

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald Sarravalle, 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 1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: Indicate hardship or practical difficulty.

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.

Spelman, App. Associates, Inc.
Address: 1312 Cavendish Rd.
City: Mt. Airy, N.C. 27011
Petitioner's Attorney
Address: 6901 Jackson Ave.
City: Baltimore, Md. 21237
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11 day of April, 1977.

of February, 1977, 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 11th day of April, 1977, at 11:00 o'clock.

(over)

April 11, 1977

Mr. Steve Gilman
S. Gilman and Associates, Inc.
1312 Cavendish Road
Owings Mills, Maryland 21117

RE: Petition for Variance
2/8 Vista Lane, 150' S of Belfort Road - 8th Election District
Donald Sarravalle - Petitioner
MD. 77-193-A (Item No. 184)

Dear Mr. Gilman:

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

Very truly yours,

George W. Matman
Deputy Zoning Commissioner

CJM/me

Attachments

cc: Mr. Donald Sarravalle
6901 Jackson Circle
Baltimore, Maryland 21237

Mr. & Mrs. William Lillie
30 Garwood Road
Timonium, Maryland 21093

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

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
100 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
682-0020

ROBERT E. SPELLMAN, P.E.
JOSEPH L. LARSON
LOUIS J. FRANKLIN, P.E.

DESCRIPTION FOR VARIANCE TO ZONING DISTRICT, EIGHTH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same on the East side of Vista Lane, 40 feet wide, at the distance of 150.00 feet Southerly along the East side of Vista Lane from the South side of Belfort Road and running thence and bining on the East side of Vista Lane South 1 degree 30 minutes West 370.85 feet thence leaving the East side of Vista Lane and running North 78 degrees 59 minutes East 330.53 feet North 11 degrees 01 minutes West 127.41 feet North 88 degrees 30 minutes West 0.36 feet North 1 degree 30 minutes West 100.00 feet and North 88 degrees 30 minutes West 300.00 feet to the place of beginning.

Containing 1.35 acres of land, more or less

Being Lot Nos. 14 through 18, Plot One, Division 10 Terrasette, said Plot being recorded among the 21st Records of Baltimore County in Plot Book 200 No. 17, Folio 20.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUTS • TRAILABILITY STUDIES • SETBACKS
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of April, 1977. Filing Fee \$ 2.00. Received Check
Cash
Other

Steve Gilman
S. Gilman and Associates, Inc.
Zoning Commissioner

Petitioner Donald Sarravalle Submitted by Steve Gilman
Petitioner's Attorney Reviewed by Steve Gilman

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8A Date of Posting 3-17-77
Posted for Henry Masley, Jr. & 1122 S. 11th St. P.M.
Petitioner Donald Sarravalle
Location of property 2/8 Vista Lane, 150' S of Belfort Rd
Location of Sign Edna's Road on 2/8 Vista Lane, adjacent corner
Sign Edna's Rd
Posted by Mark H. Hession Date of return 3-24-77

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
2/8 Vista Lane 150' S of Belfort Rd., : OF BALTIMORE COUNTY
8th District : Case No. 77-193-A
DONALD SERRAVALLE, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

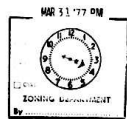
Pursuant to the authority contained in Section 334.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, 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 30th day of March, 1977, a copy of the foregoing Order was mailed to Mr. Donald Sarravalle, 6901 Lachlan Circle, Baltimore, Maryland 21229, Petitioner.

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric Dilworth, Zoning Commissioner Date: March 16, 1977
FROM: Mr. John W. Hession, III, Director of Planning
SUBJECT: Petition 77-193-A, Petition for Variance for Lot 15000, East side of Vista Lane 150 feet South of Belfort Road. Petitioner - Donald Sarravalle

Re: District

REMARKS: Monday, April 4, 1977 (11:00 A.M.)

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

John W. Hession, III
John W. Hession, III
Director of Planning

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 17, 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. on March 17, 1977 at 11:00 o'clock before the 11th day of April, 1977 the republication appearing on the 17th day of March, 1977.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Mar. 17, 1977

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

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of April, 1977, that is to say, the same was inserted in the issues of Mar. 17, 1977.

