## PETTION FOR ZONING VARIANCE 76 50 A) FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

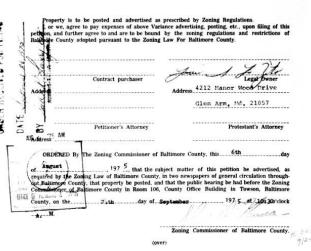
I, or we. Louis S. Lozito legal owner. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section 1761-3B3 Block E, Lot 4, Eagles View Rd. request to permit a side set back of 20' in lieu of the required 50'

set back from the existing property lines.

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

See attached description

SEE ATTACHED LETTER



July 21, 1975

Zoning Commissioners Office 111 W. Chesapeake Avenue Baltimore, Maryland 21225

We are submitting to you reasons which the owner has justified the building of the proposed house on Lot 4, Eagles View Road.

The owner (Louis S. LoZito) has already purchased the home and plans from Olin American Homes, Inc. and the insurance for the building of the home. The owner has a buyer for his existing home and must wa-cate within the next four months, which leaves the present owner in a difficult circumstance.

In the deed to the property there was no indication of a 50' clearance from the property lines. We regret that the circumstances have occurred and with this we are placed in a difficult situation, so the owner has a time limit to be withdrawn from his present dwelling.

As we conclude this letter, we are pleading with Baltimore County for speedy and prompt aid to us in this situation.

Very truly yours,

Jam JJote
Jolis S. LOZITO
4212 Manor Wood Drive
Clen Arm, Paryland 21057

RE: PETITION FOR VARIANCE Beginning 612 feet West of Golden View Road and on the North side of Eagles View Road, 10th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

LOUIS S. LO ZITO. Petitione

: Case No. 76-54-A

...... ORDER TO ENTER APPEARANCE

Mr. Commiss

ant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated

Charles E. Kountz, Jr.

LOUIS S. LOGINO

10th

#15-A

People's Counsel
County Office Building
Townson, Maryland 21204

I hereby certify that a copy of the foregoing Order was mailed this 18th day of September, 1975, to Mr. Louis S. Lo Zito, 4212 Manor Wood Drive, Glen Arm,





DESCRIPTION FOR VARIANCE FOR LOUIS S. LOZITO

EEGINNING AT A POINT 612 FEST WEST OF GC JEEN VIEW ROAD ON THE NORTH SIDE OF EAGLES VIEW ROAD, AS RECORDED IN BALTIMORE COUNTY LAND RECORDS IN LIBRE 35 POLIO 81, BLOCK E LOT 4.

Very truly yours,

S. ERIC DI NENNA Zoning Commissione

Nathan Pats, Esquire 21st Floor, 10 Light Street Beltimore, Maryland 21202

Mr. Norman Green 12848 Stone Engle Read Phoenix, Maryland 21131

Ben

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

TO S. Eric DiNenna, Zoning Commissioner Date September 19, 1975

PROM. William D. Fromm, Director of Planning

Petition 76-54-X. Petition for Variance for a Side Yard. SUBJECT Beginning 612 feet West of Golden View Road and on the North side of Eagles View Road .

10th District

Hearing: Wednesday, September 24, 1975 at 10:30 A.M.

There are no planning factors which require comment on this petition at

Killingthown William D. Fromm, Directo Office of Planning and Zon

WDF:NEG:nb

Beltimore County, Maryland Bepartment Of Jubite Works

COUNTY OFFICE BUILDING

August 12, 1975

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

Item #15 (1975-1976) Tem #35 (470-4775)
Property Domer: Louis S, LoZito
N/S of Barles View Rd., 612' W. of Golden View Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. 1A01.383 to permit
a side yard setback of 20' in lieu of the required 50'
back. back. District: 10th

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

General:

Baltimore County utilities and highway improvements are as secured by Public Norks Agreement #107201 executed in conjunction with the development of "Zagles Nest" subdivision.

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Salitaore County Metropolisan District and the Urban Rural Desarration Line. The Salitaore County Comprehensive Nater and Sewerage Plan, amended August 1976, indicates "No Planned Service" in the area.

Very truly yours,

ELISWORTH N. DIVER, P.E. Chief, Pureau of Engineering

END-RAM-FAR-RE

U-SE Key Sheet 65 & 66 NE 11 Pos. Sheet NE 17 C Topo 52 Tax Map

and it appearing that by reason of the following finding of facts IT IS ORDERED by the Zoning Commissioner of Baltimore County this 197 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 Variance to permit a side yard sethack of twenty (20) feet in lieu of the required fifty (50) feet should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26of September ..., 197 5, that the above Variance be and the same is hereby DENIED Wiffe DATE - SEMENT 84, 1875 BY Saile P. Larry en

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

nklin'T: Hogan

MEMBERS

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

STATE HIGHNAY

BUREAU OF

PROJECT AND

OFFICE OF THE

Mr. Louis S. Lo Zito 4212 Manor Wood Drive Glen Arm, Maryland 21057

RE: Variance Petition Item 15 Louis S. LoZito - Petitioner

August 12, 1975

Dear Mr. Lo Zito:

The Boning 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 north side of Eagles View Road, 612 feet west of Golden View Road, and is a lot in the rubdivision known as Eagles Nest, in the 10th Election District.

The petitioner is requesting a Variance in order that a dwelling may be constructed on this site and set back from the side property line of 20 feet in lieu of the required 50 feet. This parcel of land is currently wooded as is the majority of lots on Eagles View Road, and the one house that has been constructed in the immediate environs of this site is located on the lot immediately to the south and west.

