PETITION FOR ZONING VAR ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Vincent. & Venneranna Monico. legal owners of the property situate in Baltimore I, or we.<u>Wincent.</u> & Vannermana. Moniso.legal events of the property state in resummer.

County and which is described in the description and plat attached hereto and made a part hereof,

1802, 28 (50) V.B.2)

hereby petition for a Variance from Sections.Wide: Geoducine Fib. Ext to permit side yard setbacks of 10 feet and 15 feet in lieu of the required 25 feet, respectively

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

According to Section SO4- Section 6,3.2 the law requires 25ft, clearance on each side of the house, whereas, there are only 15ft, on the driveway side and 10ft, on the opposing side of the house to the edge of the adjoining property line. Since we wish to utilize a room in the house for church services, we are appelling for an axequiton or varia non-frad, and law.

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 tithon, and further agree to and are to be bound by the zoning regulations and restrictions of

26 35	X	Lines Monre
0 70	Contract purchaser	Monisanse U monis
Address	************	Address 8842 Belair Road
duan	******	Baltimore, Maryland 21236
The A.	Petitioner's Attorney	Protestant's Attorney
Address .		

1971, that the subject matter of this petition be advertised, as 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 Bailding in Towson, Baltimore

County, on the 22nd day of January 197 5 at 10:15 clock A.M.

Zoning Commissioner of Baltimore County

February 19, 1975

Mr. & Mrs. Vincent Monico 8842 Belair Road more, Maryland 21236

RE: Petition for Variance NW/S of Belair Road, 1213' S of Joppa Road - 14th District Vincent Monico, et ux - Petitioners NO. 75-156-A (Item No. 114)

Dear Mr. & Mrs. Monico.

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JAMES E. DYER Deputy Zoning Commissioner

JED/mo

Attachments cc: Mrs. Jacob Kahi 8844 Beiair Road Baltimore, Maryland 21236

DESCRIPTION FOR VARIANCE

8

Beginning for the same at a point on the northwest right-of-way line of Belair Road (66 feet wide) at a distance of 1213 feet, more or less, southwesterly from the corner formed by the intersection of said northwest right-of-way line with the south right-of-way line of Joppa Road, running theace southwesterly binding on the northwest right-of-way line of Belair Road 50.00 feet to a point, thence leaving Belair Road and running the three following courses, viz: first. northwesterly at right angles to said Belair Road 376.74 feet; second, northeasterly 50.19 feet; and third southeasterly parallel with the second line of this description 372.46 feet to the place of beginning.

6 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

XXXXXXXXXXXXX

#

15%

12-4-74

VAR

+

Franklin T. Hogans

TONING ADMINISTRATIO HEALTH DEPARTMENT BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING STATE HIGHMAN ADMINISTRATION

BUPEAU OF PROJECT AND DEVELOPMENT PLANNING

BOARD OF EDUCATION OFFICE OF TWE BUILDINGS ENGINEER

December 26, 1974

Mr. Vincent Monico 8842 Belair Road Baltimore, Maryland 21236

RE: Variance Petition Item 114 Vincent & Venneranne 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 size field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate 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 at 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 some density Residential 16. The property of the property Residential 16. The property of the proved with a two-story frame dwell-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

(ASE-# 15.156.17

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E. WM. T. MELZER

January 30, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21

Item 114 - ZAC - December 17, 1974 Property Owner: Vincent and Venneranna Monico Location: NW/S of Belair Road 1213 ft. SW of Joppa Road VARIANCE f. Sec. 1802.28 - 504 Sec. 582 to permit aide yard methacks of 10 ft. and 15 ft. in 11eu of the required 25 ft., respectively.

No. of Acres: 0.430
District: 14th

No traffic problems are expected by the requested variance.

Very truly yours, Buchall King Michael S. Flanigan Traffic Engineering Assoc.

0

The proposed parking area for this use must

This petition is accepted for filing on the date This petition is accepted for filing on the dat of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Frenkl T. Logane. I

PRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee

consist entirely of a durable and dustless surface, and must be properly drained due to the proximity of adjacent residential uses.

