hereby petition for a Variance from Section, 1892.38 (211.3) 211.14 County a side

setbook of four(h) feet in lies of the required cist (8) feet, and to permit a rea

ward of 27 feet instead of the required 30 feet.

of the Foxing Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty) After completing owns one And († ) the construction of attaching a garage to my house, it was brought to my the construction of attaching a garage to my house, it was recognited on that the set books of my property were not as I was previously acted. The persit instinct I have already obtained, allows set to be a situation of 6' feet from the property lines, however, because of set instantion I'es requesting a "Variance" allowing set to be a minimum to stituation I'es requesting a "Variance" allowing set to be a minimum. of 4' feet from this came property line.

The necessity for this garage case about as a result of several unsolved randalist acts as well as largenys of my truck, sitting in my driveway.

As for the location immhich it is being constructed, it is the only place The control of the co

Lock D. Spell I. & Sandra A. Smell Frenk D. Smell I. A Sandra A. Smell Frenk D. Smell Legal Owner Legal Owner 703 Balle Forte Rd Baltimore , Md. 21208

County, on the 22nd DET 19 76 MM

71-92-A

11/22/12

## BALTIMORE COUNTY, MARYLAND

PROM Steven S. Koran Va Buildings Engineer

SUBJECT B-75-L09 L708 Belforte Road Prank D. Snell Property

Nr. Prank D. Smell the owner of the referenced property constructed a concrete block wall which was intended to be ref. of a garage garage and the construction of the

On February 24, 1978 Mr. Joseph Molan contact Mrs. Gould, Judge Lands On Pebruary 21, 1978. Joseph solain contact races have attlined secretary and she informed his little section race have attlined to the second section of the section races have attlined to the section of the contact representation of the contact respect that the proper action, at this time, would be for the Country to file a pettion in the Circuit Court to diamins it appeal filed by Mr. Shell because of the fact that the required feer have not been paid.

Please let me know of your decision on this matter.

SSK . IN mob SSK:JN:moh CC: Mr. Seyffert Mr. Koren - date file Mr. Nolan B File



RE: PETITION FOR VARIANCES from Section 1802.3.8 (211.3 and 2.114) of the Boltimore County Zoning Regulations NW/S of Belle Forte Road 325,11' SW of Bonnie Bree

FILE \$77-03-4

. IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY . AT LAW

425

..... ORDER

The Motton of the People's Coursel for Baltimore County seeking a dismissa of the administrative appeal in this proceeding having been considered, and it appearing to the Court that Patitioners-Appellants have not complied with the requirements of Maryland Rule \$7, and have not proffered to the Court any reason for their nor are therewith duralte the extremoles of the Show-Crise Order nossed by thi Court on the 14th day of April, 1978, and duly served upon them in occar-anawith the certification opposed to said Motion, it is, this  $\underline{jj^{\pm}}$  day of May, 1978, by the Circuit Court for Baltimore County, At Law. ORDERED that the appeal heratofore filed in this proceeding by the

coeliants be and it is hereby DISMISSED; and. It is further ORDERED that the Patitioners-Appellants pay the cost of

115/1 John 71, 17/agrice

December 3, 1976

Mr. & Mrs. Frank D. Snell 4798 Belle Forte Road Baltimore, Maryland 21208

> RE: Petition for Variances NW/S of Belle Forte Road,325.11' SW of Bonale Brac Road -2nd Election District Frank D. Snell, et a - Petitioners NO. 77-92-A (Hern No. 72)

Dear Mr. & Mrs. Snell:

I have this date passed my Order in the above ceptioned matter in

GEORGE IN HARTINAK Deputy Zoning Commissio

GJM/mc

Attachment

cc: Mr. Eusete Lovins 4710 Buile Forte Boad Baltimore, Maryland 2:208

John W. Hessian, III., Esquir

RE: PETITION FOR VARIANCES from Section (BCC 3 B /211 9 and 2.114) of the Baltimore County Zening Regulations NW/S of Belle Forte Road 325.11' SW of Bonnie Bros Frank D. Smell, et us EIL #77-02-A

