

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 finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

to permit a side yard setback of 43 feet instead of the 50 feet required by the Baltimore County Zoning Regulations, a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th 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.

Deputy Zoning Commissioner of Baltimore County

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of October, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 2, 1976

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

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

Re: Item 43
Property Owner: Dr. & Mrs. Fernando Miranda
Location: N/S Deer Park Rd. 170.45' W. Folly Farms Ct.
Present Zoning: R.S.C.
Proposed Zoning: Variance to permit a side yard setback of 43' in lieu of the required 50'.

District: 4th
No. Acres: 1.0

Dear Mr. DiMenna:
No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

JOSEPH W. MCGOWAN, President
E. BARTHOLOMEW, Jr., Vice President
MRS. ROBERT M. BROWN

MARCUS H. BOWEN
THOMAS M. BOWEN
MRS. LUCASIA E. BOWEN

ROGER B. HAYDEN
ALVIN LUDICK
EDWARD M. TROTT, Chairman

JOHN R. WHEELER, Superintendent



October 1, 1976

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

Re: Item #43 (1976-1977)
Property Owner: Dr. & Mrs. Fernando Miranda
N/S Deer Park Rd. 170.45' W. Folly Farms Ct.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side yard setback of 43' in lieu of the required 50'.
Acres: 1.0 District: 4th

Dear Mr. DiMenna:

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 Highway and utility improvements are not directly involved and as secured by Public Works Agreement #47404, executed in conjunction with the development of Folly Farms, Section One.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #43 (1976-1977).

Very truly yours,

Edward M. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:iss

cc: Robert Norton
Robert Covahay

Y-NE Key Sheet
51 NW 50 Foot Sheet
56 1/2 X Topo
56 Tax Map



August 31, 1976

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

Dear Mr. DiMenna:

Comments on Item #43, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: Dr. & Mrs. Fernando Miranda
Location: N/S Deer Park Rd. 170.45' W. Folly Farms Ct.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side yard setback of 43' in lieu of the required 50'.

Acres: 1.0
District: 4th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ 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 Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Planning Review Chief

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiMenna, Zoning Commissioner Date: September 28, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-74-A. Petition for a Variance for a Side Yard.
North side of Deer Park Road 170.45 feet West of Folly Farms Road
Petitioner - Dr. Fernando Miranda and Hedy Miranda

4th District

HEARING: Thursday, October 14, 1976 (10:00 A.M.)

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

Norman E. Gerber
Acting Director of Planning

NEG:JGN:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Deer Park Rd. 170.45 feet W of : OF BALTIMORE COUNTY
Folly Farms Rd., 4th District :
FERNANDO MIRANDA, et al, Petitioners : Case No. 77-74-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

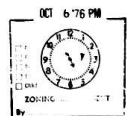
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Heston, III
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 5th day of October, 1976, a copy of the foregoing Order was mailed to Dr. & Mrs. Fernando Miranda, 6511 Deer Park Road, Reisterstown, Maryland 21136, Petitioners.

John W. Heston, III



COLUMBIA OFFICE
Warren Paine
Regional Surveyor
Phone 730-8000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscaping Architects
800 East Jones Road
Room 101, BOWEN BUILDING
TOWSON, MARYLAND 21204
PHONE: 824-8000

BEL AIR
L. GORDON WOLFF
Landscape Architect
Phone 825-0824

August 27, 1976

DESCRIPTION FOR SIDE YARD VARIANCE:

Beginning for the same at the intersection formed by the division line between Lot 1 and Lot 2 as shown on the Plat of Section One, Folly Farms recorded among the plat records of Baltimore County in Plat Book 37 folio 148 with the north side of Deer Park Road 50 feet wide said point being distant westerly measured 170.45 feet from the west side of Folly Farms Road thence binding on the north side of said Deer Park Road North 77 degrees 39 minutes 38 seconds West 175.00 feet thence North 12 degrees 20 minutes 22 seconds East 248.93 feet thence South 77 degrees 39 minutes 36 seconds East 175.00 feet thence South 12 degrees 20 minutes 22 seconds West 248.93 feet to the place of beginning.

