

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frank D. Snell, legal owner of the property situated 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 1002.3B (211.3) of the Zoning Ordinance of Baltimore County, to permit a rear setback of 57 feet instead of the required 30 feet.

The purpose of this petition is to request a Variance from the Zoning Ordinance of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty. After completing over one half (1/2) the construction of attaching a garage to my house, it was brought to my attention that the set backs of my property were not as I was previously instructed. The permit I had already obtained, allows me to be a minimum distance of 6' feet from the property line, however, because of the present situation I am requesting a "Variance" allowing me to be a minimum of 57 feet from this same property line.

The necessity for this garage arose about as a result of several unsolved vandalism acts as well as the loss of my truck, sitting in my driveway.

As for the location I wish it is being constructed, it is the only place on my property where any type of improvement isn't or hasn't been constructed.

This is a permanent construction with no stipulations on the side in question. Property is to be sold 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.

Frank D. Snell, I, or we, Frank D. Snell, I, or we, A. Snell, A. Snell
Contract purchaser
Address: 7798 Belle Fort Road, Baltimore, Md. 21206
Petitioner's Attorney
Address: N/A

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of November, 1976, at 10:00 A.M.

John W. Hessel, III
Zoning Commissioner of Baltimore County.

10:15A
11/22/76

RE: PETITION FOR VARIANCES from Section 1002.3B (211.3) and 2.114 of the Baltimore County Zoning Regulations NW/4 of Belle Fort Road 325.11' SW of Bonnie Bros Road 2nd District

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW

File No. 77-92-A

Frank D. Snell, et al. Petitioners-Appellants

File No. 425

File No. 6347

ORDER

The Motion of the People's Counsel for Baltimore County seeking a dismissal of the administrative appeal in this proceeding having been considered, and it appearing to the Court that Petitioners-Appellants have not complied with the requirements of Maryland Rule 87, and have not proffered to the Court any reason for their non-compliance therewith despite the exigencies of the Show-Cause Order passed by this Court on the 14th day of April, 1978, and duty served upon them in accordance with the certification appended to said Motion, it is, this 19th day of May, 1978, by the Circuit Court for Baltimore County, At Law,

ORDERED that the appeal heretofore filed in this proceeding by the Petitioners-Appellants be and it is hereby DISMISSED; and,

It is further ORDERED that the Petitioners-Appellants pay the cost of this proceeding.

John W. Hessel, III
JUDGE

10:15A
11/22/76

RE: PETITION FOR VARIANCES from Section 1002.3B (211.3) and 2.114 of the Baltimore County Zoning Regulations NW/4 of Belle Fort Road 325.11' SW of Bonnie Bros Road 2nd District

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CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 8-2 (d) of the Maryland Rules of Procedure;

Walter A. Reiter, Jr., Robert L. Gilland and Herbert A. Davis, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the Appeal to the representative of every party to the proceeding before it; namely, James J. Gittner, Esquire, 233 Equitable Building, Baltimore, Maryland 21202, Attorney for the Petitioners, and Mr. and Mrs. Frank D. Snell, 4708 Belle Fort Road, Baltimore, Maryland 21206, Petitioners, and Charles Kountz, Esquire, Deputy People's Counsel, County Office Building, Towson, Maryland 21204, and Howard J. Needles, Esquire, 505 Alexander Brown Building, Towson, Maryland 21204, Attorney for the Protestants, and Mr. Eugene Levine, 4710 Belle Fort Road, Baltimore, Maryland 21206, and Mr. and Mrs. Jack Mizanek, 4706 Belle Fort Road, Baltimore, Maryland 21206, and Mr. and Mrs. Edward Rosenblatt, 4710 Belle Fort Road, Baltimore, Maryland 21206, and Mr. and Mrs. Jerome Dukatch, 4712 Belle Fort Road, Baltimore, Maryland 21206, and Mr. and Mrs. Joseph Truett, 4707 Belle Fort Road, Baltimore, Maryland 21206, Protestants, a copy of which notice is attached hereto and proffered that it may be made a part thereof.

Edith T. Eisenhower
Edith T. Eisenhower, Administrative Secretary
County Board of Appeals of Baltimore County
Room 219, Courthouse, Towson, Md. 21204
194-3180

I hereby certify that a copy of the foregoing Certificate of Notice has been mailed to James J. Gittner, Esquire, 233 Equitable Building, Baltimore, Maryland 21202, Attorney for the Petitioners, and Mr. and Mrs. Frank D. Snell, 4708 Belle Fort Road, Baltimore, Maryland 21206, Petitioners, and Charles Kountz, Esquire, Deputy People's Counsel, Maryland 21208, Protestants, and the County Board of Appeals of Baltimore County, Maryland 21204, Protestants, a copy of which notice is attached hereto and proffered that it may be made a part thereof.