AT LAW 425 6347

CIRCUIT COURT ECO

BALTIMORE COUNTY

CERTIFICATE OF NOTICE

Mr. Clerk

Durayant to the provisions of Pule Built (d) of the Manuford Pules of Brosney Walter A. Reiter, Jr., Robert L. Gilland and Herbert A. Davis, constituting the County Board of Appeals of Saltimore County, have given notice by mail of the filing of the Appea tative of every party to the proceeding before it; namely, James J. Gitome Esquire, 232 Equitable Building, Baltimore, Maryland 21202, Attorney for the Petitioners and Mr. and Mrs. Frank D. Snell, 4708 Belle Forte Road, Baltimore, Maryland 21208, Petitioners, and Charles Kountz, Esquire, Deputy People's Counsel, County Office Buildin Towson, Maryland 21204, and Howard J. Needle, Esquire, 505 Alexander Brown Building, Towson. Maryland 21204, Attorney for the Protestants, and Mr. Eugene Lovins, 4710 Bello Forte Road, Baltimore, Maryland 21200, and Mr. and Mrs. Jack Mizansky, 4706 Belle For Road, Baltimore, Maryland 21208, and Mr. and Mrs. Edward Rosenblatt, 4704 Belle Forte Road, Baltimore, Maryland 2120ff, and Mr., and Mrs. Jerome Durketsch, 4712 Belle Forte Road, Baltimore, Maryland 21206, and Mr. and Mrs. Joseph Trulett, 4707 Belle Forte Road, Baltimore, Maryland 21208, Frotustants, a copy of which notice is attached hereto and prayed that it may be made a part thereol.

Edith 1. Eisenhart, Administrative Secretary County Board of Appeals of Baltimore County Room 219, Courthouse, Towson, Md. 21204

I hereby certify that a copy of the aforegoing Certificate of Notice has been nailed to James J. Gitomer, Esquire, 233 Equitable Building, Baltimore, Maryland 21202, Attorney for the Petitioners, and Mr., and Mrs. Frank D. Strall. 4708 Balle Forte Road, Baltimore Maryland 21208, Petitioners, and Charles Kountz, Esquire, Deputy People's Counsel,

Frank D. Snell, et ux - 10/425/6347

County Office Building, Towson, Maryland 21204, and Howard J. Needle, Esquire, 505 Alexander brown Building, Towson, Maryland 21204, Attorney for the Protestants, and Mr. Eugene Luvins, 4710 Balle Forte Road, Boltimore, Maryland 21206, and Mr. and Air. Inch. Sizansky, 4706 Belle Forte Road, Baltimore, Maryland 21208, and Mr. and Mrs. Edward emblett, 4704 Belle Forse Prar, Baltimore, Maryland 21208, and Mr., and Mrs. Jerome Durketsch, 4712 Belle Fortu Road, Baltimure, Maryland 21208, and Mr. and Mrs. Joseph Trulett, 4707 Belle Forte Rood, Baltimore, Maryland 21206, Protestants, on this 14th Ga of September, 1977.

Edith T. Eisenhart, Administrative Secretary

cc: Zon ing, E. Anderson

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

J. Carroll Holzer, Esquire County Solicitor. Mr. S. Eric DiNenna FROM Zoning Commissioner

Date ... March .13. . 1978.

SUBJECT B-75 409 4708 Belforte Road Frank D. Snell Property Case No. 77-92A

> It is respectively requested that your office prepare the necessary papers to have the above case dismissed in Circuit Court.

I am enclosing an interoffice memorandum from Steven S. Koren, Suildings Engineer, which explains situation in detal!; however, should you med more present on the steven steven to the steven seems of the st

S ERIC DI NENNA

SED:JED:rf

cc: Mr. James E. Dyer, Zoning Supervisor

Mr. George J. Martinak, Deputy Zoning Commissioner

Mr. John Seyffert, Director, Department of Permits & Licenses

Mr. Steven S. Koren, Buildings Engineer

Mr. Joseph M. Nolan, Assistant Buildings Engineer

OFC 16 '76 AM 103

Zoning Commissioner County Office Bldg. Troson And 21204

> This is to inform you that we wish to formally file an appeal against a zoning variance wently granted by your deportment. The version in funtion is no. 77-92-A Sten no. 75. The undersigned are opposed to the granting of this verience. Our cheek for spars to cover the cast of filing the appeal is included

> > Engene 4 Journs 4710 DELLE FORTE Ry. 21238

100		
100		

I HEREBY CERTIFY that a copy of the foregoing Motion, tagether with the Order directing the Apprillants to show cause why said Motion should not be granted, was mailed this 144 day of April, 1978 to each of the Appellants, the said Frank D. Snell and Sandra A. Snell, his wife, 4708 Belle Forte Road, Saltimore, Maryland 21208, by first class mail, postage prepaid; and mat a copy thereof was mailed to Howard J. Naedla, Esquire, 505 The Alexander Brown Building, Towson, Maryland 21264, Artomey for the individual Protestants herein

> Frank D. Snell, et ux - No. 77-92-A be and the same are hereby DENIED.

thru 8-12 of the Maryland Rules of Proce "re.

