

77-5-A # 233 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph Canzani, legal owner of the property situated 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.

and to permit a swimming pool 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)

Because the backyard is too narrow for the installation of the swimming pool, I am asking for a variance to build the pool on the side of my house for the recreation of my family as shown in proposed plot plan.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 Canzani
Address: 9328 Waltham Woods Rd., Baltimore, MD 21234

Petitioner's Attorney: Franklin T. Hogans, Jr.
Address: 111 W. Chesapeake Ave., Towson, Maryland 21204

By Joseph Canzani day of July 1977

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 6th day of July 1977 at 11:00 o'clock.

Franklin T. Hogans, Jr.
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 21, 1976

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

Franklin T. Hogans, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT

PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION

ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Joseph Canzani
9328 Waltham Woods Road
Baltimore, Maryland 21234

RE: Variance Petition
Item 233
Joseph Canzani - Petitioner

Dear Mr. Canzani:

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 northwest corner of Waltham Woods Road and Gramercy Circle, and is currently improved with a two-story frame dwelling. The petitioner is requesting a Variance to permit the location of a swimming pool outside of the rear third lot farthest removed from both streets. It should be noted that this lot is located within the Ducaster Village Final Development plan, and therefore any development of this lot must occur within the building "envelope". The pool as shown on the submitted plans falls within this building envelope.

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

Mr. Joseph Canzani
Re: Item 233
June 21, 1976

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



WILLIAM D. FRAMM
DIRECTOR

June 23, 1976

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 #233, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Joseph Canzani
Location: NW/C W. Waltham Woods Road and Gramercy Circle
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a pool in the side yard in lieu of the required rear yard and to permit a pool outside of the rear third of the lot farthest removed from the side street.
Acres: 90 x 78
109 83
District: 9th

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: June 1, 1976

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

Re: Item 233

Z.A.C. Meeting of: June 1, 1976

Property Owner: Joseph Canzani

Location: NW/C Waltham Woods Road & Gramercy Circle

Present Zoning: D.R. 3.5

Proposed Zoning/Variance to permit a pool in the side yard in lieu of the required rear yard and to permit a pool outside of the rear third of the lot farthest removed from the side street.

District: 9th

No. Acres: 90 x 78
109 83

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/ml

JOSEPH M. MCDONNELL, CHAIRMAN
J. PATRICK M. LINDSEY, JR., VICE CHAIRMAN
WILLIAM D. FRAMM, DIRECTOR

MARGARET M. BOWEN
THOMAS M. BOWEN
WILLIAM D. FRAMM, DIRECTOR

ROBERT D. MARIETTA
ALAN J. BRUCE
FRANKLIN T. HOGANS, JR.

CLYDE W. TROTT, SUPERVISOR



Paul H. Reicke
CHIEF

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

Attention: Mr. Frank Hogans, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph Canzani

Location: NW/C Waltham Woods Rd. and Gramercy Cir.

Item No. 233 Zoning Agenda

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 requested 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 100 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 XXXXXX 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 on 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 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: Paul H. Reicke Noted and Approved:
Planning Group Special Inspection Division Acting Deputy Chief
Fire Prevention Bureau

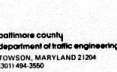
Mr. Joseph Canzani BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
9328 Waltham Woods Road
Baltimore, Md. 21234
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

this 10th day of May 1976. Your Petition has been received and accepted for filing.

Eric DiNenna
Eric DiNenna,
Zoning Commissioner

Petitioner: Joseph Canzani

Petitioner's Attorney: Franklin T. Hogans, Jr.
Reviewed on: Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee



STEPHENE COLLINS
DIRECTOR

June 24, 1976

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

Re: Item 233 - SAC - June 1, 1976

Property Owner: Joseph Canzani
Location: NW/C Waltham Woods Rd. and Gramercy Cir.
Existing Zoning: D. R. 3.5
Proposed Zoning: Variance to permit a pool in the side yard in lieu of the required rear yard and to permit a pool outside of the rear third of the lot farthest removed from the side street.

