

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carmen R. Fanzone, 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 1A00.38.3 to permit 1/2 side setbacks of 37 feet in lieu of the required 50 feet, respectively

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

I would like to build a single story house and attached garage. Total planned length is 76 feet; however, property width is only 150 feet. Therefore, I am requesting consideration of a variance to permit side setbacks of 37 feet. If granted, my house will be located approximately 97 feet from the house situated on lot 9, and 111 feet from the house under construction on lot 11.

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 petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____ Legal Owner _____
Address 11A Red Mare Court
Cockeysville, Maryland 21030
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of October, 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of December, 1975, at 10:15 o'clock

John A. Miller
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE :
from Section 1A00.38.3 :
of the Baltimore County :
Zoning Regulations :
S/S of Hunt Farms Court, 344' :
W. of Priceville Road :
8th District :
Carmen R. Fanzone :
Petitioner :
No. 76-124-A

ORDER OF DISMISSAL

Petition of Carmen R. Fanzone for variance from Section 1A00.38.3 of the Baltimore County Zoning Regulations on property located on the south side of Hunt Farms Court, 344 feet west of Priceville Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed May 19, 1976 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Protestant-Apellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestant-Apellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of May 19, 1976.

IT IS HEREBY ORDERED, this 20th day of May, 1976, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Chairman

Robert L. Gifford
Robert L. Gifford

John A. Miller
John A. Miller

RE: PETITION FOR VARIANCE :
South side of Hunt Farms Court :
344 feet West of Priceville Road, :
8th District :
CARMEN R. FANZONE, Petitioner :
Case No. 76-124-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

P. suant 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 therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 26th day of November, 1975, a copy of the foregoing Order was mailed to Ms. Carmen Fanzone, 11A Red Mare Court, Cockeysville, Maryland 21030, Petitioner.

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050

May 18, 1976

County Board of Appeals
Room 219 Court House
Baltimore, Maryland 21204

Re: Carmen R. Fanzone - Petition For
Zoning Variance
File No. 76-124-A

Gentlemen:

Please dismiss the appeal of Harry Devlin and Martha Lou Devlin in the above matter.

Very truly yours,

R. Bruce Alderman
R. Bruce Alderman

RBA:kg

cc: Mr. Harry Devlin
Mr. Carmen R. Fanzone

DESCRIPTION FOR VARIANCE - CARMEN R. FANZONE - LOT #10 HUNT FARMS COURT

Beginning at a point on the south side of Hunt Farms Court, three hundred forty-four (344) feet, more or less, west of the west side of Priceville Road, and being lot No. 10 of "Woodbrook Farms" (ERK, Jr. Liber 36, Folio 136).

Otherwise known as #5 Hunt Farms Court.

January 6, 1976

Case No. 76-124-A (Item No. 84) - Carmen R. Fanzone - Petitioner

S/S of Hunt Farms Court, 344' W
of Priceville Road - 8th Election
District

Petition for Variance, with the Order of the Deputy Zoning Commissioner, dated December 2, 1975 - GRANTED
Description of Property

Flat of Subject Property

Zoning Plans Advisory Committee Comments, dated November 17, 1975

One Photograph

Comments from William D. Fromm, Director of Planning, dated November 28, 1975

Two Letters in Favor of Petitioner for Variance

Certificate of Posting

Certificate of Posting (Post Sign)

Letter of Appeal from R. Bruce Alderman, Esquire, on behalf of Mr. Harry J. Devlin, Jr., Protestor, received December 23, 1975

Mr. Carmen R. Fanzone :
11A Red Mare Court :
Cockeysville, Maryland 21030 :
Petitioner

R. Bruce Alderman, Esquire :
305 West Chesapeake Avenue :
Towson, Maryland 21204 :
Counsel for Protestant

Mr. Harry J. Devlin, Jr. :
3 Hunt Farms Court :
Sparks, Maryland 21152 :
Protestant

John W. Hession, III, Esquire :
People's Counsel :
People's Counsel

January 6, 1976

Mr. Carmen R. Fanzone
11A Red Mare Court
Cockeysville, Maryland 21030

RE: Petition for Variances
S/S of Hunt Farms Court, 344' W
of Priceville Road - 8th Election
District
Carmen R. Fanzone - Petitioner
NO. 76-124-A (Item No. 84)

Dear Mr. Fanzone:

Please be advised that an appeal has been filed by R. Bruce Alderman, Esquire, acting on behalf of Mr. Harry J. Devlin, Jr., Protestant, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the Baltimore County Board of Appeals.