RE: PETITION FOR VARIANCES from Section 1802.3.8 (211.3 and 2.114) of the Baltimore FOR BALTIMORE COUNTY 5. That the Petitioners-Appellants herein did avail themselves of the . AT LAW 325.11' SW of Bonnie Broe Road : Misc. Docket No. 10 : Folio No. 425 Frank D. Snell, et w : Flie No. 6347 passed on the 27th day of September, 1977. ......

The Motion of the People's Counsel for Baltimore County respectfully shows, viz:

IN THE CIRCUIT COURT

1. That pursuant to the provisions of Section 524.1 of the Baltimore County Charter, your Movent participated as a party in the hearing before the County Board of Appeals of Baltimore County in this proceeding.

MOTION TO DISMISS

File #77-72-A

pearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and

ove Variance should be had; and it further appearing that by reason of the granting of

of the required 8 feet and a rear yard setback of 27 feet instead of the

be and the same are hereby GRANTED, from and after the date of this Order

ct to the approval of a site plan by the pepartment of Public Works and the

ant to the advertisement, posting of property and public hearing on the above petition

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

..... 197 ... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

: IN THE CIRCUIT COURT

: AT LAW

1111111

RDER OF COURT

ORDERED by the Circuit Court for Baltimore County, at law, this

cay of April, 1973, that the Appellants herein, Frank D. Snell and Sandra A. Snell,

his wife, show cause, if any they have, on a before the Ath day of Many

1978, why the Motion of the People's Counsel for Baltimore County that their said

appeal be dismissed should not be granted; provided, however, that a copy of the

Motion, and of this Order, be mailed to the said Appellants by first class mail,

postage prepaid, on or before the 2400 day of April, 1978.

: FOR BALTIMORE COUNTY

: Misc. Docket No. 10

425

6347

: Folio No.

Walter Hale

ner of Baltimore County this .... 3 ----

... 197 6 that the herein Petition for the aforementioned Variances

the Variances requested not adversely affecting the health, safety and general

welfare of the community, Variances to permit a side yard setback of 4 feet

unreasonable hardship upon the Petitioners

red 30 feet should be granted.

of Planning and Zoning.

the above Variance should NOT BE GRANTEL

RE: PETITION FOR VARIANCES

from Section 1802.3.8 (211.3 and 2.114) of the Baltimore County Zoning Regulations NW/5 of Belle Forte Road

325.11' SW of Bonnie Brae Ru

Frank D. Snell et ux

and it appearing that by reason of...

- 2. That the said County Board of Appeals, by its Order passed on the 9th day of August, 1977, denied the variances from the pertinent sections of the Baltimore County Zoning Regulations sought by the Petitioners-Appellants herein, Frank D. Snell and Sandia A. Snell, his wife.
- 3. That on or about the 8th day of September, 1977, the Petitioners-Appellants filed in this Honorable Court their Order for Appeal from the decision of the County Board of Appeals denying the variances that Petitioners-Appellants had sought, as aforesaid.
- 4. That as an appeal from an administrative agency, the proceeding is governed by the provisions of Chapter 1100, "Special Proceedings," of the Maryland Rules, Subtitle B. "Administrative Agencies;" that Rule B7. "Record." requires that the record of the proceedings before the administrative agency be transmitted to the Clerk of this Court within thirty days from the filling of the first Petition by the Appellants in such proceeding, which said time may be extended so that the entire period within which said record might be transmitted shall not exceed ninety days.

nity to request an extension of time in order that they might cause to be prepared and transmitted by the County Board of App sats the record of proceedings herein, by obtaining a sixty day extension pursuant to Order of this Honorable Court

- 6. That to be in compliance with the said Maryland Rule B7, therefore, the Appallants were required to have filed with the Clerk of this Honorable Court the record of said proceedings on or before the 7th day of December, 1977, which
- 7. That your Movent, having mode inquiry with the Administrative Secretary to the County Board of Appeals, aforesaid, now believes and therefore avers, that no part of the delay in transmitting and filing said record of proceedings is attributable to any member o: amployee of said County Board of Appeals, but that said delay was occasioned solely through the fullure and neglect of the Appellants to make the appropriate arrangements for the preparation of said record.
- B. That your Movant therefore alleges that said appeal has not been perfected and should be summarily dismissed.

