

76-207-A 176 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph T. & Maria A. Correll, 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 400.1 to permit an accessory structure (swimming pool) in side and rear of lot outside of the rear third of the lot, farthest removed from the side street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Due to the fact that the half of the rear yard farthest from the side street is occupied by the garage, it is not practically possible to locate the swimming pool there. We, therefore, request approval to place the swimming pool in the only available area of the rear yard, and will place it as close as reasonably possible to the side of the garage and by so doing, the side street will be forty (40) feet from the nearest waters edge. (see Plat) We will also cause a fence to be placed along the side of the property, thereby restricting the public view from the side street.

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: Joseph T. Correll, Jr.
Legal Owner: Maria A. Correll
Address: 1621 Rosewick Ave.
Baltimore, Md.
BY: James P. Farmer, Esq.
Petitioner's Attorney
Address: 122 N. Paul St.
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February, 1976, 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 Building in Towson, Baltimore County, on the 12th day of April, 1976, at 10:00 o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
South side of Rosewick Avenue
913 feet East of Hamilton Avenue,
14th District
JOSEPH T. CORRELL, SR, et ux
Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 76-207-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

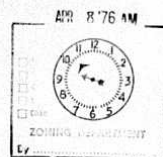
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in 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 7th day of April, 1976, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph T. Correll, Sr., 1621 Rosewick Avenue, Baltimore, Maryland 21237, Petitioners.

John W. Hession, III



April 14, 1976

James P. Farmer, Esquire
Suite 3403
222 St. Paul Place
Baltimore, Maryland 21202

RE: Petition for Variance
S/S of Rosewick Avenue, 913' E of
Hamilton Avenue - 14th Election District
Joseph T. Correll, Sr., et ux -
Petitioners
NO. 76-207-A (Item No. 176)

Dear Mr. Farmer:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

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

DESCRIPTION FOR VARIANCE

Located on the south side of Rosewick Avenue approx. 913 feet east of Hamilton Avenue and known as lots 234 and 235 as shown on Plat of Rosedale Farms, Section 4, which is recorded among land records of Baltimore County in Liber 5, Folio 61.

Also known as 1621 Rosewick Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 29, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-207-A. Petition for Variance for an Accessory Structure
South side of Rosewick Avenue 913 feet East of Hamilton Avenue
Petitioner - Joseph T. Correll, Sr. and Maria A. Correll

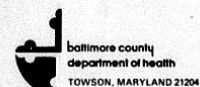
14th District

HEARING: Monday, April 12, 1976 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:rw



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

April 26, 1976

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

Dear Mr. DiNenna:

Comments on Item #176, Zoning Advisory Committee Meeting, February 24, 1976, are as follows:

Property Owner: Joseph T. & Maria A. Correll
Location: S/S Rosewick Ave. 913' E of Hamilton Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit accessory structure (swimming pool) in side and rear of lot.

Acres: 131.2
160.74 x 218' circ.
District: 14th

Metropolitan water and sewer are existing.

Very truly yours,

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

RJW:pbz

May 5, 1976

The Planning & Zoning Commission
of Baltimore County
County Office Building
Towson, Maryland 21204

The undersigned understand that we are completely responsible for any construction which is performed by us prior to completion of the thirty (30) day waiting period from 14 April 1976 (date of variance hearing). We agree to do any restoration work required should objections be raised because of any construction performed prior to May 14, 1976.

J. T. Correll Sr.
Maria A. Correll

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

76-207-A

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 Petitioners

the above Variance should be had; and it further appearing that by reason of the standing of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit an accessory structure (swimming pool) in the side and rear of lot outside of the rear third of the lot farthest removed from the side street should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of April, 1976, 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 DE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Joseph T. Correlli, Sr.
1621 Rosewick Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 24th day of February, 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner Joseph T. & Maria A. Correlli

Petitioner's Attorney

Reviewed by Franklin T. HOGANS, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

April 1, 1976

Franklin T. HOGANS, Jr.
Chairman

Mr. Joseph T. Correlli, Sr.
1621 Rosewick Avenue
Baltimore, Maryland 21237

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

RE: Variance Petition
Item 176
Joseph T. & Maria
A. Correlli - Petitioners

Dear Mr. Correlli:

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 site, currently zoned B.L., is located on the southwestern side of Rosewick Avenue, approximately 913 feet east of Hamilton Avenue, in the 14th Election District of the county.

The property is improved with a 1-1/2 story frame dwelling and combination garage and storage building in the rear yard, which is apparently utilized in conjunction with the petitioner's roofing business. Properties along both sides of Rosewick Avenue surrounding the subject site are presently zoned D.R. 5.5, and are improved with similar type dwellings. A Jehova Witnesses Church lies directly opposite this site at the intersection of Rosewick Avenue and Weyburn Road.

Mr. Joseph T. Correlli, Sr.
Re: Item 176
April 1, 1976
Page 2

The petitioner is requesting a Variance to 400.1 to permit a swimming pool to be located on a corner lot outside of the rear third furthest removed from the side street. It should be noted that this site was considered a corner lot through the interpretation of the Zoning Supervisor, Mr. James Dyer, and hence the Variance request.

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,
Zoning Technician II

NBC:JD

Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

April 1, 1976

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

Re: Item #176 (1975-1976)
Property Owner: Joseph T. & Maria A. Correlli
S/S Rosewick Ave., 913' E. of Hamilton Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit accessory structure (swimming pool) in side and rear of lot.
No. of Acres: 131.2 x 160.74 218' circ.
District: 14th

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.

