

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1974 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship,

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of February 1975, that the above Variance be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 26, 1974

Mr. Vincent Monico
8842 Belair Road
Baltimore, Maryland 21236

RE: Variance Petition
Item 114
Vincent & Venneranna Monico -
Petitioners

Dear Mr. Monico:

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 northwest side of Belair Road, 1213 feet west of Joppa Road, and is zoned Density Residential 16. The property is improved with a two-story frame dwelling and a two-car detached garage. Adjacent properties on the same side of Belair Road are also improved with single family dwellings. The properties opposite this site on Belair Road are utilized commercially in the form of a grocery store and a gas station.

The petitioner is requesting a Variance to permit side yard setbacks of 10 feet and 15 feet instead of the required 25 feet, respectively, in order that this building may accept a principal use of the conducting of religious services in

Mr. Vincent Monico
Re: Item 114
December 26, 1974

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basement.

The proposed parking area for this use must consist entirely of a durable and dustless surface, and must be properly drained due to the proximity of adjacent residential uses.

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 in the near future.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Item 114

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Vincent Monico
8842 Belair Road
Baltimore, Md. 21236
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of December 1974.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Vincent & Venneranna Monico

Petitioner's Attorney

Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans
Advisory Committee

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

December 26, 1974

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

Re: Item #114 (1974-1975)

Property Owner: Vincent & Venneranna Monico
N/S of Belair Rd., 1213' S/W of Joppa Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance From Sec. 1802.23 - 504 Sec.
582 to permit side yard setbacks of 10' and 15' in lieu
of the required 25', respectively.
No. of Lanes: 0.450 District: 14th

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:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road are under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Setback Controls:

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 Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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.

Water:

Public water supply is serving this residence.

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: Vincent & Venneranna Monico

Location: NW/4 of Belair Road, 1213 ft. SW of Joppa Rd.

Item No. 114

Zoning Agenda December 17, 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

violates 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.

(x) 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: Noted and Approved:

Planning Group
Special Inspection Division

Deputy Chief
Fire Prevention Bureau

Item #114 (1974-1975)
Property Owner: Vincent & Venneranna Monico
Page 2
December 26, 1974

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. The Perry Hall Interceptor, a 12-inch public sanitary sewer is within a 10-foot utility easement adjacent to the rear of this property, see Drawing #71-0201, File 1.

Very truly yours,

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

END:SAN/FMD:as

MAN/FMD:as
37 MS 25 Pgs. Sheet
MS 10 G. Topo
72 Tex Map



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 5, 1974

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

Attn: Mr. Franklin Hoggins

Re: Item 114
Z.A.C. meeting Dec. 17, 1974
Property Owner: Vincent G. Vanneranna
Monico - Location NW/4 of Belair
Road (Route 1) 1213 Ft. sw. of
Joppa Road.
Existing Zoning: D.R. 16
Proposed Zoning: Variance from
Sec. 1302.2B-504 Sec. 582 to
permit side yard setbacks of
10 ft. and 15 ft. in lieu of the
required 25 ft. respectively.
No. of Acres: 0.430
District: 14th

Dear Sir:

Although the subject plan leaves something to be desired, the 15' wide space between the building and the property line will not permit two vehicles to pass at the same time. It appears to be the best method of treating the entrance and parking arrangement. The entrance widening must be done under permit from the State Highway Administration.

The 1973 average daily traffic count for this section of Belair Road is ... 24,400 vehicles.

