# PETITION FOR ZONING VARY NCE FROM AREA AND HEIGHT REGULATIONS or we. Dowld & Kanni > Mc Coy legal owner of the property attacte in I for a Variance from Section 1802,38 ( 211.6 ) ( 301.1 ) to permit a rear ward setback for a carport of eight ( 8 ) feet in lieu of the required 22 1/2 feet of the Emsig Regulation of Baltimere County, to the Joning Law of Baltimere County; for the Saloving research Saloving hereby, or precise difficulty. 2. There is a vegetable garden of good size which would have to removed, top soil replaced and landscaping some the soil of the soi 5. There are electrical wires attached that would have to be moved and replaced at some other point. 6. There are last defended that the would have to be moved and replaced at some other point. 8. There are last defended that the some state of the some state of the some factors and the some factors are last some state of the some factors which is the some factors and some state of the some factors are last some state of the some state of

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10:30 A 10/13/76

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

XXXXXXX

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERS

STATE ROADS COUM BUREAU OF REAL DE DEPARTMENT

PROJECT PLANNIN BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATIO INDIDITE'AL DEVELOPMENT

Mr. David EcCoy 4757 Belle Porte Road Pikesville, Maryland 21208

RE: Variance Petition Item 40 David & Nannie McCcy - Petitioners

Dear Mr. McCove

The Zoning Plans Advisory Committee ins 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 xoning action requested, the appropriateness of the xoning action requested to problems with regard to the document of the xoning action or problems with regard to the xoning action and the xoning action of the xoning action of the xoning action of the xoning commissioner with recommendations as to the appropriateness of the requested xoning.

on the subject property, zoned D.R. 5.5, is located on the subject property in the subject and bonnie Bree Bonds, the subject subject is subject to the subject subjec

The petitioner is requesting a Variance to allow an open carport to be constructed within 8 feet of the rear property line in lieu of the required 22-1/2 feet.

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  $\dot{d}$  on the filing certificate, will be forwarded to , in the near future.

Very truly yours,

Michle B. Banada:
RICHOLAS B. COMMODIAL,
Planning & Zoning
Associate 111

NBC: JD

Enclosure

9 11 OFFICE OF FLIGHTED & LORENCE

URDER RECEIVED FOR FILING

October 1, 1976

Hr. S. Bric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Item 640 (1976-1977)
Property Owner: David & Hannie McCoy
g/W oor. Belle Forte Ms. a Bonnie Bree Rd.
Existing Soning: D.R. 5.5
Proposed Soning: Variance to parait a rear setheck
of 8 in lies of the required 22.5'.
Acres: 11,95 deg. ft. District: 3rd

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.

Baltimore County highway and utility improvements are not directly involved. construction or reconstruction of any sidewalk, curb and gutter, entrance, n. etc. as may be required will be the full responsibility of the Petitioner.

This office has no 'urther comment in regard to the plan submitted for Ecning Advisory Committee revi in connection with this Item 840 (1976-1977).

Elhwork M Divin/ Enter ELLSVORTH N. DIVER, P.E. / Chief, Bureau of Engineering

P-SE Key Sheet 27 NW 29 Pos. Sheet NW 7 H Topo 77 Tax Map

August 31, 1976

Structure shall conform to Baltimore County Building Code (B.O.C.A.)

C. Three sets of construction drawings will be required to file an application for a building permit.

D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line Contact Railding Department if distance is between 3'0" and 6'0" of property line.

G. Requested setback variance conflicts with the Baltimore County Ballding Code. .ee Section \_\_\_\_\_\_

Very truly y ure, Marko & Sumbon

Charles E. Burnham Plans Review Chief



lentseber 22. 197/

Item 40 - SAC - September 7, 1976
Property Omer: David a Hannie HoCoy
Location: SAC's Balls Forter Mt. & Sonnie Bras Road
Raisting Daning: D. A. 5.5
Proposed Soning: Variance to parmit a rear setback
Acres: 11,950 mq. ft.
District: 38 setback of 8' in lieu of req. 22.5'

Very truly yours, Michael S. Hangan Michael S. Flanigan Traffic Engineer Asso



on Item \$40, Zoning Mivisory Committee Meeting, September 7, 1976,

David and Namie McCoy 85/0 Belle Forte Rd. and Bonnie Brae Rd. D.R. 5.5 Variance to permit a rear setback of 8' in lieu of the required 22.5' 11,950 ag. ft.