WHEREFORE, it is respectfully moved that this Honorable Court by its appropriate Order dismiss the appeal now pending in this proceeding.

AND AS IN DUTY BOUND, etc.,

John V. Heislan, III People's Counsel for Baltimore County County Office Building Towson, Marylana 21204 494-2188

RE: PETITION FOR VARIANCES from Section 1802.3.8 (211,3 and 2.114) of the Baltimore County Zoning Regulatio NW/S at Belle Forte Roa 325, 11 feet SW of Bonni Frank D. Snell, et un

COUNTY BOARD OF APPEALS OF BALTIMORE

No. 77 - 92 - A

REFCIRE

. . . . . . .

### OPINION

This case comes before the Board on an appeal from a decision of the Deputy Zoning Commissioner which granted variances at the subject property. Said property is Incated at 4708 Betle Forte Road, in the Second Flection District of Baltimore County.

The Petitioner requests variances to permit a side yard setback of four (4) feet in lieu of the required eight (8) feet, and a rear yard setback of .wenty-seven (27) feet in lieu of the required thirty (30) feet.

The sole witness for the petition was the property owner himself. Mr. Snell told the Board that he was desirous of building a garage onto the side of his property so that he might house a van that he uses in his construction business. Mr. Snell , as been a licensed home improvement contractor for about five years and uses his residence as his sole place of pusiness

The burden to be met by the Petitioner is to evidence to this Board that if the variances requested were not granted, that he would suffer some practical difficulty and/or some unreasonable hardship. The record is absolutely devoid of testimaty by the Patitioner concerning the requested rear yard setback; hence, the Board must deny this

As to the request for the side yard variance, the Board, after carefully considering the testimony and evidence presented, is unconvinced of the practical difficulty and/or unreasonable hardship that might be suffered by the Petitioner if this side yard variance not be granted.

Frenk D. Snell, et ux - No. 77-92-A

The record shows that the Petitioner has expended certain monies in the partial construction of this garage. The Board recognizes that the Petitioner committed on honest mistake when he initially commenced construction of this garage. However the record is clear that shortly after the initial diggings of the footings the Petitioner was put on notice that more careful consideration of the property line might be in order. Hence a great portion of the monies spent to date by the Petitioner have been after a prodest and reasonable person would have or should have been aware of the legally applicable setback equirements. Be this as it may, the Board finds no need that would amount to a practical difficulty and/or unreasonable lardship in the subject instance.

A series of protestants pointed out to the Board that the neighborhood is developed in relatively small D.R. 5.5 lots, and the typical space between structures is limited to about thirty feet. Additionally, hese witnesses noted that the County Zoning Regulations recognized these limited air snaces between the homes when it ustablished the existing setback regulations. The protestants vehemently urged that the Board systein these regulations and not permit a variance of same in the limited side variable were these relatively small single family dwelling.

The Board is impressed that the premises established prior to the adoption of such setback regulations serve well in the subject instance, and before variances of these rather limited setback regulations be granted, the instance should evidence very clear proof of hardship and for difficulty

In summary, after carefully considering the testimony and evidenoffered in this case, it is the judgment of this Board that such burden has not been met by the Petitioner. Therefore, for the reasons set out above, the Board will Jeny the requested

### ORDER

For the reason set forth in the aforegoing Opinion, it is this 9th day of Aug., 1977, by the County Board of Appeals ORDERED, that the variances petitioned for

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Any appeal from this decision must be in accordance with Rules E-1

Mise 10/ 425 6347

IN The Circuit Court For Baltimore County

No.77 - 92 - A In All part.

#### ORDER FOR APPEAL

fer. clork,

"I at taking an appeal from the deviction made by the Baltimore

Cosm From the Appeals No. 77 - 92 - A., It is ay opinion that the

decicle house of Appeals No. 77 - 92 - A., It is ay opinion that the

decicle house of the Appeals of the Appeal of the Cosmo that

the full thick of Lesues and circumstances which most definately plays

a very laporate part in the final decicion of this case, but the force

a very laporate part in the final decicion of this case, but the

relevant information to the Boats and the Appeal of the Cosmo this very

before then, I have but to Fool that an BullSTIG have been done to no.

Theoretics, repunct that an unbias appeal he set forth where as to all of the

investigate and evaluated in full vithout obvious preclamation such at

feel it what took place in the prior appeal case.

Thank you for your anticipated cooperation in tis matter.