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Edith T. Eisenhower, Administrative Secretary
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Room 219, Courthouse, Towson, Md. 21204
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cc: Zoning, E. Anderson
Planning, J. Howell

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County Office Building, Towson, Maryland 21204, and Howard J. Needles

UNDER PROTEST FILING
DATE 4/19/78
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 Variances requested not adversely affecting the health, safety and general welfare of the community. Variances to permit a side yard setback of 4 feet instead of the required 8 feet and a rear yard setback of 27 feet instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of December, 1977, that the herein Petition for the aforementioned Variance should be and the same are hereby 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

VARIES

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES from Section 1802.3.8 (211.3 and 2.114) of the Baltimore County Zoning Regulations NW/3 of Belle Forte Road 325.11' SW of Bonnie Bros Rd 2nd District

Frank D. Snell, et ux
Petitioners-Appellants

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW
Misc. Docket No. 10
Folio No. 425
File No. 6347

ORDER OF COURT

ORDERED by the Circuit Court for Baltimore County, at law, this 14th day of April, 1978, that the Appellants herein, Frank D. Snell and Sandra A. Snell, his wife, show cause, if any they have, on or before the 19th day of May, 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 24th day of April, 1978.

Walter A. Davis
JUDGE

RE: PETITION FOR VARIANCES from Section 1802.3.8 (211.3 and 2.114) of the Baltimore County Zoning Regulations NW/3 of Belle Forte Road 325.11' SW of Bonnie Bros Rd 2nd District
Frank D. Snell, et ux
Petitioners-Appellants
File #77-92-A

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW
Misc. Docket No. 10
Folio No. 425
File No. 6347

MOTION TO DISMISS

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

- That pursuant to the provisions of Section 524.1 of the Baltimore County Charter, your Movant participated as a party in the hearing before the County Board of Appeals of Baltimore County in this proceeding.
- 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 Sandra A. Snell, his wife.
- 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.
- 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 87, "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 filing 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.

RE: PETITION FOR VARIANCES from Section 1802.3.8 (211.3 and 2.114) of the Baltimore County Zoning Regulations NW/3 of Belle Forte Road 325.11 feet SW of Bonnie Bros Road 2nd District
Frank D. Snell, et ux
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 77-92-A

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 located at 4708 Belle Forte Road, in the Second Election 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 twenty-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 is a licensed home improvement contractor for about five years and uses his residence as his sole place of business.

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 testimony by the Petitioner concerning the requested rear yard setback; hence, the Board must deny this variance.

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.

- 2 -

5. That the Petitioners-Appellants herein did avail themselves of the opportunity to request an extension of time in order that they might cause to be prepared and transmitted by the County Board of Appeals the record of proceedings herein, by obtaining a sixty day extension pursuant to Order of this Honorable Court passed on the 27th day of September, 1977.

6. That to be in compliance with the said Maryland Rule 87, therefore, the Appellants 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 was not done.

7. That your Movant, having made 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 or employee of said County Board of Appeals, but that said delay was occasioned solely through the failure and neglect of the Appellants to make the appropriate arrangements for the preparation of said record.

8. 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 W. Heslian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

- 3 -

I HEREBY CERTIFY that a copy of the foregoing Motion, together with the Order directing the Appellants to show cause why said Motion should not be granted, was mailed this 14th day of April, 1978 to each of the Appellants, the said Frank D. Snell and Sandra A. Snell, his wife, 4708 Belle Forte Road, Baltimore, Maryland 21208, by first class mail, postage prepaid; and that a copy thereof was mailed to Howard J. Nesbitt, Esquire, 305 The Alexander Brown Building, Towson, Maryland 21204, Attorney for the individual Protestants herein.

John W. Heslian, III

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

be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Rules 2-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Davis, Jr., Chairman
Robert L. Gilford
Herbert A. Davis

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

2.

The record shows that the Petitioner has expended certain monies in the partial construction of this garage. The Board recognizes that the Petitioner committed an 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 prudent and reasonable person would have or should have been aware of the legally applicable setback requirements. Be this as it may, the Board finds no need that would amount to a practical difficulty and/or unreasonable hardship in the subject instance.

A series of protestants pointed out to the Board that the neighborhood is developed in relatively small D.R. 5.2 lots, and the typical space between structures is limited to about thirty feet. Additionally, these witnesses noted that the County Zoning Regulations recognized these limited air spaces between the homes when it established the existing setback regulations. The protestants vehemently urged that the Board sustain these regulations and not permit a variance of some in the limited side yards between these relatively small single family dwellings.

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/or difficulty.

In summary, after carefully considering the testimony and evidence offered 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 deny the requested variances.