Page 2

MSF/1b

Mr. Vincent Monico Re: Item 114

basement.

FTH:JD

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 11, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120k Z.A.C. Meeting of: December 17, 1974

Teem 14
Property Owner: | Newerland Monico |
Docation | NWS of Balar Road, 1213 tt. S.W. of Joppa Road |
NWS of Balar Road, 1213 tt. S.W. of Joppa Road |
Proposed Zoning: | New York |
Variance from Section 1802,28 - 504 Section 582 to permit side yard setbacks of 10 tt. and 15 tt. in |
Ilou of the required 25 tt., respectively.

District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

WNP/ml

W. Nick Petrovich

" EMSLIE PARKS, MINIST EUGENE C. HEST. PREPARENT

WILLIAM D. FROMM

S. ERIC DINENNA



December 19, 1974

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

(8)

Dear Mr. Di Nenna:

Comments on Item #114, Zoning Advisory Committee Meeting, December 17, 1974, are as follows:

Property Owner: Vincent and Venneranna Monico Property Owner: Vincent and Venneranna Monico
Locations: NWJ 56 Belair Road 113 ft. SW of Joppa Road
Existing Zoning: D.R.16
Proposed Zoning: Variance from Sec. 1802.28 504 Sec. 582 to permit side yard serbacks of
10 ft. and 15 ft. in lieu of the required 25 ft., respectively. No. of Acres: 0.430 District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriatenss 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 your,

John L. Wimbley Planning Specialist II

Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

ADD OF TARE

John Z Wembley

Pursuant to the admissment, posting of property, and put hearing on the above petition
and it appearing that by reason of the following finding of facts
Commission of the Commission o
k, , estable and a second second second second
9 / 3700-7 143
the above Variance should be had; and it further appearing that by reason of
a Varianceshould be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of, 197, that the herein Petition for a Variance should be and the
same is granted, from and after the date of this order.
Zening 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,
1
the spove Variance should NOT BE GRANTED
IT IS ORDERED by the Zoning Commerciation of Baltimore County, this 1974 day
of February 1975, that the above Variance be and the same is hereby DENIED.
) 5 /
Deputy Zoning Commissioner of Baltimore County
4

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

******** Franklin T. Hogan

> PERMITE ROWING ADMINISTRATION REALTH DEPARTMENT BUREAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERING STATE HIGHWAY

BUNEAU OF ENGINEERING PROJECT AND DEVELOPMENT PLANTING

BOARD OF EDUCATION OFFICE OF THE BUILDINGS ENGINEER December 26, 1974

Mr. Vincent Monico 8842 Belair Road Baltimore, Maryland 21236

RE: Variance Petition Variance Feet 114
Vincent & Venneranne 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 api opriateness 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 utilized commercially in the form of a grocery store and a gas station. 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

Item 114 Your Petition has been received and accepted for 19th day of December 1974. Reviewed by Franklin T. Hosans / Chairman, Zoning Plans

Advisory Committee

Mr. Vincent Monico

Page 2

basement.

Mr. Vincent Monico

Petitioner's Attorney

Petitioner_ Vincent & Venneranne Monico

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.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

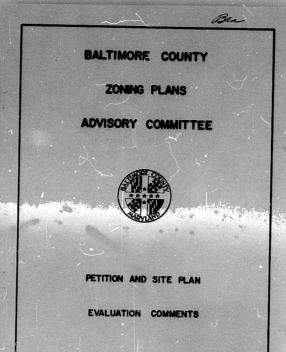
111 W. Chesapeake Avenue Towson, Maryland 21204

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, Frenkl T. Logine. L. FRANKLIN T. HOGANS, JR.