Highways:

Rosewick Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary revertible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

Development of this property through stripping, grading and stabilization would result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #176 (1975-1976)
Property Owner: Joseph T. & Maria A. Correlli
Page 2
April 1, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:EAM:PMR:ss

cc: J. Trenner
J. Somers
W. Munchel

J-NE Key Sheet
12 NE 19 Pos. Sheets
NE 3 E Topo
89 Tax Map

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph T. & Maria A. Correlli

Location: S/S Rosewick Ave. 913' E of Hamilton Avenue

Item No. 176 Zoning Agenda February 24, 1976

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.

(X) 6. Site plans are approved as drawn.

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

Reviewed: Noted and
Planning Group Approved: Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1976

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

Re: Item 176 - ZAC - February 24, 1976
Property Owner: Joseph T. & Maria A. Correlli
Location: S/S Rosewick Avenue 913' E. of Hamilton Avenue
Existing Zoning: B.L.
Proposed Zoning: Variance to permit accessory structure (swimming pool) in side and rear of lot
No. of Acres: 131.2 x 160.74 218' circ.
District: 14th

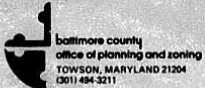
Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit a swimming pool in the side and rear yard.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



WILLIAM D. FROMM
DIRECTOR

March 24, 1976

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

Dear Mr. DiNenna:

Comments on Item #176, Zoning Advisory Committee Meeting, February 24, 1976, are as follows:

Property Owner: Joseph T. and Maria A. Correlli
Location: S/S Rosewick Ave. 913' E. of Hamilton Ave.
Existing Zoning: b-1
Proposed Zoning: Variance to permit accessory structure (swimming pool) in side and rear of lot
Acres: 131.2 x
160.74 218' circ.
District: 14th

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: February 25, 1976

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

Z.A.C. Meeting of: February 24, 1976

Re: Item 176
Property Owner: Joseph T. & Maria A. Correlli
Location: S/S Rosewick Ave. 913' E. of Hamilton Ave.
Present Zoning: B-1
Proposed Zoning: Variance to permit accessory structure (swimming pool) in side and rear of lot.

District: 14th
No. Acres: 131.2
160.74 x 218' circ.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENSIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
HIS ROBERT L. BERNY

MARCUS M. BODSARIS
JOSEPH N. HIGGINS
ALVIN LORICK
JOSHUA R. WHEELER, CLERK

T. BAYARD WILLIAMS, JR.
RICHARD W. FRISLEY, V.M.
MRS. RICHARD M. HILGERT

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 3-25-76
Posted for: Hearing room for 12:15 PM on 3/25/76
Petitioner: J. & M. Correlli
Location of property: S/S Rosewick Ave. 913' E. of Hamilton Ave.
Location of Sign: 1 sign posted on 160.74 Rosewick Ave.
Remarks: None
Posted by: Mark N. Nuss Signature Date of return: 4-1-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 13 day of
FEB 1976. Filing Fee \$ 25. Received ☒ Cash
☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner MR. CORRELLI Submitted by MR. ROZELLE
Petitioner's Attorney Reviewed by MBL

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

PETITION FOR A VARIANCE
J. & M. CORRELLI
Zoning Petition for Variance for an Accessory Structure
LOCATION: South side of Rosewick Avenue 913' East of Hamilton Avenue
DATE & TIME: MONDAY, APRIL 12, 1976, 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory structure (swimming pool) in side and rear of lot outside of the rear yard of the lot to be removed from the lot at the corner of Rosewick Avenue and Hamilton Avenue, located on the south side of Rosewick Avenue, 913' East of Hamilton Avenue and known as lots 224 and 225 as shown on Plan of Replat. Subdiv. A, which is recorded among land records in Baltimore County at Land & Title 11. Also known as 1621 Rosewick Avenue.
Being the property of Joseph T. Correlli, Sr. and Maria A. Correlli, as shown on the plan filed with the Zoning Department.
Hearing Date: Monday, April 12, 1976 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.
BY ORDER OF
ZONING COMMISSIONER OF BALTIMORE COUNTY



TOWSON, MD. 21204

March 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Correlli
was inserted in the following:

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of April 1976, that is to say, the same was inserted in the issues of March 25, 1976.

STROMBERG PUBLICATIONS, INC.

BY *E. Patricia Sunk*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 1976

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 12th day of April 1976, the first publication appearing on the 25th day of March 1976.

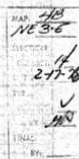
THE JEFFERSONIAN,
A. Frank Smith
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 21686
DATE: Mar. 22, 1976 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED Joseph T. Correlli 1621 Rosewick Ave., Balto.
FROM: Md. 21237
FOR: Petition for Variance #16-207-A
288872424 23 2500000
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33324
DATE: April 12, 1976 ACCOUNT: 01-662
AMOUNT: \$41.00
RECEIVED Joseph Correlli, Sr. 1621 Rosewick Ave., Balto.
FROM: Md. 21237
FOR: Advertising and posting of property #16-207-A
288172424 12 4100000
VALIDATION OR SIGNATURE OF CASHIER





ANTHONY POOLS
a Division of Anthony Industries, Inc.

