

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SEVERINO & HELEN VIANA, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part herof,

herby petition for a Variance from Section... 1802.3B (205.3 AND 301.1)

TO PERMIT A SIDE YARD SETBACK OF 6 FEET INSTEAD OF THE REQUIRED
11.25 FEET

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

I NEED A CAR PORT UNDER WHICH TO PARK MY AUTOMOBILE
IN ORDER TO PREVENT WHETHER DAMAGE TO MY CAR.

I HAVE TO SCRAP FROST FROM WHEN WINDSHIELD ON THE CAR
EVERY MORNING BEFORE I GO TO WORK AT 5:30 A.M. I HAVE TO START THIS
EARLY IN THE MORNING TO CLEAN THE WINDSHIELDS SO THAT I CAN GET TO
MY PLACE OF EMPLOYMENT ON TIME.

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 Severino M. Viana
Legal Owner
Address 5412 BANGERT STREET
WHITE MARSH, MARYLAND 21162
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

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 through-
out 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 6th day of January, 1975, at 10:30 o'clock
A.M.

William D. Fromm
Zoning Commissioner of Baltimore County.

(over)

January 9, 1975

Mr. & Mrs. Severino M. Viana
5412 Bangert Street
White Marsh, Maryland 21162

RE: Petition for Variance
NE/S of Bangert Street, 440' NW
of Gaylord Street - 11th Election
District
Severino M. Viana, et ux -
Petitioners
NO. 75-137-A (Item No. 93)

Dear Mr. & Mrs. Viana:

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:arl

Attachments

DESCRIPTION

Being located on the northeast side of Bangert Street, approximately
440 feet northwest of Gaylord Street and known as Lot No. 21, Block B of
the East of Forge Acres, recorded amongst the Land Record of Baltimore
County in Plat Book 15, July 88. Also known as 5412 Bangert Street.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 12, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-137-A, Petition for Variance for a Side Yard.
Northeast side of Bangert Street 400 feet, Northwest of Gaylord Street.
Petitioner - Severino and Helen Viana

11th District

HEARING: Monday, January 6, 1975 (10:30 A.M.)

There are no planning factors requiring comment on this petition.

William D. Fromm
Director of Planning

WDF:NEG:rw

DEC 16 74 AM



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 #93 (1974-1975)
Property Owner: Severino & Helen Viana
N/2S of Bangert Ave., 400' N/W of Gaylord St.
Existing Zoning: R-1, 2
Proposed Zoning: Variance from Sec. 1802.3B (205.3 and
301.1) to permit a side yard setback of 6' instead of the
required 11.25'
No. of Acres: 200.33 x 150.0
200.0 x 121.7
District: 11th

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. This office
has no further comment in regard to the plan submitted for Zoning Advisory Committee
review in connection with this Item #93 (1974-1975).

Very truly yours,

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

END:RAM:FW:res

Q-SS Key Sheet
L3 NE 36 Pos. Sheet
NE 11 J Topo
Q: Rak Map

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: Severino & Helen Viana

Location: NE/S of Bangert St. 400 ft. NW of Gaylord St.

Item No. 93 Zoning Agenda November 5, 1974

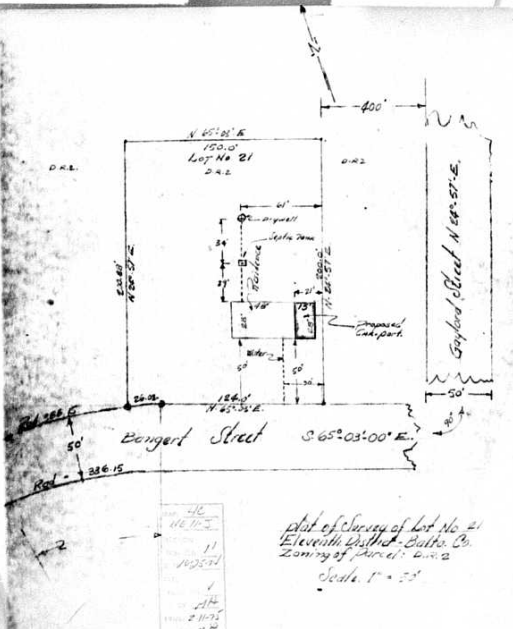
Gentlemen:

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 _____
- () 4. EXCEEDS the maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.
- () 6. 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.
- () 7. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. K. M. Noted and
Approved: Paul H. Rinehart
Planning Group Chief
Special Inspection Division Deputy Chief
Fire Prevention Bureau

MAR 0 3 1975



Zoning Commissioner of Baltimore County

MSE/10

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nc

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 444-3311 ZONING 444-3381

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

Enclosure

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Depicted									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>MB C.</u>									
Previous case: _____									

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, V M
MRS. NICHARD K. ALBERT

Legal Notice

BALTIMORE COUNTY
MARTLAND
PETITION FOR
A VARIANCE
116 DISTRICT

ZONING: Petition for Variance for a Side Yard.

LOCATION: Northeast side of Bangor Street 400 feet Northwest of Gaylord Street.

DATE & TIME: MONDAY, JANUARY 6, 1975 at 10:30 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 set back of 4 feet instead of the required 12 feet.

The Zoning Regulations to be accepted as follows:

Section 1902.18 1902.2 and 30.11 - Projections into Yards - If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 50% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the 116th District of Baltimore County, being located on the southeast side of Bangor Street, approximately 400 feet northwest of Gaylord Street, and known as Lot No. 24, Block B of the First of Ferguson, recorded amongst the Land Records of Baltimore County in First Book 16, folio 80, after known as 5412 Bangor Street.

Being the property of Severino and Helen Viana, as shown on plat filed with the Zoning Department, Baltimore County, will hold a public hearing.

Hearing Date: Monday, January 6, 1975 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

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

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. December 19, 1974

TO CERTIFY, that the annexed advertisement was in THE OBSERVER, a weekly newspaper published in Baltimore County, Md. one time before the day of January, 1975, the publication on the 19th day of December, 1974.

THE OBSERVER,
Robert A. Smith
Advertising Mgr.

Advertisement # 3200

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By Order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

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

THE JEFFERSONIAN,
Robert A. Smith
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-137-A

District 116 Date of Posting Dec. 19, 74

Posted for: Heating Jan. 6, 1975 c. 10:30 A.M.

Petitioner: Severino Viana

Location of property: N.E. side of Bangor St. 400' N.W. of Gaylord St.

Location of Signs: 1 sign - Portal @ 5412 Bangor St. in front lawn

Remarks: Marl. N. Hess

Posted by: Marl. N. Hess Signature Date of return: Dec. 26 - 74

Item 93

Mr. Severino M. Viana
5412 Bangor Street
White Marsh, Md. 21162

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
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
S. ERIC DINENNA
Zoning Commissioner

Petitioner Severino & Helen Viana

Petitioner's Attorney Joseph B. Bennett Reviewed by Chairman, 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 21 day of

OCT., 1974. Item #

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Mr. Viana Submitted by Mr. Viana

Petitioner's Attorney Joseph B. Bennett Reviewed by Chairman, Zoning Advisory Committee

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

BALTIMORE COUNTY, MARYLAND No. 17414
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 6, 1975 ACCOUNT 01-662

AMOUNT \$16.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Cash
Advertising and posting of property for Severino Viana
#75-137-A

3692.66 460.00

BALTIMORE COUNTY, MARYLAND No. 16967
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 21, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Cash
Petition for Variance for Severino Viana
(Cash)

3404.22 250.00