Mr. Louis S. Lo Zito Re: Item 15 August 12, 1975 Page 2

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,

Enclosure

cc: W. T. Sadler, Inc., Surveyors 458 Main Street Reisterstown, Maryland 21136

Baltimore County Fire Department

J Austin Deitz



Towson. Maryland 21204 875-7310

Office of Planning and Joning Baltimore County Office Building Towson, Naryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Louis S. LoZito

Location: N/S of Eagles View Road. 612' W of Golden View Road

Item No. 15

Zoning Agenda July 29, 1975

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.

Fire hydrants for the referenced property are required and shall be located at intervale of feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public borks.

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

EXCESSS the maximum allowed by the Fire Department.

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

() 5. The buildings and structures wieting or proposed on the site shall comply with all applicable requirements of the Hational Fire Frotection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occumancy.

( ) 6. Site plans are approved as drawn.

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

Planning Group
Special Inspection Division

BOARD OF EDUCATION

OF BALTIMORE COUNTY

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

Re: Item

Deputy Chief Fire Prevention Bureau

TOWSON MARYLAND 21204

Date: July 24, 1975

Z.A.C. Meeting of: July 29, 1975

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 2120



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM. T. MELZER

July 25, 1975

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

Re: Item 15 - ZAC - July 29, 1975

Property Owner: Louis s. LoZito
Location: N/S of Englis View Rd. 612' W of Golden View Rd.

Existing Zoning: R.S.
Proposed Zoning: Vaciance from Sec. LA01.3B3 to permit a side yard
setback of 20' in lieu of the required 50' set back.

No traffic problems are anticipated by the requested variance to

Very truly yours Buchael S. Haurgen Michael S. Flanigan Traffic Engineering Associate

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, MD., MP.H.

July 23, 1975

Mr. S. Eric DiBenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120h

Dear Mr. DiNenna

Comments on Item 15, Zoning Advisory Committee Meeting, July 29, 1975, are as follows:

Property Owner: Louis S. LoZito
Location: N/S of Eagles View Road 612' W of Colden View Road
Existing Zooing: R.S.C.
Proposed Zoning: Variance from Sec. 1401.383 to permit a side yard
setback of 20' in lieu of the required 50' setback.
No. of Armer.

Soil evaluation has been completed. An approved water well must be drilled prior to the issuance of a building permit.

Very truly yours,

tom A Nohi Thomas H. Devlin, R.S., Director

WILLIAM D. FROMM

S ERIC DINENNA



July 31, 1975

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

Dear Mr. DiNenno

Comments on Item 15, Zoning Advisory Committee Meeting, July 29, 1975, are as follows:

Propery Owner: Louis S. LoZito Location: N/S of Eagles View Road 612' W. of Golden View Road Location: TVS of cages view noon of 2 W, or College view noon Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. 1A01.383 to permit a side yard setback of 20' in lieu of the required 50' set back

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 oware of plans or problems with regard to development plans that may have a

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE AHEA CODE 301 PLANNING 494-3211 IONING 494-3351

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

Very truly yours.

24- Quality

John L. Wimbley Planning Specialist II Project and Development Planning

WNP/mI

Very truly yours.

Dear Mr. DiNenna:

ALVIN LIBERA

No bearing on student population

: Item
Property Owner: Louis S. LoZito
Location: N/S of Eagles View Rd. 612' N. of Golden View td.
Present Zoning: R.S.C.
Proposed Zoning: Wariance from Section 1A01.383 to permit a side yard setback of 20' in lieu of the required 50' setback.

NOV 1 5 1975



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TOWSON, MD. 21204

Sent. 5, 197

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance- Louis S. LoZito

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for on weekstefore the 24,tiday of Sept. 1975; that is to say, the same was inserted in the issues of Sept. 5, 1975.

STROMBERG PUBLICATIONS, Inc.

By E.P. Smink

District. 10 the Distri

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

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BALT	MORE COUNTY OFFICE OF PLANFING & ZONING
E. Louis S. Lo Sito 212 Hanner Wood Drivo Lon Assn. Haryland 21057	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
filing this 6th	Your Petition has been received and accepted for day of 19748
Postisian - I - I	S. Eric DiMenna, Zoning Commissioner
Petitioner Louis S.	
Petitioner's Attorne	Reviewed by Franklin T. Hogans Jr. Chairman, Zoning Plans Advisory Committee

A Item 15

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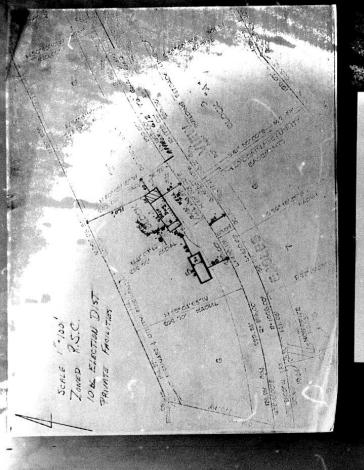
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVINE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 21, 1975 \_\_ACCOUNT\_01\_66\*

AMOUNT\_\$25,00 (CASH)

DIVITION | SERVEY | VELLON - CUSTOMEN |
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Dr. Glen
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Petition for Variance- Louis S. LoZito

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STRONGERG PUBLICATIONS, Inc.

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