Containing 1.0 Acres of land, more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

October 27, 1976

Dr. & Mrs. Fernando Miranda
6511 Deer Park Road
Reisterstown, Maryland 21136

RE: Petition for Variance
N/S of Deer Park Road, 170.45' W of
Folly Farms Road - 4th Election
District
Dr. Fernando Miranda, et al
Petitioners
NO 77-74-A (Item No. 43)

Dear Dr. & Mrs. Miranda:

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

Very truly yours,
George W. Martinak
Deputy Zoning Commissioner

GWM/me

Attachments

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

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Miranda
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
14th day of October 19 76, that is to say, the same
was inserted in the issues of September 29, 1976.

STROMBERG PUBLICATIONS, INC.

BY [Signature]

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., on September 29, 1976
at one o'clock PM on September 29, 1976 the same publication
day of September 19 76 the same publication
appearing on the 30th day of September
19 76.

THE JEFFERSONIAN
[Signature]
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 27 day of
Aug 1976. Filing Fee \$ 25 Received ☒ Check
☐ Cash
☐ Other

[Signature]
S. Eric Dimenna,
Zoning Commissioner
Petitioner MIRANDA Submitted by HADKINS
Petitioner's Attorney Reviewed by MBL

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

CERTIFICATE OF POSTING BUREAU DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting OCT. 2, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: DR. FERNANDO MIRANDA
Location of property: N.S. OF DEER PARK RD. 170.45' W OF
FOLLY FARMS RD.
Location of Sign: FRONT 65.11 DEER PARK RD.
Remarks: [Signature]
Posted by: Thomas G. Roland Date of return OCT. 8, 1976

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

No. 40460

DATE Oct. 25, 1976 ACCOUNT 03-662

AMOUNT \$50.50

RECEIVED Alison J. Johnson, 46 Perry Lane, Baltimore

FOR Advertising and posting of property for

Dr. Fernando Miranda 777-764

82 P 220 27 50.50 CASH

VALIDATION OR SIGNATURE OF CARRIER

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

No. 40417

DATE Sept. 27, 1976 ACCOUNT 03-662

AMOUNT \$85.00

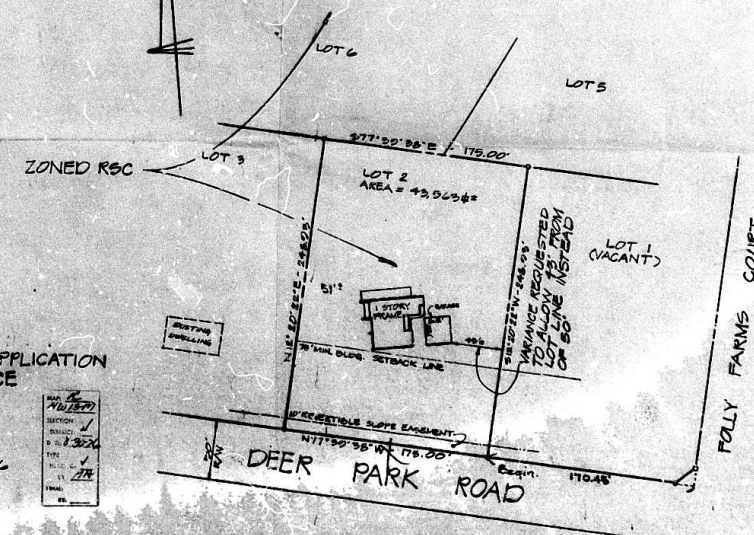
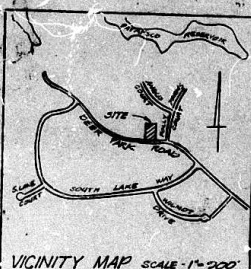
RECEIVED Madison Associates, Inc. 200 N. Joppa Rd.

Towson, Md. 21204 Publication for Variance for Dr.

Fernando Miranda 777-764

80 3 7 220 27 25.00 CASH

VALIDATION OR SIGNATURE OF CARRIER



PLAT TO ACCOMPANY APPLICATION
FOR SIDEYARD VARIANCE
LOT 2 SECTION ONE
FOLLY FARMS 57/143
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=50' 20 AUGUST 1976

SHUPING ASSOCIATES, INC.
101 SHELL BUILDING
200 N. Joppa Rd.
TOWSON, MARYLAND 21204