Quil 9.13.77 3.45 PM

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO S. Eric Dikenna, Zoning Commissioner

November 16, 1976

PROM Norman E. Gerber, Acting Director of . . ming

Petition #77-92-A. Petition for Variance for Side and Rear Yards Northwest side of Be le Forte Road 325.11 feet Southwest of Bonnie Brae Road. Petitioner - Frank D. Smell and Sandra A. Smell

2nd District

Monday, November 22, 1976 (10:15 A.H.)

There are no comprehensive planning factors requiring comment

NEG- IGH- PM

September 26, 1977

PE: Petition For Variances Petition For Variances from Sections 1802.3,8 (211.3 and 2114) of the Baltimore County Zoning Regulations NV/S of Belle Forte Read 325,11 feet SW of Bonnie Bras P: Znd District

Frank D. Snell, ot ux Petitioners

In The Circuit Court For Baltimore County

No. 77-92-A In All part.

13/425 6347

Request for Maiver of Payment for Filing of Transcripts for Appeal Caze or An Extention of 60 days to acquire monies needed to file Transcript.

Mr Mark

In regards to an Appeal which has been recently filled in the Circuit Court of Baltimore County requesting to have charges for Transcripts and any other filing cost needed in this matter watwared do to a financial hardships lambich my family and t are presently undergoing.

If this is not possible I as then requesting an additional sixty (60) day extention of time in order that I may try to acquire the nonics needed to file the necessary transcripts in this case.

Thank you for your anticipated cooperation.

6

FILED OCT 17 1977

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

505 ALEX BROWN BUILDING IDP WEST PENNSYLVANIA AVENUE ARNOLD FLEISCHMA HOWARD J NEEDLE S. EPHEN M ENUDIN TOWSON, MARYLAND 21204

HONEY A NEEDLE

MARCY MAX EHUDIN

June 22 1:77

Mr. Walter A. Reiter, Jr. Chairman, County Board of Appeals Room 219, Court House Towson, Maryland 21204

RE: Frank D. Snell, et ux File No.: 77-92-A

Dear Mr. Reiter:
Please be advised that I represent the protestants listed below against the soning variance requested by Mr. and Mrs. Smell in the above captioned case. Please schedule the case at the earliest above captioned the sease of the earliest capture of the sease of the earliest capture. The sease of the sease the sease the sease the sease of the sease the sease of the

I am enclosing your form indicating that our case should take no longer than one hour to present. Many thanks for your consideration of this request for a proapt hearing.

Very truly yours,

PLEISCHMANN, NEEDLE, EHUDIN and SCHWARZ

Jawar That Co HOWARD J. NEEDLE CC: Mr. & Mrs. Jack Mizansky Mr. & Mrs. Eugen Lovins Mr. & Mrs. Edward Rosenblatt

Mr. and Mrs. Jerome Durketsch Mr. and Mrs. Joseph Truiett

RE: PETITION FOR VARIANCE NW/S of Belle Forte Rd. 325.11' SW of Bonnie Broe Road, 2nd District

. BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

FRANK D. SNELL, et ux, Petitioners

: Case No. 77-97-A ......

## ORDER TO ENTER APPEARANCE

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 it erewith.

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

John W. Hessian, III People's Counsel
County Office Building Towson, Maryland 21204 494-2158

I HEREBY CECTIFY that on this 9th day of November, 1976, a copy of the aforegoing Order was mailed to Mr. & Mr., Frank D. Snell, 4708 Beile Forte Road, Baltimore, Maryland 21:08, Petitioners

W. J. rein Fit



## VALLEYBROOK improvement association

### Pikesville, Maryland 21208

November 17, 1976

Frank Smell oning Variances \$70' Belle Forte Road, risenville, Maryland 21208 Bal'imore County

Mr. Jack Midanski. hr. Eu one Lovins,

The variances to zoning poster on the above mentioned property conflicts with the zoning, outliding codes of our development.

At the regular setting of the Valleybrook Improvement Association, November 17, 1976, the attending memoris unvaluable voted to oppose the issuance of the building permit with the posted variances.

You may present this letter at the hearing on Non'my Sovember 22. 1976 before the zoning authorities of Baltimore County. Villeybrook improvement Association has asked that other erested members attend this hearing in your support.

