

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

77-24-A  
asv

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dante Rapisarda 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 10000-E.2 to Allow a side yard of 30 feet instead of required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Dwelling is existing and we wish to attach a garage to the side of the dwelling.

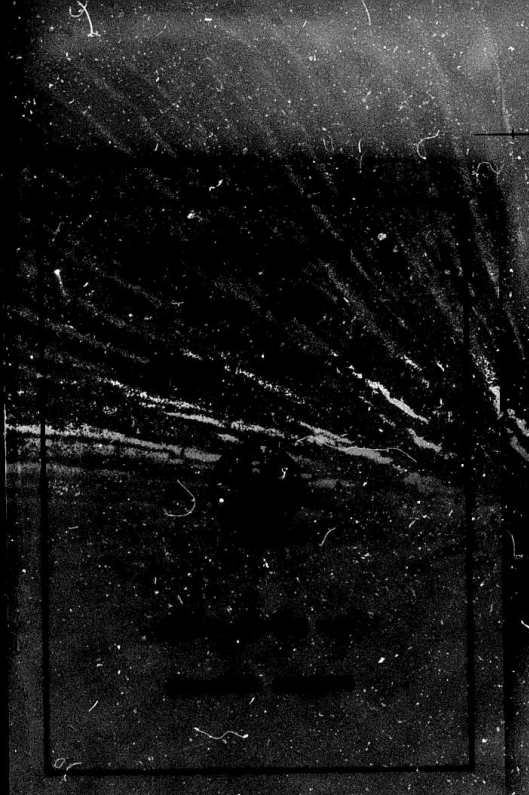
See attached description

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: Nicholas B. Commodari  
Address: 17 S. Joppa Rd. Towson, Md. 21284  
Petitioner's Attorney: Charles W. Holloman  
Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September 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 9th day of September 1976, at 10:00 o'clock A.M.  
2. Commissioner of Baltimore County.

6-775-007



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
115 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received and accepted for filing this 9th day of September 1976.

Eric DiMenna  
Zoning Commissioner

Petitioner: Nicholas B. Commodari  
Reviewed by: Nicholas B. Commodari  
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 1, 1976

Mr. Dante Rapisarda  
17 Barnstable Court  
Cwings Hill, Maryland 21117

RE: Variance Petition  
Item 52  
Dante Rapisarda - Petitioner

Dear Mr. Rapisarda:

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, currently zoned RDP, and located on the north side of Barnstable Court, approximately 506 feet northwest of Huntmaster Way, in the 4th Election District, is improved with a dwelling currently under construction. Property to the east is improved with an existing dwelling, while property to the north and west abutting this site consists of vacant wooded land.

This Variance is necessitated by the petitioner's proposal to construct a garage to the side of the existing dwelling, which would result in a side yard setback of 38 feet in lieu of the required 30 feet. It should be noted that upon field investigation it was discovered that the proposed garage is currently under construction. A similar Variance (Case No. 77-56-A)

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THOMAS M. MOURING, P.E.  
DIRECTOR

October 4, 1976

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

Re: Item #52 (1976-1977)  
Property Owner: Dante Rapisarda  
115 Barnstable Ct. 506.46' NW Huntmaster Way  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit a side setback of 38' in lieu of the required 30'.  
Acres: 1.58 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 involved and are as secured by Public Works Agreement #47305 executed in conjunction with the development of "Valley Hill".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #52 (1976-1977).

Very truly yours,  
Edmond M. Dwyer, P.E.  
EDMOND M. DWYER, P.E.  
Chief, Bureau of Engineering

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204

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

September 29, 1976

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

Dear Mr. DiMenna:

Comments on Item #52, Zoning Advisory Committee Meeting, September 28, 1976, are as follows:

Property Owner: Dante Rapisarda  
Location: 115 Barnstable Ct. 506.46' NW Huntmaster Way  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit a side setback of 38' in lieu of the required 30'.  
Acres: 1.58  
District: 4th

This is a new dwelling, with an approved water well and private septic system. Since the proposed garage will not affect either one, the Health Department has no objections to this variance.

