

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or my Executions & Toula Viennas, 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 1002.28 (4)(1) to permit a rear setback of 30 ft. in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
 Present status of house is 3 bedrooms, since my family is 3 boys and wife, and 1 of these bedrooms (which my two sons use) is only 7' by 9', and my two sons who use this small room, being age 13 and 11.....I desperately need an additional bedroom, which is the room requested in # 1 above. I need a 4 bedroom house now because of the size of my family.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expense 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.

DATE: February 23, 1977

PROPERTY OWNER: Konstantinos & Toula Viennas

CONTRACT PURCHASER: Konstantinos & Toula Viennas Legal Owner

ADDRESS: 412 Bigley Avenue
 Baltimore, Maryland # 21227

PETITIONER'S ATTORNEY: _____

PROTESTANT'S ATTORNEY: _____

ORDERED By The Zoning Commissioner of Baltimore County, this... day of February, 1977, at 10:15 o'clock A. M.

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 108, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1977, at 10:15 o'clock A. M.

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

(over) 10:15 A
 2/23/77

RE: PETITION FOR VARIANCE
 N/S of Bigley Ave. 399.28' W of
 Bero Road, 13th District
 KONSTINOS VIENNAS, et ux,
 Petitioners

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 77-152-A

ORDER TO ENTER APPEARANCE

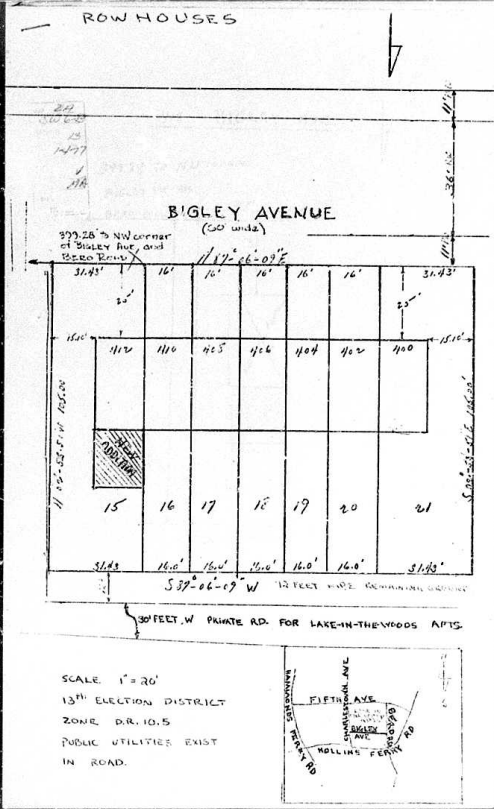
Mr. Commissioner:
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary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

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

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

I HEREBY CERTIFY that on this 17th day of February, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Konstantinos Viennas, 412 Bigley Avenue, Baltimore, Maryland 21227, Petitioners.

John W. Hession, III
 John W. Hession, III



February 24, 1977

Mr. & Mrs. Konstantinos Viennas
 412 Bigley Avenue
 Baltimore, Maryland 21227

RE: Petition for Variance
 N/S of Bigley Avenue - 399.28' W
 of Bero Road - 13th Election Dis-
 trict
 Konstantinos Viennas, et ux -
 Petitioners
 NO. 77-152-A (Item No. 141)

Dear Mr. & Mrs. Viennas:
 I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,
Eric M. Nenna
 Zoning Commissioner

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric Dittena
 TO Zoning Commissioner... Date: February 18, 1977

Norman E. Gerber
 FROM: Acting Director of Planning...

SUBJECT: Petition 77-152-A Petition for Variance for a Rear Yard North side of Bigley Avenue 399.28 feet West of Bero Road. Petitioner - Konstantinos and Toula Viennas

13th District
 HEARING: Wednesday, February 23, 1977 (10:15 A.M.)

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

Norman E. Gerber
 Norman E. Gerber
 Acting Director of Planning

NEG:JGH:dme

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



PETITION AND SITE PLAN
 EVALUATION COMMENTS

Mr. Konstantinos Viennas
 412 Bigley Avenue
 Baltimore, Maryland 21227

Item 141

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 112 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of February 1977

Eric M. Nenna
 Zoning Commissioner

Petitioner Konstantinos Viennas
 Petitioner's Attorney _____ Reviewed by Nicholas B. Ormrod, III
 Planning & Zoning Associate III

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, the Variance to permit a rear yard setback of 30 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February, 1977, 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 Zoning Commissioner of Baltimore County 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 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21287

February 15, 1977

Nicholas B. Comodari
Acting Chairman

Mr. Konstantinos Viennas
412 Bigley Avenue
Baltimore, Maryland 21227

RE: Variance Petition
Item 141
Konstantinos & Toula Viennas -
Petitioners

Dear Mr. Viennas:

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, currently improved with a two story end of group row home, is located on the north side of Bigley Avenue approximately 400 feet west of Bero Road, in the 13th Election District. Properties to the southeast and west are similarly improved with row homes, while an apartment complex exists to the north.

This Variance is necessitated by your proposal to construct an addition to the rear of the existing dwelling, 30 feet from the rear property line in lieu of the required 50 feet.

It is suggested that you contact Mr. Charles E. Burnham (494-3985) in order to discuss any possible

Mr. Konstantinos Viennas
Re: Item 141
February 15, 1977
Page 2

conflicts that this proposed addition may have with the applicable section of the Baltimore County Building Code.