> Very respectfully yours. Mina Filtingaphe Nina Hingold Frestjent

NH/ja

1912 52C



No, the undersigned, all being resistance of beile Forte Rd. in Baitimore County do hereby agree that the granting of roding variances being applied for by Mr. Farsk Chell of ATMS Aller Porte Rd. would be detrimented to our neighborhood for the following reasons:

DESCRIPTION FOR VAPIANCE

PROPERTY OF FRANK D. & SANDRA A. SNELL

OND RINCTY IS DISTRICT

Beginning at a point on the Northwest side of Pelle Force Road 325.11 feet Southwest of Honnie Brac Road and being known as Lot 22 of "Belle Farm Retates" as recorded in the Land Records of Baltisore County in Liber 25, Follo 96.

Also known as 4708 Belle Forte Boau.

1. Allowing anyone to enlargen his home on the side or attach a garage to allowing argone to enlargem his nome on the side of attach a garage to the side of his home without having the presently a ustron estback of 8' from a property line infringes uson the rights and privary of effected neighbors. Mr. Seell is petioning the soning board for a vari-ance which would allow his to construct a garage which would be only 4' from his property line.

If such a variance is granted to kr. Smell we believe that this action
would open the door for the granting of similar variances in the future.
Inasmorh as our homes are relatively close to each other now we believe
that the addition of garages would only tend to distract from the
appearance of our melghborhood.

Many of the undersigned have lived in harmony on this street for 10 to 15 years eithout garages and we see no reason why a rew pattern should now be allowed to begin.

Purthermore it is our belief that the appearance of debris on Mr. Shell's property for the past two years has already had a detrimental effect on the value of all properties on our street.

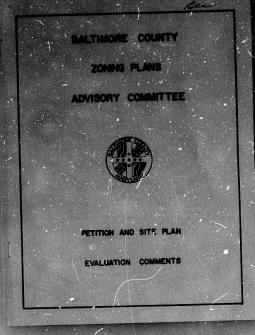
On the basic of the above facts we the undersigned petition that the zoning variances being applied for by Er. Smell be denied.

m. & Lovus Or mysnety Rosellet U.K. Tarson in ductinh Jacquelyn 17 Duct An Edward Hillert

Toba migenely

4710 Belle Forte Rd 4701 Bute Forte Pot HTIK BilleforteRd 4714 Silletet last 411 Sell artec to stout ti 4707 Bille forte

4703 Eelle Forto Rd 4706 bell forth in





BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

icholas"B.

Chairman

MEMBERS BUREAU OF

DEPARTMENT OF STATE ROADS COMME

BUREAU OF ---PROISCT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATION INDUSTRIAL DEVELOPMENT

Item 72 Frank D. Snell - Sandra A. Snell -Petitioners

. November 12, 1976

Dear Mr. Snell:

Mr. Frank D. Snell 4708 Belle Forte Road Baltimore, Maryland 21208

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 projecty. The following comments are a result of this review and inspection.

RE: Variance Petition

These comments are not intended to indicate 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 coning.

This site, somed D.R. 5.5 and improved with a single family deelling and the side well of a proposed gainer, which is the subject of this petition, if located on the northwest side of Bello Forte Road. Blection District. Adjacent properties are also some section of the side of the

This Variance is necessitated by the proposal to construct an attached garage 4 for tron the side property line in 1940 of the recuited 8 feet, and a rear addition 27 feet from the rear property line in 1940 of the required 30 feet.

Mr. Frank D. Snell Ra: Item 72 November 12, 1976 Page 2

It should be noted that a building permi. was issued to construct the proposed gazage 5 feet from the side property line, however, and the theorem the begun, further investigation revealed the the building was actually leng constructed closer than this distance, hence the Variance request.

This petition is accepted for filing or the date of the enclosed filing certificate. Notice of the healing date and on the will be held not loss than 30, nor more than 30 metre. The date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, - Willoh, B. Commoder

NICEOLAS B. CL.MODARI, Acting Chairman, Zoning Flans Advisory Committee

NEC:JD

Enclosure

TOWSON, MARYLAND 21204

November 17, 1976

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

> Re: Item #72 (1976-1977) Item #72 (1976-1977)
> Property Owner, Frank D. & Sandra A. Snell
> RVMS Belle Porte Rd., 255.11' S/M Bonnie Brae Rd.
> Existing Conning: DR 5.5
> Proposed Zoning: Variance to permit a sid; setback
> of 4' in lieu of the required 8'.
> Acres: 67.00 x 103.11
> 67.31 109.61
> G7.31 109.61

The following comments are furnished in regard to the plat submitted to this offi for review by the Zoning Advisory Committee in connection with the subject item.

This property comprises Let 22, Block "D" of Plat 2, Section 3, Belle Parm Estates, recorded W.J.R. 26, Polio 123. Cumilderable construction of a large structure, indicated as "Proposed Garage" has been accomplished.

