

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 Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a setback from the street property line of twenty (20) feet in lieu of the required thirty (30) feet and to permit a distance of forty-five (45) feet from the centerline of the street in lieu of the required fifty-five (55) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15 day of August, 1975, that the herein Petition for Variances to permit a setback from the street property line of twenty (20) feet in lieu of the required thirty (30) feet and to permit a distance of forty-five (45) feet from the centerline of the street in lieu of the required fifty-five (55) 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.

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.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

July 21, 1975

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

Re: Item 1 - ZAC - July 1, 1975
Property Owner: Gerald R. Patnode, Sr.
Location: NW/C of Brackenwood Court & Foxley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.2) to permit a setback from the street property line of 20' in lieu of the required 30' & a setback of 45' from the centerline of the street in lieu of the required 55'.
No. of Acres: 161.22 x 78.01
125.00 92.00
District: 8th

Dear Mr. DiNenna:

The requested variance to the sideyard setback is not expected to cause any traffic problems.

Very truly yours,
Michael S. Flanigan
Traffic Engineering Associate

NSP/bza

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans,
Chairman, Jr.

July 16, 1975

Mr. Gerald Patnode
232 Brackenwood Court
Baltimore, Maryland 21093

RE: Variance Petition
Item 1
Gerald R. Patnode, Sr., - Petitioner

Dear Mr. Patnode:

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, zoned D.R., 3.5, is located on the northwest corner of Brackenwood Court and Foxley Road, in the 8th Election District of Baltimore County. The property is presently improved with a single family dwelling with similar uses along Brackenwood Court and Foxley Road. Curb and gutter are existing.

The petitioner is requesting a Variance to construct a 15'x24' garage on the side of the existing dwelling, twenty feet from the side property line and forty-five feet from the center line of Brackenwood Court. Field inspection revealed that excavation for footings for the proposed structure has already taken place. This

Mr. Gerald Patnode
Re: Item 1
July 16, 1975
Page 2

was due to the fact that the petitioner applied for and was granted a building permit from Baltimore County on May 2, 1975 to construct this garage the required thirty feet from Brackenwood Court. The error in setback was not discovered until this excavation had already been done.

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. Hogans, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman,
Zoning Plans Advisory Committee
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

PTH:NBC:JD
Enclosure

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

July 24, 1975

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 #1, Zoning Advisory Committee Meeting, July 1, 1975, are as follows:

Property Owner: Gerald R. Patnode, Sr.
Location: NW/C of Brackenwood Court and Foxley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B(208.2) to permit a setback from the street property line of 20' in lieu of the required 30' & a setback of 45' from the centerline of the street in lieu of the required 55'.
No. of Acres: 161.22 x 78.01
125.00 92.00
District: 8th

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 484-3211 ZONING 484-3261

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

July 22, 1975

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

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

Re: Item #1 (1975-1976)
Property Owner: Gerald R. Patnode, Sr.
Location: NW cor. of Brackenwood Court and Foxley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.2) to permit a setback from the street property line of 20' in lieu of the required 30' and a setback of 45' from the centerline of the street in lieu of the required 55'.
No. of Acres: 161.22 x 78.01
125.00 92.00
District: 8th

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 #1 (1975-1976).

Very truly yours,

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

END:EAM:PNR:es

B-W Key Sheet
57 NE 1 Pos. Sheet
NE 15 A
Tax Map 52

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 9, 1975

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item #1, Zoning Advisory Committee Meeting, July 1, 1975, are as follows:

Property Owner: Gerald R. Patnode, Sr.
Location: NW/C of Brackenwood Court & Foxley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B(208.2) to permit a setback from the street property line of 20' in lieu of the required 30' & a setback of 45' from the centerline of the street in lieu of the required 55'.
No. of Acres: 161.22 x 78.01
125.00 92.00
District: 8th

Since metropolitan water and sewer exist, this Department has no objection to this variance.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

EHVB:mah

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 2, 1975

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

Z.A.C. Meeting of: July 1, 1975

Re: Item 1
Property Owner: Gerald R. Patnode, Sr.
Location: NW/C of Brackenwood Court & Foxley Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3B(208.2) to permit a setback from the street property line of 20' in lieu of the required 30' and a setback of 45' from the centerline of the street in lieu of the required 55'.

