

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 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 setback 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 day of September, 1975, that the above Variance be and the same is hereby DENIED.

BY *John R. Lacey*
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. HOGANS,
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

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

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

Dear Mr. Lo Zito:

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 north side of Eagles View Road, 612 feet west of Golden View Road, and is a lot in the subdivision 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,

Franklin T. HOGANS, JR.
FRANKLIN T. HOGANS, JR.,
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

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

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
873-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 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.

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

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Rische*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

July 25, 1975

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

Re: Item 15 - ZAC - July 29, 1975
Property Owner: Louis S. LoZito
Location: N/S of Eagles View Rd. 612' W of Golden View Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. 1A01.3B3 to permit a side yard setback of 20' in lieu of the required 50' set back.
No. of Acres: 10th
District: 10th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the sideyard setback.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSE/bza

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

July 23, 1975

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

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 Golden View Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. 1A01.3B3 to permit a side yard setback of 20' in lieu of the required 50' set-back.

No. of Acres:
District: 10th

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

Very truly yours,

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

HYB/mk

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 31, 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 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 Golden View Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. 1A01.3B3 to permit a side yard setback of 20' in lieu of the required 50' set back.
No. of Acres:
District: 10th

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 24, 1975

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

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

Re: Item 15
Property Owner: Louis S. LoZito
Location: N/S of Eagles View Rd. 612' W. of Golden View Rd.
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section 1A01.3B3 to permit a side yard setback of 20' in lieu of the required 50' setback.

District: 10th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

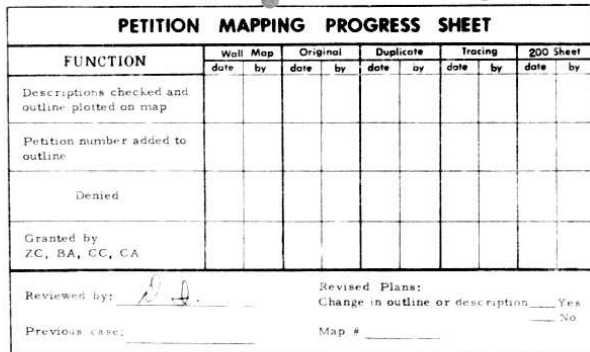
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3211

FRANKLIN T. HOGANS, JR.
EUGENE J. CLIFFORD, P.E.
MRS. ROBERT L. BENTLEY

WILLIAM D. FROMM
J. AUSTIN DEITZ
ALVIN L. WICK

JOHN L. WIMBLEY
JOHN L. WIMBLEY
JOHN L. WIMBLEY

NOV 1 1975

[illegible]

THE JEFFERSONIAN.
L. L. Smith
 Manager
 Cost of Advertisement, \$

THE TOWSON TIMES
TOWSON, MD. 21204
Sept. 5, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance- Louis S. LoZito
as inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for ~~one~~
week before the 24th day of Sept. 1975; that is to say, the same
as inserted in the issues of Sept. 5, 1975.

STROMBERG PUBLICATIONS, Inc.

By E. P. Smuck

District 10th Date of Posting 9-4-75
 Posted for: Hearing held Sept 24th 1975 @ 10:30 A.M.
 Petitioner: James A. Foyt
 Location of property: Reg 412, N. of Golden Mine Rd. on N/S of Eagle View Rd
 Location of Signs: 1 Sign on Postol on N/S of Eagle View Rd in front of tree where Mr. Foyt's name is Postol
 Remarks:
 Posted by: Mark H. Huse Date of return: 9-11-75
 Signature

Mr. Louis S. Lo Sito
4213 Manor Wood Drive
Glen Arm, Maryland 21057

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

Petitioner Louis E. Lo Sito
 Petitioner's Attorney _____ Reviewed by Franklin T. Hogan
 Franklin T. Hogan, Jr.
 Chairman,
 Zoning Plans
 Advisory Committee

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

Petitioner Lo Zito Submitted by Dave
 Petitioner's Attorney _____ Reviewed by Dave Alt

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

DATE July 21, 1975 ACCOUNT 01-66

- AMOUNT \$25.00 (CASH)

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Variance - **Leslie S. Ledette**
 4212 Manor Hill Road
 Glen Artn, Md. 21057