Very truly yours,

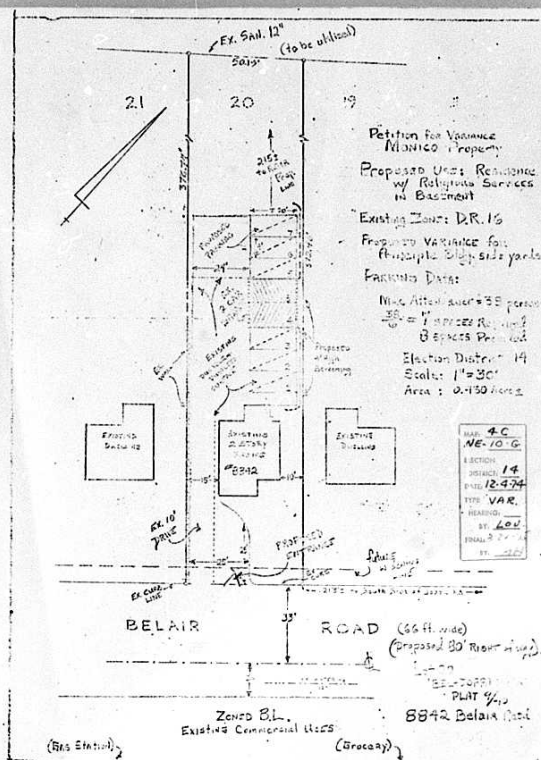
Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CL:JEN:sk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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									
Denied									
Granted by ZC, BA, CG, CA									
Reviewed by: <u>J. P. H.</u>	Revised Plans: Change in outline or description Yes ☐ No ☐								
Previous case:	Map #								



PETITION FOR A VARIANCE

ZONING DEPARTMENT

LOCATION: Northwest side of Belair Road 1213 feet South of Joppa Road

DATE & TIME: Wednesday, January 22, 1975 at 10:15 A.M.

PUBLIC HEARING: Room 108, 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 on the following:

Petition for Variance from the Zoning Regulations of Baltimore County to permit side yard setbacks of 10 feet and 15 feet instead of the required 25 feet.

Section 1302.2B-504 (a) (2) - Side Yard Setbacks to be ascertained as follows:

Section 1302.2B-504 (b) - All that parcel of land in the Fourthward District of Baltimore County.

Beginning for the same at a point on the northwest right-of-way line of Belair Road 1213 feet, more or less, from a point on the southeast right-of-way line of Belair Road 1213 feet, more or less, from a point on the southeast right-of-way line of Joppa Road, and thence southerly along the southeast right-of-way line of Joppa Road, and thence southerly along the southeast right-of-way line of Belair Road 1213 feet, more or less, to a point on the southeast right-of-way line of Belair Road 1213 feet, more or less, to the place of beginning.

Being the property of Vincent G. Vanneranna, Monico, as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, January 22, 1975 at 10:15 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY: S. ERIC DINENNA, Zoning Commissioner of Baltimore County

Jan. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 2, 1975.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one (1) successive weeks before the 22nd day of January, 1975, the first publication appearing on the 2nd day of January, 1975.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$

PETITION FOR A VARIANCE

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Being the property of Vincent G. Vanneranna, Monico, as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, January 22, 1975 at 10:15 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY: S. ERIC DINENNA, Zoning Commissioner of Baltimore County

Jan. 2

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., January 6, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 22nd day of January, 1975, the publication appearing on the 2nd day of January, 1975.

THE OBSERVER,

Advertising Mgr.

Cost of Advertisement \$20.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17446

DATE Jan. 21, 1975 ACCOUNT 01-662

AMOUNT \$47.75

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Vincent Monico
8842 Belair Road
Baltimore, Md. 21236
Advertising and posting of property \$75-156-A 47.75 inc

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17407

DATE Dec. 30, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Achariya Peter
8842 Belair Road
Baltimore, Md. 21236
Petition for Variance for Vincent Monico \$75-156-A 25.00 inc

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#75-156-A

District: 14th Date of Posting: 1-2-75
Posted for: Hearing held Jan. 22, 1975 at 10:15 A.M.
Petitioner: Vincent Monico
Location of property: NW/4 of Belair Rd 1213 ft. S. of Joppa Rd.
Location of Signs: Sign posted on 8842 Belair Rd.
Remarks: Petition for Variance
Posted by: [Signature] Date of return: 1-9-75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3 day of Dec 1974 Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner: Monico Submitted by: [Signature]

Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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