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. Comodari
NICHOLAS B. COMODARI, Acting Chairman
Zoning Plans Advisory
Committee

NBC:JD
Enclosure

Mr. Konstantinos Viennas
412 Bigley Avenue
Baltimore, Maryland 21227

Item 141

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 24th day of February, 1977

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Konstantinos Viennas

Petitioner's Attorney:

Reviewed by:
Nicholas B. Comodari
Nicholas B. Comodari,
Planning & Zoning
Associate III

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON H. MAURING, P.E.
DIRECTOR

February 10, 1977

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

Re: Item #141 (1976-1977)
Property Owner: Konstantinos & Toula Viennas
N/S Bigley Ave. 399.28' W. Bero Rd.
Existing Zoning: SR 10.5
Proposed Zoning: Variance to permit a rear setback of
30' in lieu of the required 50'.
Acre: .1143 x 105' District: 13th

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

Baltimore County highway and utility improvements are not directly involved. This property comprises Lot 15 of "Riverview - Block 1" (recorded G.L.S. 19, Folio 134).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #141 (1976-1977).

Very truly yours,

Ellsworth N. Davis, P.E.
ELLSWORTH N. DAVIS, P.E.
Chief, Bureau of Engineering

END:EM:PMR:SS

C-NE Key Sheet
22 SW 8 Plat. Sheet
SM 6 B Topo
109 Tax Map

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
3011 825-7310

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Konstantinos & Toula Viennas
Location: N/S Bigley Ave. 399.28' W Bero Rd.

Item No. 141 Zoning Agenda January 4, 1977

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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: *Paul H. Reincke* Noted as: _____
Planning Group Approved: _____
Special Inspection Division Acting/Deputy Chief
Fire Prevention Bureau

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

January 11, 1977

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

Dear Mr. DiNenna:

Comments on 141, Zoning Advisory Committee Meeting, January 4, 1977, are as follows:

Property Owner: Konstantinos & Toula Viennas
Location: N/S Bigley Ave. 399.28' W Bero Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear setback of 30' in lieu of the required 50'.
Acre: .1143 x 105'
District: 13th

Since metropolitan water and sewer exist, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/AM/tdc

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
3011 438-3000

STEPHEN L. COLLINS
DIRECTOR

January 25, 1977

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

Re: Item 141 - JAC - January 4, 1977
Property Owner: Konstantinos & Toula Viennas
Location: N/S Bigley Ave. 399.28' W Bero Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear setback of 30' in lieu of req. 50'.
Acre: .1143 x 105'
District: 13th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MEF:mc

February 9, 1977

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

Dear Mr. DiNenna:
 Comments on Item #141, Zoning Advisory Committee Meeting, January 4, 1977, are as follows:

Property Owner: Konstinos and Toula Viennas
 Location: N/S Bigley Avenue 399.28' W. Bero Road
 Existing Zoning: D. R. 10.5
 Proposed Zoning: Variance to permit a rear setback of 30' in lieu of the required 50'
 Acres: 31.43 x 105'
 District: 13h

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 ensure 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

**BOARD OF EDUCATION
 OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

RE: Item No: 141
 Property Owner: Konstinos & Toula Viennas
 Location: N/S Bigley Avenue 399.28' W. Bero Road
 Present Zoning: D.R. 10.5
 Proposed Zoning: Variance to permit a rear setback of 30' in lieu of the required 50'.

District: 13ch
 No. Acres: 31.43 x 105'

Dear Mr. DiNenna:
 No hearing on student population.

Very truly yours,

W. Nick Petrovich
 W. Nick Petrovich,
 Field Representative

- MNP/bp
- | | | |
|--|---------------------------------|---------------------------|
| JOSEPH H. MCGOWAN, PRESIDENT | THOMAS H. ROYER | ALVIN LORECK |
| T. BAYARD WALLING, JR., VICE-PRESIDENT | MRS. LOURDAINE F. GORCUIE | MRS. MELTON A. SMITH, JR. |
| MARCUS H. ROTHSCHILD | ROGER B. HAYDEN | RICHARD W. TRACTY, D.V.M. |
| | ROBERT V. DUBEL, REPRESENTATIVE | |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 22 day of Dec 1977. Filing Fee \$25. Received Cash Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner VIENNAS Submitted by VIENNAS
 Petitioner's Attorney _____ Reviewed by NPL

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

PETITION FOR A VARIANCE
 I, the undersigned, hereby certify that the following is a true and correct copy of the petition for a variance as filed with the Board of Zoning Appeals of Baltimore County, Maryland, on this _____ day of _____, 19__.

THE JEFFERSONIAN
 Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 3, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County, Md., once in each day of _____ FEBRUARY 19 77, the first publication appearing on the _____ 3rd day of February 19 77.

THE JEFFERSONIAN
L. Leibel
 Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13ch Date of Posting: Feb. 5, 1977

Posted for: Petition For Variance

Petitioner: Konstinos Viennas

Location of property: N/S of Bigley Ave. 399.28' W. of Bero Rd

Location of Signs: FRONT 412 Bigley Ave.

Remarks: _____

Posted by: Thomas G. Rabold Date of return: Feb. 10, 1977
 Signature

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

No. 42825

DATE: Dec. 22, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Konstinos Viennas as a cash

FOR: Petition for variance

837 PAGES 23 2500 REG

VALIDATION OR SIGNATURE OF CASHIER

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

No. 46422

DATE: Feb. 22, 1977 ACCOUNT: 01-662

AMOUNT: \$37.50

RECEIVED FROM: Money Order #222762, Konstinos Viennas,

FOR: 112 Bigley Ave., Balto., Md. 21227
Advertising and posting of property
77-102-A

837 PAGES 22 3750 REG

VALIDATION OR SIGNATURE OF CASHIER