Very truly yours,  
Thomas H. Dwyer  
THOMAS H. DWYER, DIRECTOR  
BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County  
Department of Permits and Licenses  
TOWSON, MARYLAND 21204  
021149-3610

JOHN D. SEFFERT  
DIRECTOR

September 21, 1976

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

Dear Mr. DiMenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, 9-21-76 are as follows:

Property Owner: Dante Rapisarda  
Location: 115 Barnstable Ct. 506.46' NW Huntmaster Way  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit a side setback of 38' in lieu of the required 30'.  
Acres: 1.58  
District: 4th

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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 shall 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 Baltimore County Building Code. See Section \_\_\_\_\_.

Very truly yours,  
Charles E. Burnham  
Charles E. Burnham  
Plans Review Chief

Mr. Dante Rapisarda  
Re: Item 52  
November 1, 1976  
Page 2

was granted on a lot in this subdivision on September 15, 1976.

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,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI,  
Acting Chairman, Zoning  
Plans Advisory Committee

NBC:JD  
Enclosure

cc: Hudkins Associates, Inc.  
200 E. Joppa Road  
Room 101, Shell Building  
Towson, Md. 21284

ORDER RECEIVED FOR FILING  
DATE 10/15/76 BY [Signature]

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit a side yard setback of 38 feet instead of the variance required 50 feet. Deputy of the Zoning Commissioner of Baltimore County, this 14th day of November, 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 day of 1976, that the above Variance be and the same is hereby DENIED.  
Zoning Commissioner of Baltimore County

Baltimore County  
Department of Public Engineering  
TOWSON, MARYLAND 21284  
STEPHEN E. COLLINS  
DIRECTOR  
September 23, 1976  
Mr. Eric D. DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284  
Re: Item 52 - SAC - September 29, 1976  
Property Owner: Dante Rapisarda  
Location: N/S Barnstable Ct., 506.46' NW Huntmaster Way  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit a side setback of 38' in lieu of req. 50'  
Street: I-38  
District: 4th  
Dear Mr. DiNenna:  
No traffic problems are anticipated by the requested variance to the side yard setback.  
Very truly yours,  
Michael H. Flaminio  
Traffic Engineer Associate  
REF: 10

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21284  
Norman E. Gerber  
Acting Director  
October 15, 1976  
Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284  
Dear Mr. DiNenna:  
Comments on Item 52, Zoning Advisory Committee Meeting, September 29, 1976, are as follows:  
Property Owner: Dante Rapisarda  
Location: N/S Barnstable Ct., 503.46' NW Huntmaster Way  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit a side setback of 38' in lieu of the required 50'  
Acres: 1.38  
District: 4th  
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  
Planner III  
Project and Development Planning

BOARD OF EDUCATION  
OF BALTIMORE COUNTY  
TOWSON, MARYLAND 21204  
Date: Sept. 29, 1976  
I.A.C. Meeting of Sept. 29, 1976  
Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21284  
Re: Item 52  
Property Owner: Dante Rapisarda  
Location: N/S Barnstable Ct., 506.46' NW Huntmaster Way  
Present Zoning: R.D.P.  
Proposed Zoning: Var.  
District: 4  
No. Acres: 1.58  
Dear Mr. DiNenna:  
No hearing on student population.  
Very truly yours,  
W. Nick Petrowski  
Field Representative.  
JOSEPH W. MULLIGAN, PRESIDENT  
THOMAS H. BERRY, VICE PRESIDENT  
MARCUS W. STRAUSS, SECRETARY  
STEPHEN J. CHAMBERLAIN, TREASURER  
ROBERT S. HANDEL, BOARD MEMBER  
JOHN L. LEMKE, BOARD MEMBER  
JOHN A. WHEELER, BOARD MEMBER

8609842  
77-34A  
Dante Rapisarda  
505 Ac  
Reisterstown, Maryland 21136  
November 17, 1976  
Mr. Martink  
Baltimore County Zoning Commission  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
RE: 17 Barnstable Court  
Petition No. 77-34 - A  
Dear Mr. Martink:  
I would like to change my Building Permit from "Carport" to "Garage".  
I know that I have a 30 day water period. I will take all legal responsibility should an appeal be filed.  
Sincerely,  
Dante J. Rapisarda, Jr.  
Dante Rapisarda  
NOV 19 1976 PM  
ZONING DEPARTMENT  
By [Signature]