Very truly yours,

S. ERIC DI NENNA
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

cc: John W. Hession, III, Esquire
People's Counsel

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050

December 22, 1975

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

RE: Petition for Variance
S/S of Hunt Farms Court, 344' W
of Priceville Road - 8th Election
District; Carmen R. Fanzone -
Petitioner
NO. 76-124-A (Item No. 84)

Dear Mr. DiNenna:

Please enter an appeal to the Baltimore County Board of Appeals on behalf of Harry J. Devlin, Jr., 3 Hunt Farms Court, Sparks, Maryland, 21152, from the decision of the Deputy Zoning Commissioner dated December 2, 1975, granting the above-referenced variance petition.

Enclosed is our check in the amount of \$40 covering costs for filing the appeal and posting the property.

Very truly yours,

R. Bruce Alderman
R. Bruce Alderman

RBA/bld

Enclosure

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 above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit side yard setbacks of 37 feet instead of the required 50 feet, should be granted.

Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1975, that the herein Petition for the aforementioned Variance 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

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

December 2, 1975

Mr. Carmen R. Fanzone
11A Red Mare Court
Cockeysville, Maryland 21030

RE: Petition for Variance
S/S of Hunt Farms Court, 344' W of
Priceville Road - 8th Election District
Carmen R. Fanzone - Petitioner
NO. 76-124-A (Item No. 84)

Dear Mr. Fanzone:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Harry Devlin,
3 Hunt Farms Court
Sparks, Maryland 21152

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 28, 1975
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #76-124-A, Petition for a Variance for Side Yards
South side of Hunt Farms Court 344 feet, more or less, West of Priceville Rd.
Petitioner - Carmen R. Fanzone

8th District

HEARING: Monday, December 1, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 17, 1975

Franklin T. Hogsans, Jr.
XXXXXXXXXXXXXXXXXXXX
Chairman

M's. Carmen R. Fanzone
11A Red Mare Court
Cockeysville, Maryland 21030

RE: Variance Petition
Item 84
Carmen R. Fanzone - Petitioner

Dear Mr. Fanzone:

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, currently zoned R.D.P., is located on the south side of Hunt Farms Courts, approximately 344 feet west of Priceville Road, in the 8th Election District.

The property is currently an unimproved lot in a relatively new subdivision. Unimproved lots exist to the north, west and south with a lot immediately adjoining the site, improved with a dwelling.

The petitioner is requesting a Variance to permit side yard setbacks of 37 feet in lieu of the required 50 feet. It should be noted that a previous Variance (#76-65-A) allowing side setbacks of 25 feet was granted for lot #12 in this subdivision.

M's. Carmen R. Fanzone
Re: Item 84
November 18, 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. Hogsans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

NICHOLAS B. COMMODARI
Zoning Technician II

FTH:JD
Enclosure

Baltimore County Fire Department

PAUL H. REYNOLDS
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: Carmen R. Fanzone

Location: S/S of Hunt Farms Court 344' W of Priceville Road

Item No. 84 Zoning Agenda November 4, 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: [Signature] Noted and Approved: [Signature]
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Item 84

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

M's. Carmen R. Fanzone
11A Red Mare Court
Cockeysville, Md. 21030

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

Your Petition has been received and accepted for filing this 28th day of October 1975

S. Eric DiNenna
Zoning Commissioner

Petitioner: Carmen R. Fanzone

Petitioner's Attorney: [Signature]
Reviewed by: Franklin T. Hogsans, Jr.
Chairman,
Zoning Plans
Advisory Committee

16-1244-A
11/1/75

December 3, 1975

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

Re: Item #84 - ZAC - November 4, 1975
Property Owner: Carmen R. Fansone
Location: S/5 of Hunt Farms Court 344' W. of Priceville Road
Existing Zoning: RDP
Proposed Zoning: Var. from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of req. 50'

No. of Acres:
District: 8th

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to side yard setbacks.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 14, 1975

RONALD J. ROOP, M.D., M.P.H.
HEALTH OFFICE 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 #84, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: Carmen R. Fansone
Location: S/5 of Hunt Farms Court 344' W. of Priceville Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

No. of Acres:
District: 8th

Since this is a variance for a side setback and an approved percolation test has been made, no health hazard is anticipated, providing an approved water well is obtained.