District: 8th
No. Acres: 161.22 x 78.01
125.00 92.00

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

H. EMILIE PARKS, MRS.
EUGENE C. NICKEL, MRS.
MRS. ROBERT A. GURNEY

MARCELO M. BOSTANS
JOSEPH M. WOODWARD
ALVIN L. LOREN

T. BAYARD WILLIAMS, JR.
RICHARD W. FRADY, M.D.
MRS. ROBERT A. GURNEY

PETITION FOR A VARIANCE
IN DISTRICT
ZONING Petition for Variance for
 Front Yard.
 LOCATION: North side of Brack-
 enwood Court and West side of Pa-
 rley Road.
 DATE & TIME: Monday, August 4,
 1975 at 10:15 A.M.
 PUBLIC HEARING: Room 104, Coun-
 ty Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland.
 The Zoning Commissioner of Bal-
 timore County, by authority of the
 Zoning Act and Regulations of Bal-
 timore County, will hold a public
 hearing.
 Petition for Variance from the
 Zoning Regulations of Baltimore
 County to permit a setback from the
 street property line of 20 feet in-
 stead of the required 30 feet, and
 to permit 10 feet from the center
 line of the street instead of the re-
 quired 25 feet.
 The Zoning Regulation to be ex-
 cepted is follows:
 Section 1802.2.B (208.2) - Front
 Yard - 20 feet from the front lot
 line and not less than 15 feet from
 the centerline of the street.
 All that parcel of land in the
 Eighth District of Baltimore County
 located on the southwest corner of
 Brackewood Court and Parley
 Road and known as Lot No. 22 as
 shown on Plat 1 Section 1 of Spring
 Lake which is recorded in land re-
 cord of Baltimore County in Liber
 24, folio 14. Also known as 222
 Brackewood Road.
 Being the property of Gerald Pa-
 trone, as shown on plat plan filed
 with the Zoning Department.
 Hearing Date: Monday, August 4,
 1975 at 10:15 A.M.
 Public Hearing Room 104, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Md.
 By order of
 S. ERIC DINONNA
 Zoning Commissioner of
 Baltimore County
 July 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 17, 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 15th
 day of August, 1975, the first publication
 appearing on the 17th day of July,
 1975.

THE JEFFERSONIAN

S. L. Lusk
 Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
IN DISTRICT
ZONING Petition for
 Variance for Front Yard.
 LOCATION: North side of
 Brackewood Court and West
 side of Parley Road.
 DATE & TIME: MONDAY,
 AUGUST 4, 1975 at 10:15 A.M.
 PUBLIC HEARING: Room
 104, County Office Building, 111
 W. Chesapeake Avenue,
 Towson, Maryland.
 The Zoning Commissioner of Bal-
 timore 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 Baltimore
 County to permit a setback from
 the street property line of 20 feet
 instead of the required 30 feet, and
 to permit 10 feet from the center
 line of the street instead of the re-
 quired 25 feet.
 The Zoning Regulation to be ex-
 cepted is follows:
 Section 1802.2.B (208.2) - Front
 Yard - 20 feet from the front lot
 line and not less than 15 feet from
 the centerline of the street.
 All that parcel of land in the
 Eighth District of Baltimore
 County
 LOCATED ON THE NORTH
 WEST CORNER OF
 BRACKENWOOD COURT
 AND PARLEY ROAD AND
 KNOWN AS LOT NO. 22 AS
 SHOWN ON PLAT 1 SECTION
 1 OF SPRING LAKE WHICH IS
 RECORDED IN LAND
 RECORD OF BALTIMORE
 COUNTY IN LIBER 24, FOLIO
 14. ALSO KNOWN AS 222
 BRACKENWOOD ROAD.
 Being the property of Gerald
 Patrone, as shown on plat plan
 filed with the Zoning Depart-
 ment.
 Hearing Date: Monday,
 August 4, 1975 at 10:15 A.M.
 Public Hearing: Room 104,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland.
 BY ORDER OF
 S. ERIC DINONNA
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY
 July 18 1975

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204

July 18 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTH SIDE OF BRACKENWOOD COURT

was inserted in THE TOWSON TIMES, a weekly newspaper published
 in Baltimore County, Maryland, once a week for one successive
 weeks before the 4 day of August, 1975 that is to say, the same
 was inserted in the issues of July 18, 1975

STROMBERG PUBLICATIONS, Inc.

By C. Contreras

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#76-30-A

District 8th
 Posted for: Monday Aug 4 1975 10:15 AM
 Petitioner: Gerald Patrone
 Location of property: N.S. of Brackewood Court & West side
of Parley Rd.
 Location of Sign: Sign Post 1 & 232 Brackewood Rd.
 Remarks: Paul H. New
 Posted by: Paul H. New Signature Date of return: 7/24/75

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

No. 21672

DATE July 10, 1975 ACCOUNT 01-668

AMOUNT \$25.00

WHITE CASHIER DISTRIBUTION FOR AGENCY YELLOW CUSTOMER

Gerald P. Patrone, Sr.
 232 Brackewood Court
 Timonium, Md. 21093
 Petition for Variance #76-30-A

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

No. 23310

DATE August 4, 1975 ACCOUNT 01-662

AMOUNT \$18.50

RECEIVED FROM Gerald P. Patrone, Sr., 232 Brackewood Ct.
Baltimore, Md. 21093 Advertising and posting of property
 for #76-30A

4854288 4

4850000

VALIDATION OR SIGNATURE OF CASHIER

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>2, 3, C</u>			Revised Plans:				Change in outline or description		Yes	
Previous case:			Map #						No	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of

JULY, 1975. Item # _____.

Eric Dinonna
 S. ERIC DINONNA
 Zoning Commissioner

Petitioner MR PATRONE Submitted by MR PATRONE
 Petitioner's Attorney _____ Reviewed by NBL

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

