

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 EXISTENCE of the Variance requested, no adversely affecting the health, safety, and general welfare of the community, the Variance to permit a rear yard setback for a minimum of eight feet in lieu of the required 22 1/2 feet should be granted.

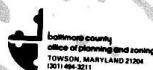
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Norman E. Gerber
Acting Director

September 27, 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 #40, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: David and Nanette McCoy
Location: SW/C Belle Forte Road and Bonnie Brue Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 8' in lieu of the required 22 1/2'
Acre: 11,950 sq. ft.
District: 3rd

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 ensure 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. Winkley
John L. Winkley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 2, 1976

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

Z.A.C. Meeting of: September 7, 1976

Re: Item 40
Property Owner: David & Nanette McCoy
Location: SW/C Belle Forte Rd. & Bonnie Brue Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 8' in lieu of the required 22 1/2'.

District: 3rd
No. Acres: 11,950 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

MWP/ml

JOSEPH W. MCGLOTHLIN, PRESIDENT
T. PATRICK HILLIARY, JR., VICE-PRESIDENT
HIS. ROBERT A. JOHNSON

MARCUS M. BOLLING
THOMAS H. BOWEN
AND LORRAINE F. CHURCH

ROGER B. HAYES
BETH SOROCK
RICHARD W. THAYER, D.D.

JOSHUA D. WOODLEY, SUPERINTENDENT

October 14, 1976

Mr. & Mrs. David P. McCoy
4757 Belle Forte Road
Baltimore, Maryland 21208

RE: Petition for Variance
SW corner of Belle Forte and
Bonnie Brue Roads - 3rd
Election District
David P. McCoy, et ux -
Petitioners
NO. 77-71-A (Rem 2 o. 40)

Dear Mr. & Mrs. McCoy:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachment:

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 28, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-71-A. Petition for Variance for a Rear Yard.
Southwest corner of Belle Forte and Bonnie Brue Roads
Petitioner: David P. McCoy and Nanette B. McCoy

3rd District

HEARING: Wednesday, October 13, 1976 (10:30 A.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JHT:rw

RE: PETITION FOR VARIANCE
SW/C of Belle Forte & Bonnie Brue Rd.,
3rd District
DAVID P. MCCOY, et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-71-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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Heslian, III
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 4th day of October, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. David P. McCoy, 4757 Belle Forte Road, Pikesville, Maryland 21208. Petitioners.

John W. Heslian, III
John W. Heslian, III



November 2, 1976

77-71-A

Dear Mr. DiNenna,
I would appreciate it if you would allow my building permit to be released prior to the expiration of the customary 30 day appeal period. I understand that an appeal can be filed, however I will accept full financial responsibility should one be filed during construction.

David P. McCoy
David P. McCoy

being known as the southwest corner of Belle Forte and Bonnie Brue roads, as recorded in the Land Records of Baltimore County in Liber 25 folio 96, section 1, Block G, lot 3. Belle Farms Estates. Otherwise known as 4757 Belle Forte Road.



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Sept. 29, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- McCoy
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 six successive weeks before the
13th day of October, 1976, that is to say, the same
was inserted in the issues of Sept. 29, 1976.

STROMBERG PUBLICATIONS, INC.
BY P. H. Smith



CERTIFICATE OF PUBLICATION

TOWSON, MD. September 30, 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
at one time six weeks before the 13th
day of October, 1976 the 1976 publication
appearing on the 30th day of September
1976.

THE JEFFERSONIAN
S. E. DiMenna
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 24th day of
August 1976. Filing Fee \$ 25.00. Received ☒ Check
☐ Cash
☐ Other

S. E. DiMenna
S. E. DiMenna,
Zoning Commissioner

Petitioner David McCoy Submitted by David McCoy
Petitioner's Attorney Reviewed by David McCoy

* 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

No. 40414

DATE Sept. 27, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM David P. McCoy, 4757 Belle Porte Rd., Balto., Md.
FOR Md. 21206 Petition for a Variance-- 77-73-A

25.00

VALIDATION OF SIGNATURE OF CARRIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2-A Date of Posting OCT. 2, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: DAVID P. MCCOY

Location of property: SW COR. OF BELLE PORTE & BEARIE BRAS. RDS.

Location of Sign: FRONT 4757 BEARIE BRAS. RD.

Remarks: _____

Posted by Thomas R. Nolan Date of return OCT. 8, 1976

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

No. 40437

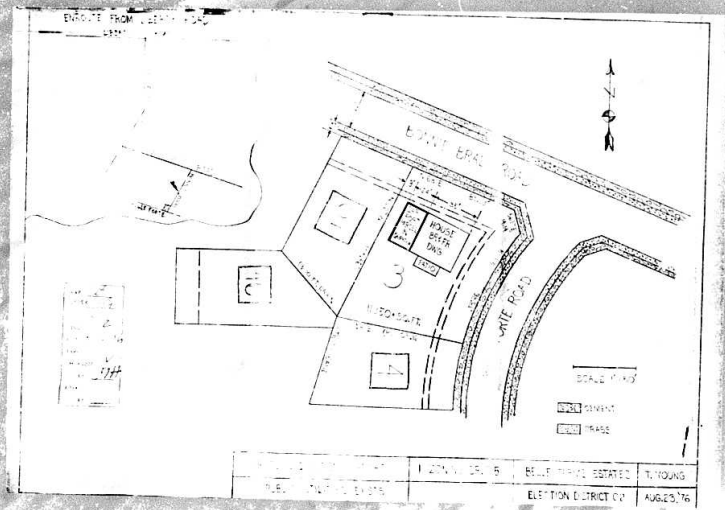
DATE Oct. 13, 1976 ACCOUNT 01-669

AMOUNT \$44.00

RECEIVED FROM David P. McCoy 4757 Belle Porte Rd., Balto., Md.
FOR Advertising and posting of property 77-73-A

44.00

VALIDATION OF SIGNATURE OF CARRIER



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 30th day of September 1976.

S. E. DiMenna
S. E. DiMenna,
Zoning Commissioner

Petitioner David McCoy
Petitioner's Attorney Reviewed by Thomas R. Nolan
Nicholas S. Gombosi
Planning & Zoning
Associate III