ORDER

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

9.16.2014

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

November 12, 1976

Nicholas S. Commodari
Reviewed by

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

RE: Variance Petition
Item 72
Frank D. Snell - Sandra A. Snell -
Petitioners

Dear Mr. Snell:

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.

This site, zoned D.R. 5.5 and improved with a single family dwelling and the side wall of a proposed garage, which is the subject of this petition, is located on the northwest side of Belle Porte Road, 325 feet southwest of Bonnie Brae Road, in the 2nd Election District. Adjacent properties are also zoned residential and improved with similar type dwellings.

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

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

It should be noted that a building permit was issued to construct the proposed garage 5 feet from the side property line. However, after construction had begun, further investigation revealed that this structure was actually being constructed closer than this distance, hence the Variance request.

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 S. Commodari
Acting Chairman, Zoning
Plans Advisory Committee

NEC:JD

Enclosure

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Item 72
Frank D. Snell County Office Building
4708 Belle Porte Road 111 W. Chesapeake Avenue
Baltimore, Md. 21208 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th day of October, 1976.

S. Eric DiNenna
Zoning Commissioner

Petitioners: Frank D. & Sandra A. Snell

Petitioner's Attorney

Reviewed by
Nicholas S. Commodari,
Planning & Zoning
Associate III



November 16, 1976

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

Dear Mr. DiNenna:

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

Property Owner: Frank D. and Sandra A. Snell
Location: NW/4 Belle Porte Road 325.11' SW Bonnie Brae Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 8'
Acres: 67.00 x 103.11 District: 2nd
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 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
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

November 15, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 72 - 2A - October 19, 1976
Property Owner: Frank D. & Sandra A. Snell
Location: NW/4 Belle Porte Rd. 325.11' SW Bonnie Brae Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of req. 8'
Acres: 67.00 x 103.11
67.31 109.61
District: 2nd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

NEF:nc



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

October 20, 1976

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

Dear Mr. DiNenna:

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

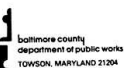
Property Owner: Frank D. & Sandra A. Snell
Location: NW/4 Belle Porte Rd. 325.11' SW Bonnie Brae Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 8'
Acres: 67.00/67.11 x 103.11/109.61
District: 2nd

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB:BW:26



THORNTON M. MOURING, P.E.
DIRECTOR

November 17, 1976

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

Re: Item #72 (1976-1977)
Property Owner: Frank D. & Sandra A. Snell
N/4 Belle Porte Rd., 325.11' S/W Bonnie Brae Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 8'.
Acres: 67.00 x 103.11 District: 2nd
67.31 109.61

Dear Mr. DiNenna:

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:

This property comprises lot 22, Block "B" of Plat 2, Section 3, Belle Farm Estates, recorded W.D.R. 26, Folio 123. Considerable 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 with this item #72 (1976-1977).

Very truly yours,

Ellsworth N. Dyer, P.E.
Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:EAH:PMR:88

P-SE Key Sheet
27 NW 26 Top Sheet
SW 7 G Topo
77 Tax Map

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 225-7310

Paul H. Reinecke
Chief

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

Attention: Rick Comodori, Chairman
Zoning Advisory Committee

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

Location: NW/4 Belle Forte Rd. 325.11' SW 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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 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 site 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 Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED *By St. George* Planning Division
Special Inspection Division

Noted and Approved *George McKegon*
By: William Chief
Fire Prevention Bureau

baltimore county
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3710

JOHN D. SEVTER
Director

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

October 25, 1976

Dear Mr. DiNenna:

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

Property Owner: Frank D & Sandra A. Snell
Location: NW/4 Belle Forte Rd 325.11' S/W Bonnie Brae Road
Existing Zoning: D.B. S-5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 8'.

Acres: 67.00 103.11
67.31 x 109.51
District: 2nd

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (N.C.C.) 1970 Edition and the 1973 Supplement and other applicable codes.
- (X) B. A building permit shall be required before construction can begin.
- (X) 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.
- (X) E. Wood frame walls are permitted within 3'0" of a property line. Content Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- (X) G. Requested setback variance conforms with the Baltimore County Building Code. See Section 305.1 and Table 5 Line 1

Very truly yours,

Charles P. Durbin
Charles P. Durbin
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

Re: Item 72

Property Owner: Frank D. & Sandra A. Snell
Location: NW/4 Belle Forte Rd. 325.11' SW Bonnie Brae Rd.
Present Zoning: D.B. S-5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 8'.

District: 2nd
No. Acres: 67.00 x 103.11
67.31 109.51

Dear Mr. DiNenna:

No bearing on Student population.

