PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY:

I, or we_SEVERINO_S_HELEO_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 her of,

hereby petition for a Variance from Section. 1802.38 (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,

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

evoperty is to be posted and advertised as prescribed by Zoning Regulations. Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tion; and further agree to and are to be bound by the zoning regulations and restrictions of most County adopted pursuant to the Zoning Law For Baltimore County.

Protestant's Attorney

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

of .Boomboy ... 197 ... 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 our 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 Bailding in Towson, Baltimore

County, on the 6th

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A. M

1 von des lance

Zoning Commissioner of Baltimore County.

Seals 1 . 55

Severino m. Viana

WHITE MARSH, MARYLAND 21162

Address 5412 BANGERT STREET

-400 NA LOT NO 21 -50'-4 Bangert Street plat of Cherry of Lot No 21 Eleventh Ustra Balto Co. Zoning of Parcel: 0.2.2

January 9, 1975

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

RE: Petition for Variance NE/S of Bangert Streat, 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,

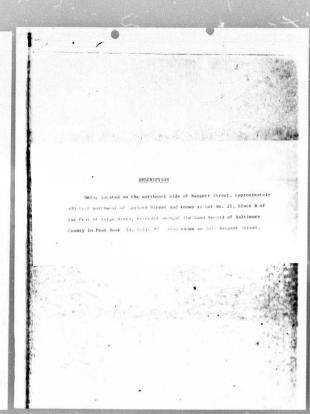
15/ S. ERIC DI NENNA

Bea

Zoning Commissioner

SED/srl

Attachments



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

PROM 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

BALTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

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

WDE-NEG-W-



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Bepartment Of Public Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

ELLEWORTH N. DIVER. P. E. CHIEF

November 29, 1974

Re: Item #93 (1974-1975)

Froperty Owner: Severina & Belen Viana
N/SS of Bangert Ave., LOC *1/A of Daylord St.
Existing Zoning: D.R. 2

Froncoad Zoning: Verlance free ee., 1902-39 (205.3 and
301.1) to permit a side yard settack of 6' instead of the
reduced 11.25'
No. of Acres: 200.83 \(\frac{150.0}{20.0} \)
District 11.25'

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District: 11th

The following comments are furnished in regard to the plat submitted to this office for review by the Zening Advisory Committee in connection with the subject item.

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 (1976-1975).

Very truly yours,

ELISWERTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR : 88

Q-SE Key Sheet 43 NE 39 Pos. Sheet NE 11 J Topo 64 Rax Map

Baltimore County Fire Department

J Austin Deitz



Towson, Maryland 21204

Office of Planning and Dning Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Connittee

Re: Property Owner: Severina & Helen Viana

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

Zoning Agenda November 5, 1974

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 Daltimore County Standards as published by the Department of Public Norks.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXECUS the maximum allowed by the Fire Department.

() is The site shall be made to comply with all applicable parts of the Fire Devention Code prior to occupancy or beginning of operations.

() is the site of the site of

() 6. Site plans are approved as drawn.

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

Planning Group
Special Inspection Myision

Deputy Chief Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the alone Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning egulations would result in practical difficulty and unreasonable hardship upon the Petitioners. the NEW 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 setback of six (6) feet in lieu of the required 11.25 feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this $9^{\frac{1}{2}}$ January 197 .5., that the herein Petition for a Variance to permit a side yar tetback of six (6) feet in lieu of the required 11.25 feet should be and the same is CRANTED, 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 Pursuant to the . dvertisement, 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, 197 ..., that the above Variance be and the same is hereby DENIED Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

November 26, 1974

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

Re: Item 93 - ZAC - November 5, 1974
Property Owner: Severina & Helen Viana
Location: NR/5 of Bangert St. A00 ft. NW of Gaylord Street
Existing Zoning: D.R. 2
Proposed Zoning: Variance from Sec. 1802.38 (205.3 & 301.1)
to permit a side yard setback of 6 feet
instead of the required 11.25 feet.
No. of Acres: 200.89 x 150.0
Listing 12.10 1724.0

District: 11th

No traffic problems are anticipated by the requested variance

Very truly yours Michael & Harrise Michael S. Flanigan Asso. Traffic Engineer

MSE/IN

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING

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

November 15, 1974

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

Bear Hr DiNenna:

Comments on Item 93, Zoning Advisory Committee Meeting, November 5, 1974, are as follows:

Property Owner: Severina & Helen Viana Location: NE/S of Bangert St, 400 ft, NW of Gaylord St. Existing Zoning: D.R. 2 Proposed Zoning: D.R. 2 301.1) te perait a side yard setback of 6 ft. instead of the required

No. of Acres: 200.88 x 150.0 200.0 124.0 District: 11th

Gomments: Metropolitan water available; septic system functioning properly.