STROMBERG PUBLICATIONS, INC.
BY Dee Smith

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46535
DATE: April 18, 1977 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED BY: Steve Gilman
S. Gilman and Associates, Inc. 2112 Cavendish Rd. Owings Mills, Md. 21117
FOR: Advertising and posting of property for Donald Sarravalle 77-193-A
4903 APR 16 4 00 PM '77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46536
DATE: March 11, 1977 ACCOUNT: 01-662
AMOUNT: \$2.00
RECEIVED BY: Steve Gilman
S. Gilman and Associates, Inc. 2112 Cavendish Rd. Owings Mills, Md. 21117
FOR: Petition for Variance for Donald Sarravalle 77-193-A
25 APR 15 1977

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 Petitioner.

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, a Variance to permit lot widths of 50 feet instead of the required 55 feet for Lot Nos. 14 through 17 should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of April, 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 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.....

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.
101 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

NICHOLAS B. COMMODARI
COMMODARI & ASSOCIATES, INC.
CHAIRMAN

MEMBERS

BUREAU OF ENVIRONMENTAL SERVICES
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

March 24, 1977

Mr. Donald Serravalle
6901 Lachlan Circle
Baltimore, Maryland 21239

RE: Variance Petition
Item No. 168
Donald Serravalle -
Petitioner

Dear Mr. Serravalle:

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, consisting of four (4) undeveloped 50' lots, is located on the east side of Vista Lane approximately 150' south of Belfast Road in the Eighth Election District. Adjacent properties surrounding this site are zoned D.R. 5.5 and are improved with single family dwellings.

This Variance is necessitated by your proposal to construct dwellings on the subject lots in lieu of resubdividing this property into lots with a minimum width of 55' at the front building line.

Mr. Donald Serravalle
Item No. 168
Page 2
March 24, 1977

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,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:tk

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS H. MOURING, P.E.
DIRECTOR

March 14, 1977

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

Re: Item #168 (1976-1977)
Property Owner: Donald Serravalle
Location: E/S Vista La. 150' S. Belfast Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for 5 lots.
Access: 1.15 District: 8th

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.

Highways

Vista Lane, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 486-3011

March 8, 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 #168, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: Donald Serravalle
Location: E/S Vista Lane 150' S. Belfast Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for 5 lots
Access: 1.15
District: 8th

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

February 7, 1977

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

Dear Mr. DiNenna:

Comments on Item #168, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: Donald Serravalle
Location: E/S Vista La. 150' S. Belfast Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for 5 lots.
Access: 1.15
District: 8th

Metropolitan water and sewer must be extended to these sites prior to final approval of the Health Department.

Very truly yours,

Thomas S. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TSD/BJU/tls

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3050

STEPHENE COLLINS
DIRECTOR

March 9, 1977

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

Re: Item 168 - 2AC - February 2, 1977
Property Owner: Donald Serravalle
Location: E/S Vista La. 150' S. Belfast Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for 5 lots.
Access: 1.15
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit lot widths of fifty feet in lieu of the required fifty-five feet.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

Item #168 (1976-1977)
Property Owner: Donald Serravalle
Page 2
March 14, 1977

Storm Drains (cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

No approval is implied or inferred as to the indicated proposed storm drain.

Water

A public water main extension required to serve this property must be constructed in Vista Lane. Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer

Public sanitary sewerage exists in Vista Lane. An extension of this public sanitary sewerage is required to serve the southernmost lot, as indicated.

Very truly yours,

Edw. M. Livers, P.E.
Chief, Bureau of Engineering

END/EAM:PMR:sa

cc: J. Trenner
J. Somers
S. Bollestri
J. Looe
W. Munchel

S-NE Key Sheet
51 NW 1 Pos. Sheet
NW 13 A Topog
60 Tax Map

January 31, 1977

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

Dear Mr. DiNenna:

Comments on Item # 168 Zoning Advisory Committee Meeting, February 2, 1977
are as follows:

Property Owner: Donald Serravallo
Location: R/S Vista La - 150' S Belfast Rd
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for 5 lots.

Acres: 1.15
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. No comment.
- ☒ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CBH/vj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 1, 1977

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

Z.A.C. Meeting of: February 2, 1977

RE: Item No: 168
Property Owner: Donald Serravallo
Location: R/S Vista La - 150' S Belfast Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for 5 lots.