Chairman, Zoning Plans Advisory Committee

FTH:JD



Baltimore County, Margland Bepartment Of Public Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

ELLSWORTH N. DIVER. P. E. CHIE

December 26, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Re: Item #111 (1974-1975) Ties #111 (1971-1975)
> Property Conner: Vincent & Venmeranca Monico
> N/So of Bolair Md., 1213' S/N of Jospa #d.
> Estiting Zoning: LA. 15
> Estiting Zoning: LA. 15
> Proposed Zoning: Variance from Sec. 1802.28 - 501 Sec.
> Proposed Zoning: Variance from Sec. 1802.28 - 501 Sec.
> of the predict side yard settledte of 10 and 15' in Heu
> of the predict S/F, respectively,
> No. 67 Javes: 0.4100 Startict: lith
> No. 67 Javes: 0.4100 Startict: lith

The following comments are furnished in regard to the plat substituted to this effice for review by the Zoming Advisory Committee in connection with the subject item.

Polair Road (U.S. 1) is a State Moad; therefore, all improvement, intersections, entrances and deniance requirements as they affect the road one under the jurisdiction of the control disheasy Administration. Any unitive construction within the State Board in addition to those of boards in the state for the State in addition to those of boards in the state for the State in addition to those of boards.

Testiment luntrel:

Development of this property through stripping, grading and stabilization could result in a sediment collution problem, damaging private and public holdings downstream the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or personent) to prevent creating any missaness or desayar to adjacent properties, especially by the components of surface waters. Correction of any problem which say result, but to responsibility or improper installation of drainage facilities, would be the full responsibility or the bettierer.

Water:

Public water supply is serving this residence.

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Vincent & Venneranna Monico

Location: NW/S of Belair Road. 1213 ft. SW of Joppa Rd. Item No. 114

Gentlemen.

Zoning Agenda December 17, 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 fest along an approved read 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.
- EXCESS the maximum allowed by the Fire Department.

 b. 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 endsting or proposed on the test eshall comply with all applicable requirements of the Maximum Proposition 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.

Reviewer: At Done 9 M Approved:

Planning Group

frut 1/ 1 Couch Deputy Chief

Special Inspection Division

Fire Prevention Bureau

Itom #114 (1974-1975) Property Owner: Wincent & Venneranna Monico ecember 26, 1974

Sanitary Sewer:

Public manifery sewerage is available to serve this property. The Porry Holl Interceptor, a 12-inch public sanifary sewer is within a 10-feet utility easement edificent to the rear of this property, see Drawing #21-0201, File 1.

Very truly yours,

Ellsworth V. Parce part Ellsworth N. Diver, P. S. Chief, Gureau of Engineering

END: BAM: FLOR: on

M-NW Yoy Sheet 37 NE 25 Pos. Sheet VE 10 G Topo 72 Tex Map



Harry R. Hughes Bernard M Evans

December 9, 1974

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

Att: Mr. Franklin Hogans

Re: Item 114
Z.A.C. meeting Dec. 17, 1974
Property Owner: Vincent & Venneranna Monico -- Location: NW/S of Belair Road (Route 1) 1213 Ft. sw. of Moad (Noute 1) 1213 Ft. sw. of Joppa Road, Existing Zoning: D.R. 16 Proposed Zoning: Variance from Sec. 1802-28-504 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

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. If 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:JEM:54

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

PETITION	M	APPI	NG	PRC	GRE	SS	SHEE	T			
FUNCTION		Wall Map		Original		Duplicate		Tracing		200 Sheet	
Teletion		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, GC, CA											

	FEX. SAN. 12"	o be utilized)
	5019	<u> </u>
21	20	19
	1 1	Petition for Variance Minister Property
		Proposed Uso: Residence wy Religious Services in Basiment
	1 1 100	"Existing Zour: DR.16
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(fins Status)	•	(Grocasy)

DISTRIBUTE.		
N. 18 70 S. E.	Number	ENG

CERTIFICATE OF POSTING	
ZONING DEPARTMENT OF BALTIMORE COUNTY	#75 > 156-FA

District. 1. 40 Date of Posting. 1 2 75 Posted for Clarity Web Jan 22 1925 & 16:15 A.M. Petitioner Level Merica. Location of property. N. 115. 4 Relative Heb 1213 Les 4 Jupiper Rd. Location of Street Sugar Toul & 8842 Leller Heb.		lowion, Maryland
Location of property: N. W.15 4 Below Set 1313 do of Japan Rel	District 14 Posted for Heaving No.	Date of Posting 1-2-25
Location of property: N. W.15 4 Below Set 1313 do of Japan Rel	Petitioner Level Morie	EL.
Location of Signs Ingre Trate C 8842 Believ Med	Location of property: N. 19.1.5. 4	Belin Rd 1213 So of Juppe Rd
	location of Signs Longe Trans	7.1 @ 8842 Belain nel
	Posted by Merl H X	Date of return / -9-7.5

