

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MONUMENTAL PROPERTIES, INC., not 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 1802.3C1 to permit side yard setbacks of 10' & 8' instead of the required 25'

Subject property is zoned D.R.16 which requires side yard setbacks of 25'. The subject property is 51' wide where it fronts on Bowley's Quarters Road. The contract purchaser desires to build a single family residence on the property, but adhering to the required side yard setbacks would prohibit the construction of a house.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Doris F. Lorenzo
Agent, P.O. Box 101000
305 Bowley's Quarters Road
Baltimore, MD 21220
Petitioner's Attorney

MONUMENTAL PROPERTIES, INC.
25 S. Charles St.
Contact purchaser
Address 25 S. Charles St.
Baltimore, MD 21201
Tel. No. 727-3800
Protestant's Attorney

WHEREBY The Zoning Commissioner of Baltimore County, this 20th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of November, 1977, at 10:00 o'clock

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 10-22-77
Posted for: Neary, Monday, Oct. 24, 1977, 9:00 a.m. to 5:00 p.m.
Petitioner: Monumental Properties, Inc.
Location of property: 515 ft. Bowley's Quarters Rd. 750 ft. S. of Carroll Island Rd.
Location of Sign: Sign on Carroll Island Rd. 750 ft. S. of Carroll Island Rd. on East side
Remarks: None
Posted by: Mark H. New Date of return: 10-22-77

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

DATE: Nov. 15, 1977 ACCOUNT: 01-662
AMOUNT: \$61.75

RECEIVED: Monumental Properties, Inc., 25 South Charles Street, Baltimore, MD 21201
FOR: Advertising and posting of property - #78-102-A

61.75

RE: PETITION FOR VARIANCE
E/S of Bowley's Quarters Rd.
750' S of Carroll Island Rd.,
15th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 78-102-A
Petitioners

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

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

I HEREBY CERTIFY that on this 20th day of October, 1977, a copy of the foregoing Order was mailed to Gordon T. Greenspan, Monumental Properties, Inc., 25 S. Charles Street, Baltimore, Maryland 21201, Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: October 26, 1977

FROM: Leslie M. Craf, Director of Planning

SUBJECT: Petition #78-102-A. Petition for Variance for Side Yards.
East side of Bowley's Quarters Road 750 feet South of Carroll Island Road.
Petitioner - Monumental Properties, Inc.

15th District

HEARING: Monday, November 7, 1977 (10:00 A.M.)

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

Leslie M. Craf
Director of Planning

LHC:jhr

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2351

S. ERIC DIMENNA
ZONING COMMISSIONER

November 23, 1977

Mr. Gordon T. Greenspan
Monumental Properties, Inc.,
25 S. Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
E/S of Bowley's Quarters Road, 750'
S of Carroll Island Road - 15th Election
District
Monumental Properties, Inc. -
Petitioner
NO. 78-102-A (Item No. 54)

Dear Mr. Greenspan:

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

Very truly yours,

George J. Martiak
GEORGE J. MARTIAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. & Mrs. Angelo C. Lorenzo
305 Bowley's Quarters Road
Baltimore, Maryland 21220

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



Monumental Properties, Inc.
25 South Charles Street
Baltimore, Maryland 21201

Attention: Mr. Gordon T. Greenspan
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 28th day of September, 1977.

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

Petitioner: Monumental Properties, Inc.
Petitioner's Attorney: James S. Spencer & Associates
Engineers & Surveyors
6017 York Road
Towson, Maryland 21204

Reviewed by: Nicholas S. Comodari
Chairman, Zoning Plans
Advisory Committee

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

DATE: Oct. 17, 1977 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED: Monumental Properties, Inc. 25 S. Charles St.
FROM: Baltimore, Md. - #78-102-A
FOR: Petition for Variance
#78-102-A

25.00

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.

to permit side yard setbacks of 10 feet and 8 feet in a Variance instead of the required 25 feet.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of November, 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.

