th day of December
 1974.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE
 300 DISTRICT
 ZONING: Petition for Variance for
 a Side Yard.
 LOCATION: South side of Stillwater
 Road 1000 feet West of Main Ave-
 nue.
 DATE & TIME: Monday, January 6,
 1975 at 10:00 A.M.
 PUBLIC HEARING: Room 104, Coun-
 ty Office Building, 111 W. Ches-
 apeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Bal-
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 Zoning Act and Regulations of Bal-
 timore County, will hold a public hear-
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 Petition for Variance from the
 Zoning Regulations of Baltimore
 County to permit a side yard of 5
 feet instead of the required 10 feet.
 The Zoning Regulations to be re-
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 Section 12B-2C.1 - Minimum Side
 Yard - 10 feet.
 All that parcel of land in the
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 Also known as 335 Stillwater
 Road.
 Being the property of Lorenzo M.
 and Ellen M. Evangelisti, as shown
 on plat filed with the Zoning De-
 partment filed with the Zoning
 Hearing Board. January
 4, 1975 at 10:00 A.M.
 Public Hearing: Room 104, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Md.
 By Order of
 S. ERIC DINENNO
 Zoning Commissioner of
 Baltimore County
 Dec 18

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

H 75-135-A

District: 15th
 Posted for: Having Mon. Jan. 6, 1975 at 10:00 A.M.
 Petitioner: Lorenzo Evangelisti
 Location of property: Sp. 7 Stillwater Rd. 1000 ft. W. of Main Ave.
 Location of Sign: 1 Sign. Placed on front yard of 335 Stillwater Rd.
 Remarks:
 Posted by: Mail H. Huan Signature
 Date of return: Dec. 26, 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: <u>LDH</u>	Revised Plans: Change in outline or description				Yes		No			
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of

Dec 1974. Item #

S. Eric Dinenna
 Zoning Commissioner

Petitioner Evangelisti Submitted by
 Petitioner's Attorney Reviewed by LDH

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 17417
 DATE Jan. 6, 1975 ACCOUNT 01-662
 AMOUNT \$15.25
 DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 Lorenzo M. Evangelisti
 335 Stillwater Rd.
 Baltimore, Md. 21221
 Advertising and posting of property H 75-135-A
45.25

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 17174
 DATE December 5, 1974 ACCOUNT 01-662
 AMOUNT \$25.00
 DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 Lorenzo M. Evangelisti
 335 Stillwater Road
 Baltimore, Md. 21221
 Petition for Variance
H 75-135-A
25.00