November 18, 1976  
Mr. & Mrs. Dante Rapisarda  
17 Barnstable Court  
Owings Mills, Maryland 21117  
RE: Petition for Variance  
N/S Barnstable Court, 506.46' N of  
Huntmaster Way - 4th Election  
Districts  
Dante Rapisarda, et ux - Petitioners  
NO. 77-34-A (Item No. 52)  
Dear Mr. & Mrs. Rapisarda:  
I have this date passed my Order in the above captioned matter in accordance with the attached.  
Very truly yours,  
George J. Martink  
Deputy Zoning Commissioner  
GJM/mc  
Attachments  
cc: John W. Hession, III, Esquire  
People's Counsel

BEFORE THE ZONING COMMISSIONER  
N/S of Barnstable Court 506.46 feet  
N of Huntmaster Way, 4th District  
CF BALTIMORE COUNTY  
DANTE RAPISARDA, et ux, Petitioners : Case No. 77-34-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. Koutz, Jr.  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2108  
I HEREBY CERTIFY that on this 20th day of October, 1976, a copy of the a foregoing Order was mailed to Mr. and Mrs. Dante Rapisarda, 17 Barnstable Court, Owings Mills, Maryland 21117, Petitioners.  
John W. Hession, III

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
S. Eric DiNenna, Zoning Commissioner Date: October 20, 1976  
TO: Norman E. Gerber, Acting Director of Planning  
FROM: Petition 77-34-A  
SUBJECT: Petition for a Variance for a Side Yard.  
North Side of Barnstable Court 506.46 feet north of Huntmaster Way  
Petitioner - Dante Rapisarda  
4th District  
HEARING: Monday, November 8, 1976 (10:00 A.M.)  
There are no comprehensive planning factors requiring comment on this petition.  
Norman E. Gerber  
Acting Director of Planning  
REC:JGH:mw  
OCT 20 1976 AM

**CERTIFICATE OF PUBLICATION**

**FORM FOR A VARIANCE**  
 (To be filled out by the Petitioner)  
 This form is to be filled out by the petitioner and submitted to the Planning and Zoning Commission. It should be filled out in duplicate. The original should be submitted to the Commission and the copy to the Office of the Zoning Commissioner. The Commission will hold a public hearing on the petition and will make a decision thereon. The decision of the Commission is final and cannot be appealed. The petitioner is responsible for the accuracy of the information furnished on this form. The Commission will not be held responsible for any errors or omissions on this form. The Commission will not be held responsible for any delays in the processing of the petition. The Commission will not be held responsible for any costs incurred by the petitioner in the processing of the petition. The Commission will not be held responsible for any damages or losses incurred by the petitioner in the processing of the petition. The Commission will not be held responsible for any other matters not mentioned in this form.

TOWSON, MD. October 21, 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 the 19th day of November, 1976, the 19th publication appearing on the 21st day of October, 1976.

**THE JEFFERSONIAN**  
*L. Frank Shuster*  
 Manager

Cost of Advertisement, \$ \_\_\_\_\_

OFFICE OF  
**THE TIMES**  
 NEWSPAPERS

TOWSON, MD. 21204 October 21, 1976

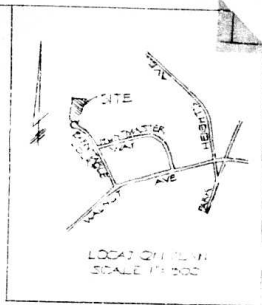
THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance was inserted in the following:

- Reprints
- Oceanville 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 8th successive weeks before the 19th day of Nov. 1976, that is to say, the same was inserted in the issues of October 20, 1976.

STROMBERG PUBLICATIONS, INC.