Acres: 90 x 78
109 83
District: 9th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/bza

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 an accessory structure (swimming pool) to be located 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 12th day of July, 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 BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of July, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

July 12, 1976

Mr. Joseph Canzani
9328 Waltham Woods Road
Baltimore, Maryland 21234

RE: Petition for Variance
NW corner of Waltham Woods Road and
Gramercy Circle - 9th Election District
Joseph Canzani - Petitioner
NO. 77-5-A (Item No. 233)

Dear Mr. Canzani:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

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

Mr. Lee Riesett
9000 Harford Road
Baltimore, Maryland 21234

To Whom It May Concern:

In order that we can begin immediate installation of our pool, we are releasing any and all employees of Baltimore County and L. C. Hohn Contractors, Inc. from all responsibilities if any appeals are made and granted by the zoning commission. We as the owners will accept all responsibilities and obligations during this thirty day period.

Joseph Canzani

Witness

Witness

Date

77-5A

Being known as the northwest corner of Waltham Woods Road and Gramercy Circle, as recorded in the Land Records of Baltimore County in Liber 15 Folio 136 Plat 2 Section 2 Block 1 Lot 15, Doncaster Village. Otherwise known as 9328 Waltham Woods Road.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

July 1, 1976

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

Re: Item #233 (1975-1976)
Property Owner: Joseph Canzani
N.W. corner, Waltham Woods Rd. and Gramercy Cir.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a pool in the side yard in lieu of the required rear yard and to permit a pool outside of the rear third of the lot farthest removed from the side street.
Acres: 80 x 78 District: 9th
109 83

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:

The submitted plan does not indicate that this property is lot 15, Block "B", Plat Two, Section Two, Doncaster Village (O.T.G. 35, Folio 136); nor did it provide a location or vicinity plan.

Baltimore County highway and utility improvements are not involved, or are as secured under Public Works Agreement #7707 executed in conjunction with the development of Doncaster Village, Section Two.

Very truly yours,

William D. From
WILLIAM D. FROM, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: SS

R-SE Key Sheet
41 SE 17 Box Sheet
h: 11 E Topo
62 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 24, 1976

FROM: William D. From, Director of Planning

SUBJECT: Petition #77-5-A Petition for Variance for an Accessory Structure (swimming pool)

Northwest corner of Waltham Woods Road and Gramercy Circle
Petitioner: Joseph Canzani

9th District

HEARING: Tuesday, July 6, 1976 (11:00)

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

William D. From
William D. From
Director of Planning

WDF:JGR:rw

RE: PETITION FOR VARIANCE
NW/S of Waltham Woods Rd. and
Gramercy Circle, 9th District
CANZANI, JOSEPH, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-5-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 S. Kowalski, Jr.
Charles S. Kowalski, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 30th day of June, 1976, a copy of the foregoing

Order was mailed to Mr. Joseph Canzani, 9328 Waltham Woods Road, Baltimore, Maryland 21234, Petitioner.

John W. Hession, III



Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 8, 1976

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

Dear Mr. DiNenna:

Comments on Item #233, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Joseph Canzani
Location: NW/C Waltham Woods Rd. and Gramercy Cir.
Existing Zoning: D.M. 3.5
Proposed Zoning: Variance to permit a pool in the side yard in lieu of the required rear yard and to permit a pool outside of the rear third of the lot farthest removed from the side street.
Acres: 80/109 x 78/81
District: 9th

Since this is a variance for a swimming pool, and metropolitan water and sewer are available, no health hazard are anticipated.

Very truly yours,

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

TMD:SKB/SHE

CC: J. A. Jessina

NOV 18 1976

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

No. 33490

DATE July 6, 1976 ACCOUNT 03-660

AMOUNT 39.25

RECEIVED Joseph Communi, 901 Penn St., Balto., Md.
21202
FOR Substantiating and posting of property
877-5-A

203 JUL 6 1976 3925 REC

VALIDATION & SIGNATURE OF CASHIER

Cost of Advertisement, \$.....

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 June 17, 1976

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

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

weekly newspapers published in Baltimore, County, Maryland
once a week for one successive weeks before the
4th day of July 1976, that is to say, the same
was inserted in the issues of June 17, 1976.

STROMBERG PUBLICATIONS, INC.
By: *[Signature]*

District 9th Date of Posting 6-12-26
 Posted for Assessing time July 6-8 1926 & 11th B.P.
 Petitioner Joseph Langston
 Location of property N.W. Cor. of Kaituma Road & 9th Assamby Street
 Location of Sags 1 Sag. South of 9320 Kaituma Road
 Remarks _____
 Posted by Med. Y. Hwa Date of return 6-24-26