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

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 PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

Site
Nicholas B. Commodari
Chairman

Members:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Public Works
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 31, 1977

Monumental Properties, Inc.
25 South Charles Street
Baltimore, Maryland 21201

Attention: Mr. Gordon L. Greenspun

RE: Variance Petition
Item Number 54
Petitioner - Monumental Properties, Inc.

Dear Mr. Greenspun:

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, zoned D.R. 16, is located on the east side of Bowleys Quarters Road, 750 feet southeast of Carroll Island Road and is an unimproved lot. Adjacent properties are similarly zoned and are improved with existing single family dwellings.

This Variance is requested to permit side yard setbacks of 10' and 8' respectively, instead of the required 25', for a proposed single family dwelling.

Monumental Properties, Inc.
Page 2
Item Number 54
October 31, 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
Chairman
Zoning Plans Advisory Committee

M'S. DIANA IYER
Planning & Zoning Associate III

NBC:DI:ff

cc: James B. Spamer & Associates
Engineers & Surveyors
8017 York Road
Towson, Maryland 21204

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-2211

September 26, 1977

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

Dear Mr. DiNenna:

Comments on Item #54, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner: Monumental Properties, Inc.
Location: E/S Bowleys Quarters Road 750' SE Carroll Island Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit side setbacks of 8' and 10' in lieu of the required 25'
A.s.: 0.379
District: 15h

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. Winkley
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

October 17, 1977

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

Dear Mr. DiNenna:

Comments on Item #54, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner:	Monumental Properties, Inc.
Location:	E/S Bowleys Quarters Rd. 750' SE Carroll Island Rd.
Existing Zoning:	D.R. 16
Proposed Zoning:	Variance to permit side setbacks of 8' and 10' in lieu of the required 25'.
Acres:	0.379
District:	15h

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

TSD/KS/TH

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 434-7510

Paul H. Heinicke
CHIEF

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Monumental Properties, Inc.

Location: E/S Bowleys Quarters Rd. 750' SE Carroll Island Rd.

Item No. 54

Zoning Agenda September 20, 1977

Comments:

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.

(X) 1. Fire hydrants for the referenced property are grouped 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.

(X) 2. A second means of vehicle access is required for the site.

(X) 3. The vehicle stand-still condition shown at _____

REMOVED the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 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.

(X) 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed:

Charles E. Burnham
Special Inspection Division

Noted and

Approved: Charles E. Burnham
Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEYFERT
DIRECTOR

September 28, 1977

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

Dear Mr. DiNenna:

Comments on Item #54, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner: Monumental Properties, Inc.
Location: E/S Bowleys Quarters Road - 750' SE Carroll Island Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit side setbacks of 8' and 10' in lieu of the required 25'.

Acres: 0.379
District: 15h

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.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
CDB:rrj

September 23, 1977

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 434-3650

STEPHEN F. COLLINS
DIRECTOR

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item No. 54 - ZAC - September 20, 1977
Property Owner: Monumental Properties, Inc.
Location: E/S Bowleys Quarters Rd. 750' SE Carroll Island Rd.
Existing Zoning: D.R. 16
Proposed zoning: Variance to permit side setbacks of 8' and 10' in lieu of the required 25'.
Acres: 0.379
District: 15h

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

NSF/kan

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1977

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

Z.A.C. Meeting of: September 20, 1977

RE: Item No: 54
Property Owner: Monumental Properties, Inc.
Location: 1/2 Bowleys Quarters Rd. 750' S/E Carroll Island Rd.
Present Zoning: D.R. 16
Proposed Zoning: Variance to permit side setbacks of 8' and 10' in lieu of the required 25'.

District: 15th
No. Acres: 0.379

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/fop

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20, 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 October 20, 1977, at least once a week before the 21st day of October, 1977, the 20th day of October, 1977.