2500

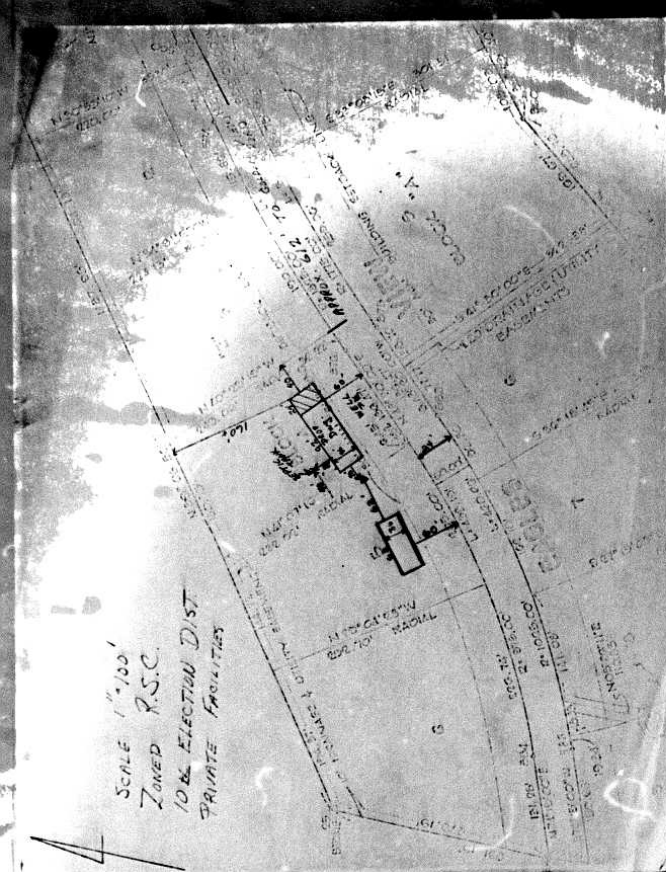
DATE Sept. 22, 1975 ACCOUNT 01-662

AMOUNT \$12.00

RECEIVED FROM Louis S. Loitto, 4212 Manor Wood Dr. Glen
Alto, Md. 21057
FOR advertising and posting of property
#16-514-A

NOV 22 1975 23 4 20 CASH

VALIDATION OR SIGNATURE OF CARRIER



CERTIFICATE OF PUBLICATION

TOWSON, MD. September 4, 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-a-week at one time commencing before the 24th day of September, 1975, the 22nd publication appearing on the 4th day of September, 1975.

THE JEFFERSONIAN
L. P. Sunk

Cost of Advertisement, \$.....

OFFICE OF TOWSON TIMES

TOWSON, MD. 21204 Sept. 5, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- Louis S. LeGite was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for on September 24th day of Sept. 1975; that is to say, the same was inserted in the issue of Sept. 5, 1975.

STRONGER PUBLICATIONS, Inc.

By *L. P. Sunk*

CERTIFICATE OF POSTING

BIDDING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-54-A

District 10th Date of Posting 9-4-75

Posted for: Hearing held Sept. 24th 1975 @ 10:30 A.M.

Petitioner: James L. LeGite

Location of property: 400 618th St. of Golden View Rd. on N.W. of Eagle View Rd.

Location of sign: 1 sign posted on N.W. of Eagle View Rd. in front of tree where Mr. LeGite's name is posted

Remarks: _____

Posted by: Paul H. Hise Date of return: 9-11-75

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		800 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>D. J.</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Mr. Louis S. LeGite
200 618th St. of Golden View Rd.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of July, 1975.

S. Eric Dillema
S. Eric Dillema,
Zoning Commissioner

Petitioner James L. LeGite

Petitioner's Attorney _____ Reviewed by Franklin V. Hays Jr.
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21st day of July, 1975. Item # _____.

S. Eric Dillema
S. Eric Dillema,
Zoning Commissioner

Petitioner LeGite Submitted by James

Petitioner's Attorney _____ Reviewed by Diane H. Hise

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

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

21687

DATE July 21, 1975 ACCOUNT 01-66

AMOUNT \$25.00 (cash)

PAID TO - CARRIER James L. LeGite YELLOW - CUSTOMER

Variance - 1012 618th St. of Golden View Rd. on N.W. of Eagle View Rd.

2500 REC

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

23373

DATE Sept. 22, 1975 ACCOUNT 01-66

AMOUNT \$2.00

RECEIVED FROM James L. LeGite YELLOW - CUSTOMER

FOR Advertising and posting of property

92 REC 25 4200 REC

VALIDATION OR SIGNATURE OF CARRIER