BY *Patricia J. ...*



1-516 77-84-A

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Town, Maryland

District 4th Date of Posting Oct. 23, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: DANTE RABISARDA

Location of property: N/S. of BARNSTABLE CT. 506' N.E. of HUNTINGMASTER WAY

Location of sign: N/S. of BARNSTABLE CT. 510' +/- N. of HUNTINGMASTER WAY

Remarks: \_\_\_\_\_

Posted by: Thomas L. Pella Date of return: OCT. 25, 1976

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

No. **0443**

DATE Oct. 25, 1976 ACCOUNT 03-462

AMOUNT \$85.00

RECEIVED Balting Associates, Inc. 200 E. Joppa Road  
 FROM Payment for Variance for Dante Rabisarda - 77-84-A

REG. NO. 11 2500166

VALIDATION OR SIGNATURE OF CARRIER

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

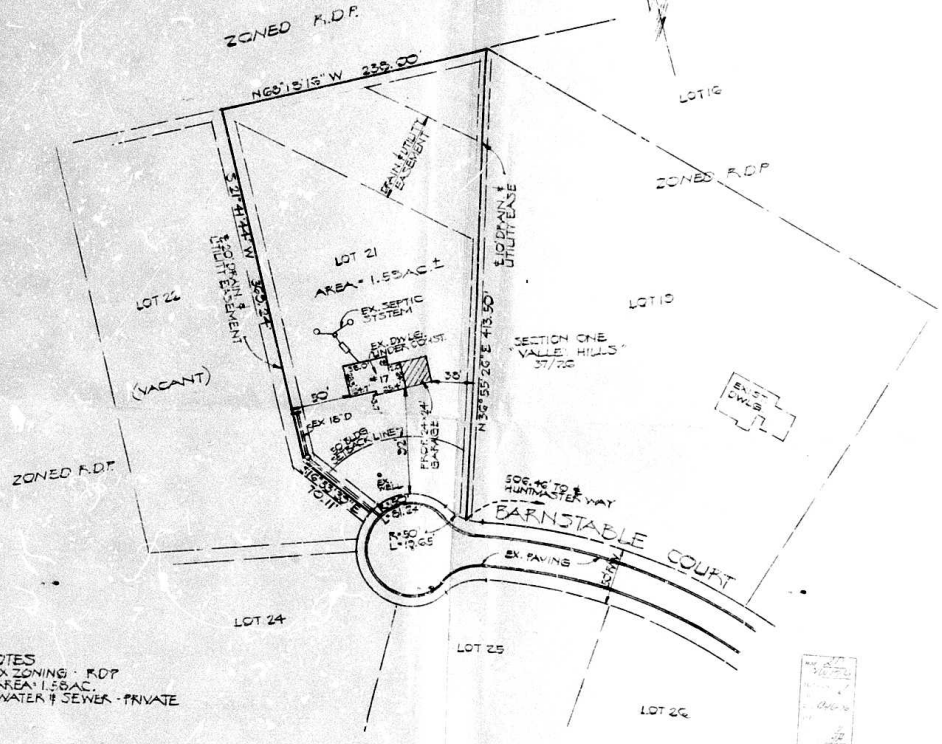
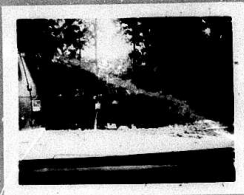
County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received \* this 14th day of September 1976. Filing Fee \$25.00. Received  Check  Cash  Other

*S. Eric Dinenna*  
 S. ERIC DINENNA  
 Zoning Commissioner

Petitioner: Dante Rabisarda Submitted by: Karl F. Schmid  
 Petitioner's Attorney: \_\_\_\_\_ Reviewed by: Diane Utter

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



NOTES  
 1. EX. ZONING - R.D.P.  
 2. AREA - 1.58 AC.  
 3. WATER & SEWER - PRIVATE



BALTING ASSOCIATES, INC.  
 200 E. JOPPA ROAD  
 TOWSON, MARYLAND 21204

PLAN TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE #17 BARNSTABLE COURT ELECT. DIST. 4 BALTO. CO. MD. SCALE 1" = 30' SEPT. 13, 1976