THE JEFFERSONIAN

Handwritten signature
Manager

Cost of Advertisement \$

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

Re number 14, 1977

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

Re: Item #54 (1977-1978)
Property Owner: Monumental Properties, Inc.
1/2 Bowleys Quarters Rd. 750' S/E Carroll Island Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit side setbacks of 8' and 10' in lieu of the required 25'.
Acres: 0.379 District: 15th

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

Bowleys Quarters Road, an existing public road is proposed to be improved in the future as a 40-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

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

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

77-152-A - D-ZC

Item #54 (1977-1978)
Property Owner: Monumental Properties, Inc.
Page 2
November 14, 1977

Water and Sanitary Sewer

A public 16-inch water main and a 24-inch sanitary sewer exist in Bowleys Quarters Road.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Handwritten signature
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM/PWR:ss
cc: J. Trimmer
J. Somers
M. Munchel

2-WK Key Sheet
14 NE 42 Pos. Sheet
NE 4 K Topo
91 Tax Map

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 October 20, 19 77

THIS IS TO CERTIFY, that the annexed advertisement of Petition For Variance-Monumental Properties Inc. was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for One successive weeks before the 21 day of October 1977, that is to say, the same was inserted in the issues of

STROMBERG PUBLICATIONS, INC.

BY *Handwritten signature*

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					7-13	WJH			7-13	WJH
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>40</i>	Revised Plans:				Change in outline or description Yes No					
Previous case: <i>None</i>	Map #									

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					7-13	WJH			7-13	WJH
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>40</i>	Revised Plans:				Change in outline or description Yes No					
Previous case: <i>None</i>	Map #									

LOT 14

1/2374
EX. DRG.

LOT 12

LOT 13 BLOCK A
SECTION 1
CARROLLWOOD
W.J.R. 27/70
EX. ZONING: DR-3.5

E 62250

N 13750

ANTHONY LAGNA
G.L.R. 3366/215

N 05° 26' 32" W
50.00'

10'

N 84° 13' 28" E - 324.70'

ANGELO C. LORENZO & VF
E.H.K. JR. 5427/414
EX. ZONING: DR-16

ANTHONY LAGNA
R.J.S. 1483/249
EX. ZONING: DR-16

E 62000

N 14000

S 84° 13' 28" W - 334.32'

EX. ZONING: DR-16

ENVELOPE

4.275 ACRES

EX. 15TH DIST. DRG. 8005

ROAD

BOWLEY'S QUARTERS

750 TO 6 CARROLL ISLAND RD

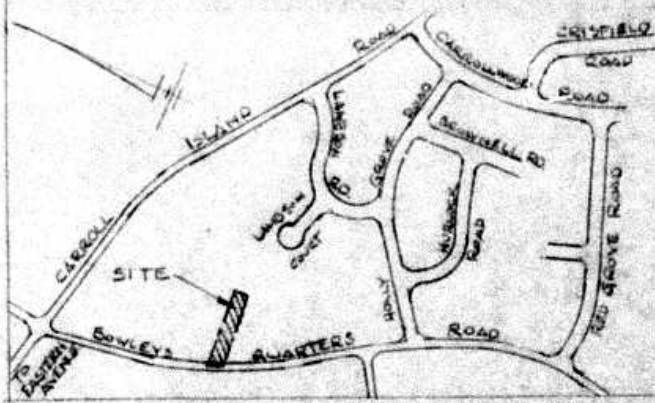
EX. PAVING

EX. 16" WATER (see Drwg. 53-1603 AND)
EX. 24" SAN

PLAT OF PETITION FOR ZONING VARIANCE
PROPERTY OF
MONUMENTAL PROPERTIES, INC.
15 TH ELECTION DIST, BALTIMORE COUNTY, MD.

JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
8017 YORK ROAD
TOWSON, MARYLAND 21284

DATE: AUGUST 29, 1977 SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 500'

MAP	413
SECTION	NE 1/4
DISTRICT	15
D. L.	9-13-77
TYPE	
Number of	1
BY	JSS
DATE	