er are available, no health hazards are

Them + Qlin

	1 200 A 100 A
Pursuant to the administration posting of property, and publishmenting on	
and it appearing that by reason of the following finding of facts that strict.c	
the Baltimore County Zoning Regulations would result in practic	al_difficulty and
surreaconable herdabip.upon.the Patitionera.	
24 Fig. 1	
	9 mary 19 mary
the show Variance should be had; and it further appearing that by reason of.	the granting of.
the Variance requested not adversely affecting the health, safet	y, and general.
welfare of the community, the Variance to permit a reer yard :	etback for a
	100
Gestion of sight feet in lish of the required 662 test shows be a	(BIOLOTT
	140
IS ORDERED by the Zoning Commissioner of Baltimore County this	L
day ofOctober, 197 .6., that the herein Petition for the afor-	
and should be and the same is GRANTED, from and after the	
subject to the approval of a site plan by the Deplement of Pyth	Works and the
Office of Planning and Zoning. Zoning Commissioner of	f Baltimore County
Pursuant to the advertisement, posting of property and public scaring on	the shore petition
and it appearing that by reason of	
and it appearing that by reason of	45.5
the above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	
of 197 that the above Variance be and the same	
	Sp Faster T. T.
Zoning Cot.missioner	
Zoning Cot.missioner	or natumore County

# PALTIMORE COUNTY, MARYLAND

TO S. Eric DiMenna, Zoning Commissioner Date September 28, 1976

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 Brae Roads Petitioner - David P. HcCoy and Nannie B. McCoy

3rd District

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

There are no comprehensive planning factors requiring on this petition.



September 27, 1974

Property Owner: Devid and Namie McCoy
Location: 3W/C Belle Faire Road and Bonnie Bree Road
Existing Zoning: Q.1.5.5
Proposed Zoning: Variance to permit a rear setback of 8' in lisu of the required 22.5'

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

DAVID P. McCOY, et :x, Petitioners

: Cose No. 77-71-A

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ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524, i 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 therewi

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

John W. Hestlan, III Peop! "Counsel County Office Building Towson, Maryland 21204 494-2188

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

John W. Hessian, III



## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 2, 1976

Mr. S. Er'c DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

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

Re: Item
40
Property Owner: David & Nannie McCoy
Location: SW/C Belle Forte Rd. & Bonnie Brac Rd.
Present Zoning: Na. 5,5
Proposed Zoning: Variance to permit a rear setback of 8'
in lieu of the required 22,5'.

3rd 11,950 sq. ft.

Very truly yours, Which tetroud W. Nick Petrovich.

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October 14, 1976

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

RE: Petition for Variance SW/corner of Bella Forte and Bonnie Bras Roads - 3rd Election District David P. McCoy, et ux -Petitions Petitioners NO. 77-71-A (Rem Fo. 40)

Dear Mr. & Mrs. McCoy

I have this date passed my Order in the above referenced

Very truly yours.

S. ERIC DI NENNA Zoning Commissione

SED/er

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

Goujanter 12, 1976

Has mu diplenna I would affecte it if you would allow my building primit to be where Prior to the expiration of the customary 30 day oppeal period, I understand that an affect can be giled however Swell allet full fenced preparability should one be filed during construction.

me n. mloy

seing known as the southwest corner of Bella Forte and Bonnie Brae Roads, as re corded in the Land Records of Baltimore County in Liber 25 rolio 96, section 1, Block G, lot 3. Rolle rarms astates. Otherwise known as 4757 pelle Forte



	OFFICE OF
THE	MES
	NEWSPAPERS

Sept. 29, 1976

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

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 13th day of October 19.76, that is to say, the same was inserted in the issues of Sept. 29. 1976.

> STROMBERG PUBLICATIONS, INC. By Tatalula



### CERTIFICATE OF PUBLICATION

1076

Cost of Adve

#### 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. Piling Fee \$ 25,00 . Received Check

\_\_Other

Petitioner David McCoy Submitted by David McCon Petitioner's Attorney\_ Reviewed by Diane atter

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

1-516N

77-71-A

CERTIFICATE OF POST

Posted for: PETITION FOR VARIANCE Date of Posting Oct. 2 1976 Petitioner PA. is P Mc Coy Location of property. Sw. Con. CF Beache France & Beache Bane Pds. Location of Separ FRONT 4757 BONNIE BRAE Rd

Posted by Llearney & Notand

Date of return CCT. 8 1976

\$25.00 Bettive Bayld P. Medors 1177 Bells Forte Mr. Balto. 10802 PESE 27 25.00r.c VALIDATION OR SIGNATURE OF CAS. IER BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT Me. 40437 Oct. 13, 1976 eccesso. David P. McCoy 1757 Belle Forte Ed., Belto, Md.

662 6 1 201 13

VALIDATION OF SIGNATURE OF CASHIER

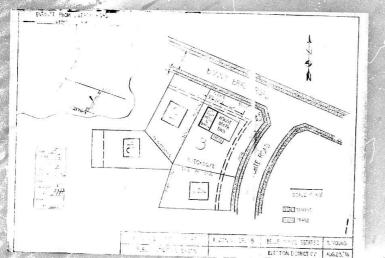
BALTIMORE COUNTY, MARYLAND OFFICE OF FILE 2: REVENUE DIVISION MISCELLANEOUS GASH RECEIFT

Bept. 27, 1976

Me. 40414

4 4.0 CHSc

01-662



BALTIMORE COUNTY OFFICE OF PLANNING & BONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing day of 1976. Petitioner David McCor Petitioner's Attorney Micholas B. Com Planning & Somin