PETITION FOR A VARIANT
ZONING: Petition for Variance Side Varia. LOCATION: Northwest side of lair Read 1213 feet South of ps Read. DATE & TIME: Wednesday Ja-
PUBLIC HEARING: Room 106, Co ty Office Building, 111 W. Ch peaks Avenue, Townon, Maryl
The Zoning Commissioner of I Umore County, by authority of Zoning Act and Regulations of i Umore County, will held a pu- bearing: Petition for Variance from the
Petition for Variance from the ning Regulations of Baltimore Co ly to permit side pard sethecks to feet and to feet instead of required 25 feet. The Zoning Regulation to be
section (Buz 2B (164-V.B.2) Section (Buz 2B (164-V.B.2) Side Yards — 25 feet. All that parcel of land in Fourteenth District of Baltime County.
Beginning for the same at a po- on the northwest right-of-way it of Selair Road (66 feet wide) at distance of 1213 feet, more or le- iouthwesterly from the corner for od by the interesting.
ed by the intersection of and nor see what he was right-of-way line with the see right-of-way line of Joppa Reed, rusing thence southwesterly birding these southwesterly birding the sorthwest right-of-way in disjust leaving selair Road and rushence issuing Selair
vis: first, horthwesterly at right a des to said Belair Road 274.74 fee second, northeasterly 10.19 fee
the second line of this description of the second line of this description ing. Being the property of Vincent as Nonnecanna Monico, as shown o plat plan filed with the Zoning Deartment.
Hearing Date: Wednesday, Janus 17 22, 1913 at 10-11 A M. Public Hearing Room 164, Cour- ty Office Building, 111 W. Chess- yeake Avenue, Townen, Maryland, By Order of
By Order of S. ERIC DINENNA Zoning Commissioner of Baltimore County Jan. 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JADUARY 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., once in each of one time successive weeks before the 22nd day of _____January _____, 19. 75, the first publication appearing on the 2nd day of January 19.75 THE JEFFERSONIAN.

Cost of Advertisement \$

LOCATION Northwest side Belair Road 1213 fest South ROSEDALE, MD., January 6, 15 75 DATE & TIME: WEDNESDAY JANUARY 22, 1975 at 10:1 THIS IS TO CERTIFY, that the annexed advertisement was PUBLIC HEARING: Room 10 County Office Building, 111 W Chesapeake Avenue, Toward Maryland. published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time _____before the 22nd day of January 19<u>75</u>, the publication appearing on the 2nd day of January All that parcel of land in the Fourteenth District of Baltimore County
Beginning for the same at a point on the northwest right of any line of Belias Hosel 100 feet sidel at a distante. J 2123 feet, more or less, outlineasterly from the corner formed by the in

CERTIFICATE OF PUBLICATION

Advertising Mgr

PETITION FOR A VARIANCE

Cost of Advertisement \$20.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this

Zoning Commissioner

Petitioner Submitted by SAVIL Petitioner's Attorney Reviewed by

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

BALTIMORE COUNTY, MARYLAND No. 17446 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Jan. 21, 1975 ACCOUNT 01-662

AMOUNT \$47.75

PINK - AGENCY WHITE - CASHIER YELLOW - CUSTOMER

Vincent Monico 8842 Belair Road

Baltimore, Md. 21236 Advertising and posting of property-

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE SEVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Dec. 30, 1974 ACCOUNT 01-662

AMOUNT_ \$25.00

WHITE - CASHIER VELLOW - CUSTOMEN Achariya Peter 8842 Belair Road

Baltimore, Md. 21236