Very truly yours,

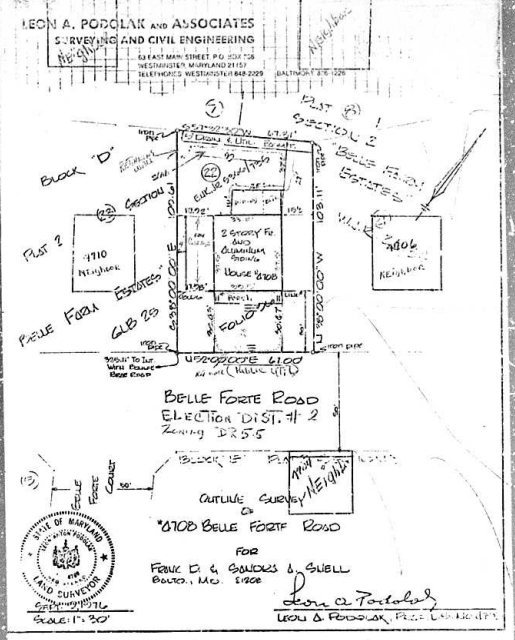
W. Rick Petrovich
W. Rick Petrovich
Field Representative.

KND/jjs

JOHN H. HILGARDEN, President
TOWSON H. HILGARDEN, Treasurer
WILLIAM H. HILGARDEN, Secretary
JAMES H. HILGARDEN, Vice President

MANUEL H. HILGARDEN
TOWSON H. HILGARDEN
WILLIAM H. HILGARDEN
JAMES H. HILGARDEN

POWER H. HILGARDEN
ALVIN HILGARDEN
EDWARD H. HILGARDEN
JOHN H. HILGARDEN



Protestants' Exhibits C1-C7

C1



C2



C5



C6



C3



C4



C7



CERTIFICATE OF PUBLICATION
5336

Pikesville, Md., Nov. 11, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 22nd day of Nov, 1976

the first publication appearing on the 11th day of Nov, 1976

the second publication appearing on the 1st day of Nov, 1976

the third publication appearing on the 1st day of Nov, 1976

THE NORTHWEST STAR

Jeffrey P. Black
Publisher

Cost of advertisement, 14.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11, 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., consecutively at one time consecutively before the 22nd day of November, 1976, the first publication appearing on the 11th day of November, 1976

THE JEFFERSONIAN,
L. L. Smith Manager

Cost of Advertisement, \$ 2.00

True Copy Test
M. D. M.
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Nov. 1, 1977

Posted for: APPEAL

Petitioner: FRANK D. SNEFF

Location of property: NW 1/4 of Belle Forte Rd. 325.11' SW of Bonnie Brae Rd.

Location of Signs: Front 4708 Bonnie Forte Rd.

Remarks: Thomas K. Nieland

Posted by Thomas K. Nieland Date of return: Nov. 1, 1977

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Nov. 5, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: FRANK D. SNEFF

Location of property: NW 1/4 of Belle Forte Rd. 325.11' SW of Bonnie Brae Rd.

Location of Signs: Front 4708 Bonnie Forte Rd.

Remarks: Thomas K. Nieland

Posted by Thomas K. Nieland Date of return: Nov. 12, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28 day of Sept, 1976. Filing Fee \$ 2 Received ☒ Cash ☐ Other

S. Eric Dinwiddie
S. Eric Dinwiddie
Zoning Commissioner

Petitioner SNEFF Submitted by SNEFF

Petitioner's Attorney NEFF Reviewed by NEFF

* 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. 15395

DATE 8/24/77 ACCOUNT 01.712

Mr. Frank D. Snell
4708 Belle Forte Rd.
Baltimore, Md. 21206

AMOUNT \$0.34 \$4.00

WHITE CASHIER FRANK D. SNEFF YELLOW CUSTOMER

Copies of papers from file No. 77-92-A
Frank D. Snell, et ux
NW 1/4 of Belle Forte Rd. 325.11'
SW of Bonnie Brae Rd.
2nd District

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

No. 40425

DATE Sept. 28, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Cash - Frank D. Snell

FOR Petition for Variance

25.00 CASH

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

No. 42816

DATE December 16, 1976 ACCOUNT 01-662

AMOUNT \$40.00

RECEIVED FROM Mr. Eugene H. Levins

FOR Cost of Filing of an Appeal and Posting of Property on Case No. 77-92-A (Item No. 72)
NW 1/4 of Belle Forte Road, 325.11' SW of Bonnie Brae Road - 2nd Election District
Frank D. Snell, et ux - Petitioners

40.00 CASH

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

No. 40483

DATE Nov. 22, 1976 ACCOUNT 01-662

AMOUNT \$38.50

RECEIVED FROM Custom Brothers, Remodeling & Decor, 1708

FOR Belle Forte Rd.; Balt., Md. 21206
Advertising and posting of property 77-92-A

38.50 CASH