Very truly yours,

Takom A Donn Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

≅ HVB/nc∂

WILLIAM D. FROMM

S. ERIC DINENNA



November 29, 1974

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

Comments on Item #93, Zoning Advisory Committee Meeting, November 5, 1974, are as follows:

Property Owner: Severing and Helen Vigna Location: NE/S of Bangert St. 400 ft NW of Gaylord St. Existing Zoning: D.R.2 Existing Zoning: D.R.2 Proposed Zoning: Variance from Sec. 1802.38 (205.3 and 301.1) to permit a side yard setback of 6 ft, instead of the required 11.25 ft. No. of Acres: 200.88 X 150.0 200.7 124.0

District: 11th

60

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

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

Very truly yours,

John All mbley John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

AWEN CODE 301 PLANNING 484-3211 ZONING 494-3251

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

James n. Byznes, III

SEALTH DEPARTMENT PUREAU OF FIRE PREVENTION

STATE BICHNAY BUNEAU OF PROJECT AND DESCRIPTIONS LEASEFUL

BOARD OF LECCATION OFFICE OF THE BUILDINGS ESCHEEP December 2, 1974

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

RE: Variance Petition Item 93 Severina & Helen Viana - Petitioners

Dear Mr. Viana:

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 These comments are not intended to indicate trappropriateness 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 out the commendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Bangert Street, approximately 400 feet west of Gaylord Street, in the llth Election District of Baltimore County. It is presently improved with a one-story brick rancher, as are other dwellings in the immediate vicinity.

The petitioner is requesting a Variance to permit a side yard setback of 6 feet instead of the required 11-1/4 feet, and proposes to erect an

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be neld

Mr. Severino M. Viana Item 93 ember 2, 1974

not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

. 10 61116 T JAMES B. BYRNES, III

Chairman, Zoning Plans Advisory Committee

JRR: JD

Enclosure

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:

Property Orner: Severina & Helen Viana
Location: NEXS of Bangert St. 400 ft. N.W. of Gaylord Street
Present Zoning: D.P. 2
Proposed Zoning: Variance from Section 1802.38 (205.3 & 301.1) to pe Variance from Sectical 1802.38 (205.3 & 301.1) to permit a side yard setback of f ft. Instead of the required 11.25 ft.

Districts

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours, Willied Hetwood

.. EMSLIC PARKS, PARKET MRS ROBERT L BERNEY

JESEPH N. MICCHAN ALVIN LORECK RICHARD W. TRACEY, V M.E.

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans Reviewed by: 71 B Change in outline or description____Yes Previous case: Map #

The state of the s		
Legal Notice	CERTIFICATE OF FUBLICATION	
BALTHOOM COUNTY Section 1902.18 (205.2 and 201.1) - Projectoms into Yards - M attacked to the main building a	0 1	
A VARIANCE with or without a real, may extend into any required year and more	ROSEDALE, MD., December 1974	
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UARY 6, 1975 at 10:30 A.M. Geylard Street, ap-	of January 1975, the publication	
LIC HLARING: Room 108, ty Office Building, 111 W sapezhe Avenue. Towson, because of Baltamere County in Peat land. Still Reserve of Baltamere County in Peat beck 14, folio 8t. Also known as 5412 Banaret Street.	of January 1975, the publication on the 19th day of December 1975.	
Zoning Commissioner of Being the property of Severino more County, by authority of an Helev Viana, as above on plat caning Act and Regulations of more County, will hold a publish Hearing Date: Manday, January	THE OBSERVER,	
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BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Jan. 6, 1975 ACCOUNT 01-662

1003 6 912 July 6

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

Mr. Severino 5412 Bangert	M. Viene EARTHORE COUNTY OFFICE OF PLANNING & ZONINC
	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
filing this_	Your Petition has been received and accepted for day of
	SE D. Van
	S. ERIC DINENNA, Zoning Commissioner
Petitioner_	Severine & Holen Viene
Petitioner's	Attorney Reviewed by Chairman, Chairman, Zoning Advisory Committee

	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
	Your Petition has been received * this 21 day
Oc	7. 1974. Item •
Petitioner	S.Eric Dinenna, S.Eric Dinenna, Zoning Commissioner Submitted by Mh. VANA Share Serviewed by M. S. C. Reviewed by M. S. C.
	's Attorney Reviewed by KASC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVISION DOVISION
MISCELLANEOUS CASH RECEIPT

DATE COT. 21, 197% ACCOUNT 01-662

AMOUNT \$25,00

WHITE CASHIER PRINCASSACY VELLOW CUSTOMER
Petition for Variance for Severino Viana
(Sash)