District: 8th
No. Acres: 1.15

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

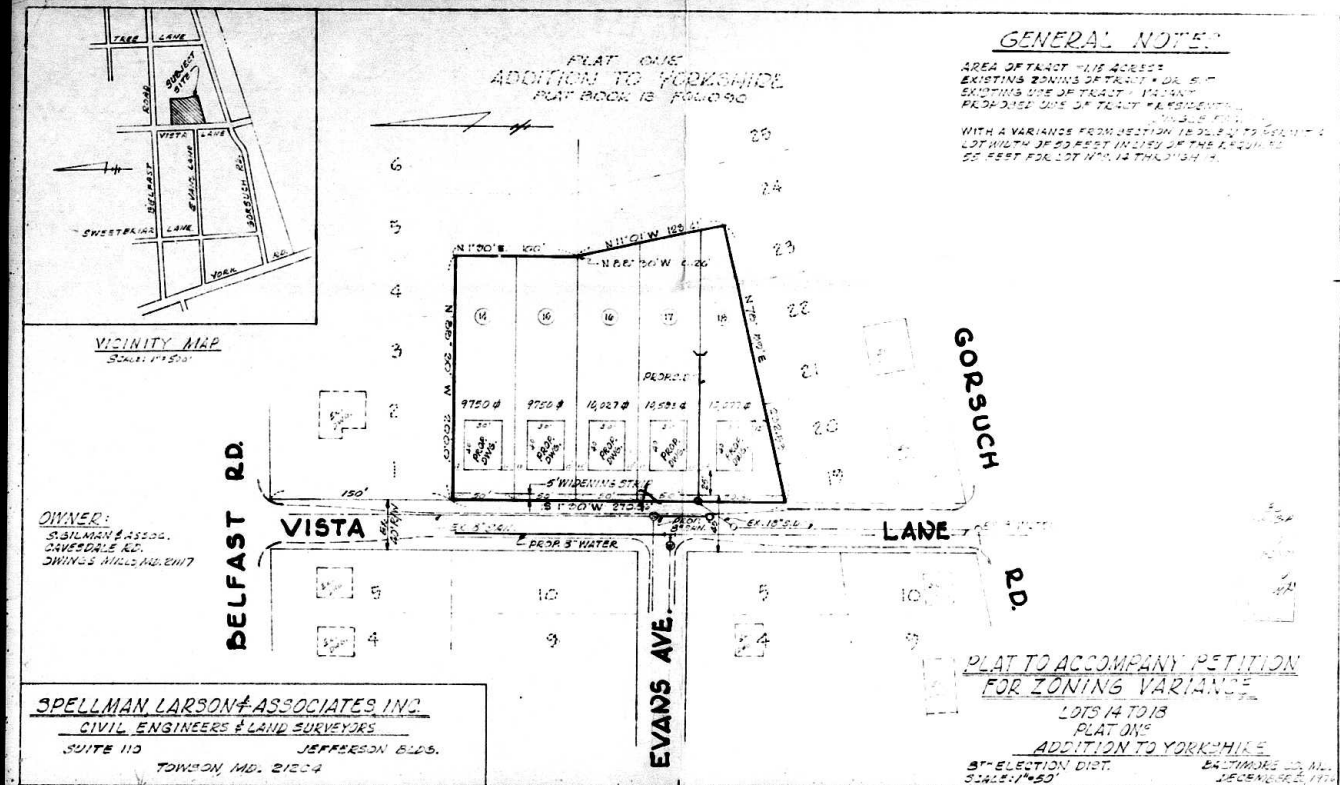
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NDP/tp

JOSEPH H. HIGDON, SECRETARY
K. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. BOWEN

THOMAS H. BOWEN
MRS. LORRAINE P. CHURCH
ROGER E. HAYDEN
ROBERT V. DUREL, SUPERINTENDENT

ALVIN LORREN
MRS. WILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.



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 10 day of February, 1977.

H. E. DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Donald Serravallo
Petitioner's Attorney: William E. Burnham
Reviewed by: William E. Burnham
Planning & Zoning
Associate III