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection wich this Item #72 (1976-1977).

Ellsund Mixing Kamew ELLSWORTH N. DIVER, P.F.

END: EAM: FWR: 88

P-SE Key Sheet 27 MW 28 Pos. Sheet NW 7 G Topo 77 Tax Map



November 16, 1976

Planning & Zoning

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

Dear Mr. DiNenno

Comments on Item \*72, Zoning Advisory Committee Meeting, October 19, 1976, cre as iollaws:

Property Owner: Frank D and Sandra A. Snell Location: NW/S Belle Forte Road 325.11' SW Bonnie Brae Road Existing Zoning: D. R.5.5 Proposed Zoning: Veriance to permit a side setback of 4° in lieu of the required 8° Acres: 67.00 x 103.11 67.31 109.61

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 - 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 commont.

Very truly yours,

John xwhiles John L. Wimbley Project and Development Planning



STEPHENE COLLINS

Mr. Eric S. DiNenna Zoning Commissioner 2nd Floor, Courthouse Towson, Maryland 21704

Re. Item 72 - 2Ac - October 19, 1976 Property Owney: Frank D. 5 Sandra A. Snell Iocation: MA/S Belle Forte Rd. 325.11' SW Bonnie Brae 3d. Iocation: MA/S Belle Forte Ma. 335.11 SM Bonnie Brae Md. Existing Londing: D.R. 5.5 Proposed Zoning: Variance to permit a side sciback of 4' in lie; of req. 8' Acres: 67.00 X 103.11 67.31 109.61 District: 2nd

Dear Ar. DiNenna

No traffic problems are anticipated by the requested - rience to the

Very truly yours Michael S. Flanigan Traffic Engineer Associate



DONALD J. COOP, M.C., M.P.H.
DEPUTY STATE AND COUNTY HEALTH DESICES

October 20, 1975

Mr. S. Eric DiNesna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Marylani 21204

Dear Mr. Ill Kanna

Comments on Item #72, Zoning Advisory Committee Meeting, October 19, 1976, are as follows:

Property Owner: Location: Existing Zoning: Prank D. & Sondra A. Snell NV/S Bellc Forte Rd. 325.11' SV Bounie Brae Rd. D.E. 5.5 Variance to permit a side setback of h' in lieu of the required 8'. 6'.00/67.31 x 103.11/109.61

Since this is a variance for a garage and public vator and sever are existing, no health hazards are anticipated.

Very truly yours, John of were.

Thomas H. Devl'n, Director FUTRAU OF HIVI.ON-CR.TAL SERVICES

THO: RIV: 26



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

Attention: Nick Commoderi, Chairman Zoning Advisory Committee

Re: Property Owner: Frank D. & Sandra A. Snell

Location: NW/S Belle Forte Rd. 325.11' NW Bonnie Brae Rd.

Item No. 72

Zoning Agenda October 19, 1976

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 required to be corrected or incorporated into the final plans for the property.

- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The cite shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard Fo. 101 "Life Safety Code", 1970 Builtien prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Dureau has no comments, at this time.

REVIEWER & St. Stady
Planning Group
Special Inspection Division Noted and Leonge M Wegane !

battimore county department of permits and licenses TOWSON, MARYLAND 21204

Hr. S. Eric Dillomas, Zoning Commissioner Office of Planning and Emning County Office Beilding

October 25, 1976

Towson, Maryland 21204 Donr Mr. DiNenna:

Comments on Item # 72 Zoning Advicory Committee Maeting, October 19, 1976

Fregorty Coner: Location: Prank D & Sandra A. Snell Kn/8 Belle Forte Rd 395,11' S/V Bonnie Brae Road Existing Zoning: D.R. 5,5: Proposed Zoning: Variance to permit a side retback of h' in lieu of the required 8'.

District:

67.00 x 103.11 67.31 x 109.61 2ad

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (L.O.C.A.) 1970 Fiftien and the 1971 Supplement and other agricumble codes.
- (X) B. A building permit shall be required before construction car begin.
- (X) C. Three sets of construction drowings will be required to file on application .or 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.
- (X) E. Wood frame wells are n., possitied within 3'0" of a property line. Contact Bull'ding Department is distance in between 3'0" and 6'0" of property line.

Very truly yours.