Very truly yours,

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

END:dlc

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 29, 1975

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

Z.A.C. Meeting of: November 4, 1975

Re: Item #84
Property Owner: Carmen R. Fansone
Location: S/5 of Hunt Farms Court, 344' W. of Priceville Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

District: 8th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. ENSLIE PARKS, President
CUBENE C. HERR, Vice President
MRS. ROBERT L. GERNY

MARCUS H. SOTABIS
JOSEPH N. MADWAN
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD K. WUERTEL

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

WILLIAM D. FROMM
DIRECTOR

November 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 #84, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: Carmen R. Fansone
Location: S/5 of Hunt Farms Court 344' W. of Priceville Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

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

Chief of Engineering
ELLSWORTH N. DIVER, P.E.

December 4, 1975

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

Re: Item #84 (1975-1976)
Property Owner: Carmen R. Fansone
S/5 of Hunt Farms Court, 344' W. of Priceville Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.
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 as secured by Public Works Agreement #67304, executed in conjunction with the development of "Woodbrook Farms" subdivision. However, the submitted plan must be revised to indicate the correct dimensions of the westernmost lot lines of this Lot 10, and the recording reference for the plat of "Woodbrook Village", which is E.H.K., Jr. 36, Folio 136.

Public water supply and sanitary sewerage are not available to serve this property, which is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

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

END:EM:FW:ss

DD-SW Key Sheet
89 NW 11 Pos. Sheet
NW 23 C Topo
34 Tax Map

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

Chief of Engineering
ELLSWORTH N. DIVER, P.E.

December 11, 1975

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

Re: Item #84 (1975-1976)
Property Owner: Carmen R. Fansone
S/5 of Hunt Farms Court, 344' W. of Priceville Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.
District: 8th

Dear Mr. DiNenna:

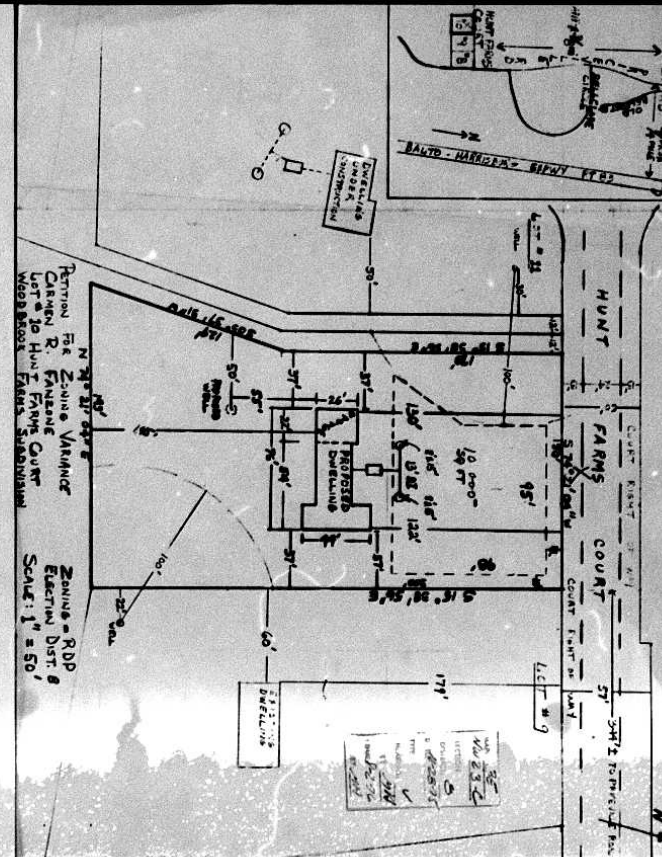
The comments supplied December 4, 1975 in connection with the Zoning Advisory Committee review of this Item #84 (1975-1976) are amended, only as the name of the subdivision plat, of which this Lot 10 is a part, is "Woodbrook Farms", recorded E.H.K., Jr. 36, Folio 136, not "Woodbrook Village".

Very truly yours,

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

END:EM:FW:ss

DD-SW Key Sheet
89 NW 11 Pos. Sheet
NW 23 C Topo
34 Tax Map



16-124-A
12/1/75

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 464-3800

STEPHEN E. COLLINS
DIRECTOR

December 3, 1975

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

Re: Item #84 - ZAC - November 4, 1975
Property Owner: Carmen R. Fanzone
Location: S/S of Hunt Farms Court 344' W. of Priceville Road
Existing Zoning: RDP
Proposed Zoning: Var. from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of req. 50'

No. of Acres:
District: 8th

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to side yard setbacks.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 14, 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 #84, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: Carmen R. Fanzone
Location: S/S of Hunt Farms Court 344' W. of Priceville Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

No. of Acres:
District: 8th

Since this is a variance for a side setback and an approved percolation test has been made, no health hazard is anticipated, providing an approved water well is obtained.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THB:dls

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 29, 1975

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

Z.A.C. Meeting of: November 4, 1975

Re: Item #84
Property Owner: Carmen R. Fanzone
Location: S/S of Hunt Farms Court, 344' W. of Priceville Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

District: 8th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMLIE PARKS, PRESIDENT
CLAUDE C. HERS, VICE PRESIDENT
MRS. ROBERT L. GERNY

MAURICE M. BOTSARIS
JOSEPH N. MAGDAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRADY, V.M.D.
MRS. RICHARD K. WUERFEL

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 464-3211

WILLIAM D. FROMM
DIRECTOR

November 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 84, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: Carmen R. Fanzone
Location: S/S of Hunt Farms Court 344; W. of Priceville Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

No. of Acres
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

Case # 16-124-P

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

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

December 4, 1975

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

Re: Item #84 (1975-1976)
Property Owner: Carmen R. Fanzone
S/S of Hunt Farms Court, 344' W. of Priceville Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

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 as secured by Public Works Agreement #97304, executed in conjunction with the development of "Woodbrook Farms" subdivision. However, the submitted plan must be revised to indicate the correct dimensions of the westernmost lot lines of this Lot 10, and the recording reference for the plat of "Woodbrook Village", which is E.H.K., Jr. 36, Folio 136.

Public water supply and sanitary sewerage are not available to serve this property, which is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

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

END:EAM:FWR:ss

DD-SW Key Sheet
89 NW 11 Pos. Sheet
NW 23 C Topo
34 Tax Map

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

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

December 11, 1975

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

Re: Item #84 (1975-1976)
Property Owner: Carmen R. Fanzone
S/S of Hunt Farms Court, 344' W. of Priceville Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side setbacks of 37' in lieu of the required 50'.

District: 8th

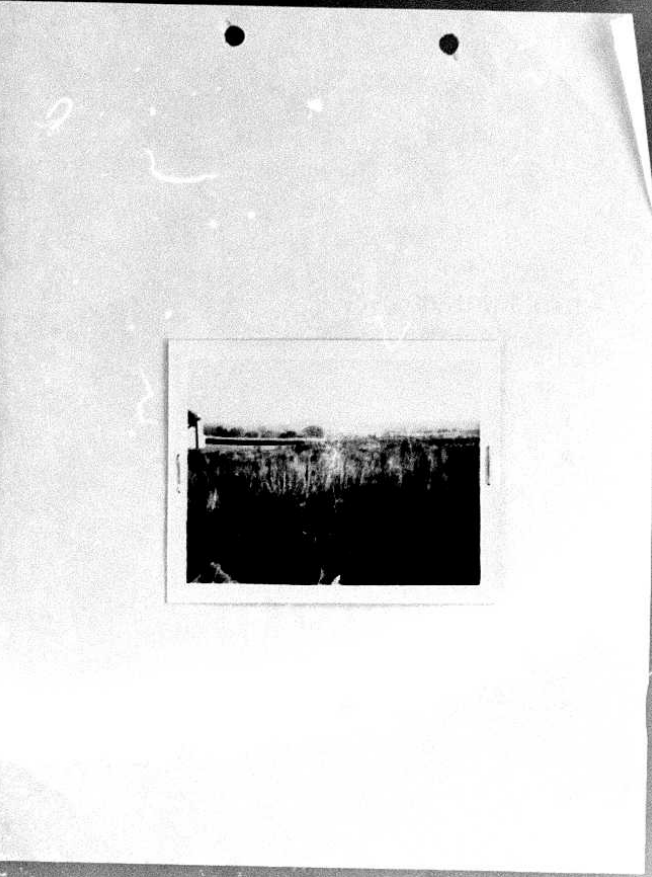
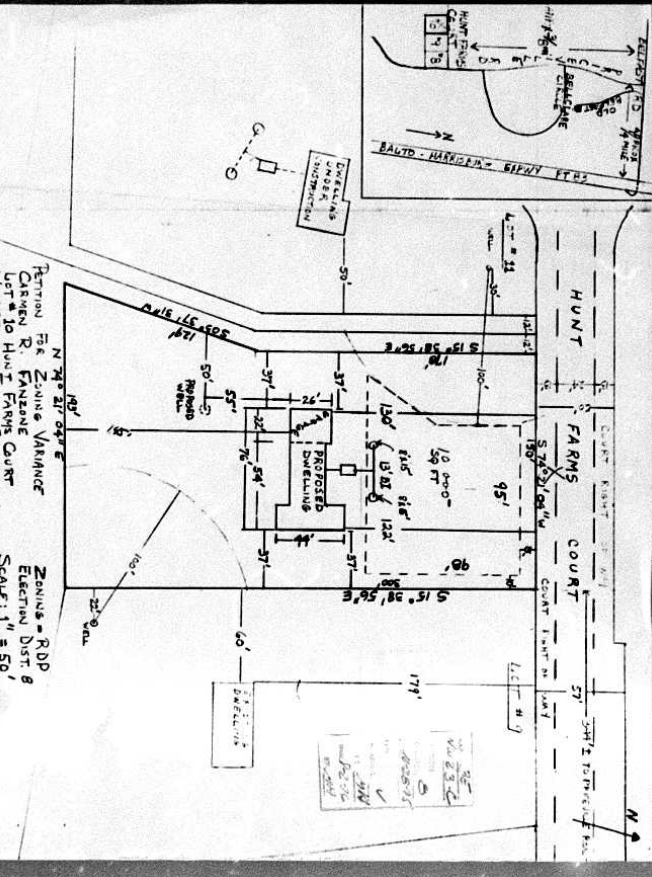
Dear Mr. DiNenna:

The comments supplied December 4, 1975 in connection with the Zoning Advisory Committee review of this Item #84 (1975-1976) are amended, only as the name of the subdivision plat, of which this Lot 10 is a part, is "Woodbrook Farms", recorded E.H.K., Jr. 36, Folio 136, not "Woodbrook Village".

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

END:EAM:FWR:ss

DD-SW Key Sheet
89 NW 11 Pos. Sheet
NW 23 C Topo
34 Tax Map



OFFICE OF TOWSON TIMES

TOWSON, MD. 21204

Nov. 14, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for A Variance- Carmen R. Fansone
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one
week before the 1st day of Dec. 19 75 that is to say, the same
was inserted in the issues of Nov. 14, 1975.

STRONBERG PUBLICATIONS, Inc.

By Patricia Sponik

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 13, 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~~ before the 1st
day of December, 1975, the said publication
appearing on the 13th day of November
1975.

THE JEFFERSONIAN,

Edmund J. H. H. H.
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of
October 1975. Filing Fee \$ 25. Received ☒ Check
Cash
Other

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner Carmen R. Fansone Submitted by none
Petitioner's Attorney none Reviewed by Dinenna

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting Nov. 11, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: CARMEN R. FANZONE
Location of property: S/S OF HUNT FARMS CT. 344' W OF
PRICEVILLE RD.
Location of Sign: S/S OF HUNT FARMS CT. 365' +/- W OF
PRICEVILLE RD.
Remarks: Thomas R. Boland
Posted by: Thomas R. Boland Date of return: Nov. 21, 1975

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, CG, CA										
Reviewed by: <u>DL</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: _____	Map # _____									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting JAN. 10, 1976
Posted for: APPEAL
Petitioner: CARMEN R. FANZONE
Location of property: S/S OF HUNT FARMS COURT 344' W. OF
PRICEVILLE RD.
Location of Sign: S/S OF HUNT FARMS COURT 400' +/- W OF
PRICEVILLE RD.
Remarks: Thomas R. Boland
Posted by: Thomas R. Boland Date of return: JAN. 16, 1976

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

No. 25972

DATE Nov. 10, 1975 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: C. R. Fansone, 111 Red Mare Ct., Cockeysville, Md.
FOR: 21030 Petition for Variance - 76-124-A

44 4 ARK 10

2500

VALIDATION OR SIGNATURE OF CASHIER

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

No. 28203

DATE November 1, 1975 ACCOUNT 01-662

AMOUNT \$17.00

RECEIVED FROM: C.R. Fansone, 111 Red Mare Court, Cockeysville
FOR: Md. 21030 Advertising and posting of property
76-124-A

44 4 ARK 10

4700

VALIDATION OR SIGNATURE OF CASHIER

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

No. 28227

DATE December 31, 1975 ACCOUNT 01-662

AMOUNT \$40.00

RECEIVED FROM: R. Bruce Alderman, Esquire
FOR: Cost of Filing of an Appeal and Posting of Property
on Case No. 76-124-A (Item No. 84)
S/S of Hunt Farms Court, 344' W of Priceville Road -
8th Election District 76-124-A
Carmen R. Fansone - Petitioner

4000

VALIDATION OR SIGNATURE OF CASHIER