Mark & Sunta

05

Charles F. Burnham Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: October 18, 1976

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

Z.A.C. Meeting of: October 19, 1976

Rc: Item 72

I Item 72
Property Comer:
Location:
My/S Belle Forte Rd. 325.1; Sk Boanie Brac Rd.
Present Zoning:
D.R. 5.5
Proposed Zoning:
Variance to perait a side setback of 4' in
View of the required for 'ieu of the required 8'.

No. Acres: 67.00 x 103.11 67.31 109.61

Dear Mr. DiNenna:

No bearing on Student population.

Very truly yours. Whid telout W. Nick Petrovich. Field Representative.

KNP/js

MARGUE M. BOTSASIS t careful mount is an acceptable

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THOMAS H CONT. -----

LEON A. PODOLAK AND ASSOCIATES SURVEYING AND CIVIL ENGINEERING SEC 476 1226 1411 Pur (8) 3 Section 2 Belle Flag Serves. 2 STORY FU PLST 2. 4006 4110 KEIGHDOR NEigheon House \$108 FORM 48 25 PRILE BELLE FORTE ROSD ELECTION DIST. # 2 Zening DR 5.5 Brack & Boundary CUTLINE GURYEY \*4708 BELLE FORTE ROSD FOR FRONC IS & GOLDES & SLIELL BOUTO., MO. EIZOE Lon a Podolal

SALE: 1:30

LEOU & PODDICK, PLEE LAB LIGHT

Protestants Exhibits 01-07









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DERTIFICATE OF FURLICATION  STATE  DERTIFICATE OF FURLICATION  STATE  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. 11 , 10 TG  Trice ville, No. No. No. No. 11 , 10 TG  Trice ville, No. No. No. No. 11 , 10 TG  Trice ville, No. No. No. No. No. 11 , 10 TG  Trice ville, No.	COLYMON TWO TANDS.  BE COLYMON TWO TANDS.  BE COLYMON TWO MARKS AND ADMINISTRATION TO THE MARKS AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINI	
1-SIGN 77-92-A	or.	



1-5,6N

Posted by Manager Ralacol Dale of return Thu 7,1977

CERTIFICATE OF POSTING



77-92-9

Date of Posting Till 1, 1977



No. 40483



	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
CERTIFICATE OF POSTING	Control of the state of the sta
COLUMN OF THE PARTY	County Office Building
ZONING DEPARTMENT OF BALTIMORE COUNTY	ill W. Chesapeake Avenu-
Tower, Maryland	Towson, Maryland 21204
Date of Posting, Nov. 5 1976	Your Petition has been received * this
District A red	
PRITARY FOR VARIANCE	
Posted for:	Cash
Petitioner: FRANK D.	2
Music He Frence Pd. 325.11 SW EP	// - 1/ Other
Location of property: NWYS	
BONNIE JRAE RY	VI- No Venera
	S. Eric Dinenna,
Location of Signs - RONT # 4708 BELLE FORTE NO	Zoning Commissioner
LAMINO OF STATE OF ST	C.
	Petitioner WELL Submitted by NELL
	Petitioner's Attorney Reviewed by MGC
Remarks: Thomas R. Roland Date of return NOV 12, 1976	Petitioner's Attorney Reviewed by Reviewed by
Desired by Contract A. 110 and Date of return.	* This is not to be interpreted as acceptance of the Petition for
Signature	assignment of a hearing date.

	NANCE - REVENUE	DIVISION	15395
DATE	8/24/77	ACCOUNT	01,712
4708 Baltin	Frank D. Snell Belle Forte Rd. more, Md. 21208	AMOUNT	N YELLOW - CUSTOMER
Сор	N/ SV		orte Rd. 325.11

OFFICE OF I	COUNTY, MARYI INANCE - REVENUE O EOUS CASH RECE	DIVISION	No. 40425
DATE Sepp.	28, 1976	ACCOUNT 01-662	
		AMOUNT \$25.00	
HEGEIVED FROM	Cash - Fra	nk D. Snell	
ron Petit	ion for Varian	00	
	22118S	29	2 5,0 0 MSC
	VALIDATION	N CR SIGNATI RE OF CA	SHIER

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 42816
PATE December 16, 1976 ACCOUNT	01-662
AMOUNT	\$40.00
PROM. Mr. Eugene H. Lovins	
on Case No. 77-92-A (Item No. NW/S of Belle Forte Road, 325, Road - 2nd Election District Frank D. Snelf, et ux - Petition.	72) 11' Sw of Bonnie Brae

VALIDATION OR SIG LATURE OF CASHIER

	01–662
1 AMOUNT_	\$38.50
PROM Belle Forte Md., Balto.,	
ros. Advertising and posting	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION