

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John T. Cosentino 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 255.1 (2)(b)(2) to permit a side setback of 5' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Existing lot is only 77' wide and is impossible to meet required setback. I would only end up with a 16' wide building, therefore this variance is required.

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 hold any to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: John T. Cosentino Legal Owner
Address: 24 Tree Farm Court
Long Green, Md. 21093

Petitioner's Attorney: _____
Proponent's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 29th day of November, 1977, at 10:00 o'clock.

Eric S. DiNenna
Zoning Commissioner of Baltimore County.

10.001
11/2/177

78-115-A
(Item No. 67)

6517-867

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Batavia Farm Rd. 209' SE of : OF BALTIMORE COUNTY
Duvall Ave., 15th District
JOHN T. COSSENTINO, Petitioner : Case No. 78-115-A (Item 67)

ORDER TO ENTER APPEARANCE

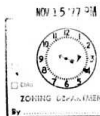
Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary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

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

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

I HEREBY CERTIFY that on this 15th day of November, 1977, a copy of the foregoing Order was mailed to Mr. John T. Cosentino, 24 Tree Farm Court, Long Green, Maryland 21093, Petitioner.

John W. Heaton, III



December 20, 1977

Mr. John T. Cosentino
24 Tree Farm Court
Long Green, Maryland 21093

RE: Petition for Variance
E/S of Batavia Farm Road, 209'
SE of Duvall Avenue - 15th Ele-
tion District
John T. Cosentino - Petitioner
NO. 78-115-A (Item No. 67)

Dear Mr. Cosentino:

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours,

S/
S. ERIC DI NENNA
Zoning Commissioner

SED/arl

Attachment

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

Beginning in the centerline of Batavia Farm Road approximately 209' southeast of intersection of Duvall Avenue and Batavia Farm Road and thence running South 40° 30' E. 76.70, thence North 53° 40' E 301.45, thence North 25° 34' 12" North 77.87, thence South 53° 40' West 321.56 feet to the point of beginning

BALTIMORE COUNTY, Md. LAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 15, 1977

FROM: Leslie H. Graf, Director of Planning

SUBJECT: Petition #78-115-A, Petition for Variance for a Side Yard Setback
East side of Batavia Farm Road 209 feet Southeast of Duvall Avenue
Petitioner - John T. Cosentino

15th District

HEARING: Tuesday, November 29, 1977 (10:00 A.M.)

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

Leslie H. Graf
Leslie H. Graf
Director of Planning

LHG:JGH:rw



November 4, 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 #67, Zoning Advisory Committee Meeting, October 4, 1977, are as follows:

Property Owner: John T. Cosentino
Location: NE/S Batavia Farm Road 209' SE Duvall Avenue
Existing Zoning: M.L.-1.M.
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'
Acres: 0.547
District: 15th

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.

The fence should be moved to a minimum of 10 feet from the front property line to allow an area which could be landscaped.

The gate of the driveway should be moved to the interior of the site at least 60 feet from the roadside curb.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Mr. John T. Cosentino
24 Tree Farm Court
21093

Long Green Maryland, 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 14th day of October, 1977.

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner John T. Cosentino
Petitioner's Attorney reviewed by John L. Wimbley
Chairman, Zoning Plans Advisory Committee

MCA Engineering Corporation
1839 Crosswell Bridge Road
Towson, Maryland 21204

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 unreasonably hardship upon the Petitioner.

the above Variance should be granted and it further 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 unreasonably hardship upon the Petitioner.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of December, 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 the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonably hardship upon the Petitioner.

the above Variance should NOT be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 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 21286

November 17, 1977

Mr. John T. Cosentino, 24 Tree Farm Court, Long Green, Maryland 21093

Mr. John T. Cosentino, 24 Tree Farm Court, Long Green, Maryland 21093

RE: Variance Petition Item Number 67 Petitioner - John T. Cosentino

Dear Mr. Cosentino:

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.

located on the east side of Batavia Farm Road south of Duvall Avenue in the 15th Election District, this M.L. zoned property is presently fenced and at the time of field inspection was used for the storage of a trailer, crane and a number of vehicles. Surrounding properties on the same side of the road are similarly zoned and are improved with a warehouse to the north, a parking lot/warehouse to the east and vacant property to the south. Directly opposite this property on the west side of Batavia Farm Road is vacant land and an existing dwelling, both zoned residential (D.R. 5.5).

Because of the proximity of the residential zone to the subject property, the proposed contractor's storage building must be located at least 100-feet from the front property line. The Variance is required in order to

Baltimore County Department of Health

Donald J. Hoop, M.D., M.P.H. Deputy State and County Health Officer

November 1, 1977

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

Dear Mr. DiMenna:

Comments on Item #67, Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: John T. Cosentino Location: NE/S Batavia Farm Rd. 209' SE Duvall Ave. Existing Zoning: M.L.-I.M. Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'. Acres: 0.5471 District: 15th

A potable water supply and toilet facilities must be provided for employees when on the site. Therefore, metropolitan water and sewer must be extended to the property prior to approval of a building permit application.

Very truly yours,

Thomas H. Devlin, Director, Bureau of Environmental Services

KS:mah

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

Attention: N. Commodari, Chairman, Zoning Advisory Committee

Re: Property Owner: John T. Cosentino

Location: NE/S Batavia Farm Rd. 209' SE Duvall Ave.

Item No. 67 Zoning Agenda Meeting of 10/04/77

Conclusion:

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 300 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 [redacted] 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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Special Inspection Division, Held and Approved: [Signature] Deputy Chief, Fire Prevention Bureau

Mr. John T. Cosentino, 24 Tree Farm Court, Long Green, Maryland 21093

construct said building within 5-feet of the side property line in lieu of the required 30-feet. The existing warehouse to the north, which is within 5-feet of the property line, was granted a similar request as a result of Case #64-156RA.

Since the comments from the Bureau of Engineering and the Fire Department were not available at this time, I will forward them both to you upon receipt from this Office. In addition, the site plan must be revised to incorporate all comments of the Office of Project and Development Planning concerning the relocation of the fence and gate and the addition of landscaping along the frontage of the property.

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

NBC:rf

cc: MCA Engineering Corporation, 1020 Cromwell Bridge Road, Towson, Maryland 21204

Baltimore County Department of Permits and Licenses

John D. Severt, Director

October 5, 1977

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

Dear Mr. DiMenna:

Comments on Item # 67 Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: John T. Cosentino Location: NE/S Batavia Farm Rd. 209' SE Duvall Ave. Existing Zoning: M.L. - I.M. Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'. Acres: 0.5471 District: 15th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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 [redacted]

Very truly yours,

Charles E. Burnham, Plans Review Chief

Charles E. Burnham, Plans Review Chief, CB:rfj

Baltimore County Department of Public Engineering, Stephen E. Collins, Director

October 20, 1977

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

Item #1 - Item 67 - ZAC - October 4, 1977. Property Owner: John T. Cosentino. Location: NE/S Batavia Farm Rd. 209' SE Duvall Ave. Existing Zoning: M.L.-I.M. Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'. Acres: 0.5471 District: 15th

Dear Mr. DiMenna:

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

Very truly yours,

C. Richard Moore, Assistant Traffic Engineer

CRM/cwm

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1977

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

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

Item No: 67. Property Owner: John T. Cosentino. Location: NE/S Batavia Farm Rd. 209' SE Duvall Avenue. Present Zoning: M.L.-I.M. Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'.

District: 15th, No. Acres: 0.5471

Dear Mr. DiMenna:

No hearing on student population.

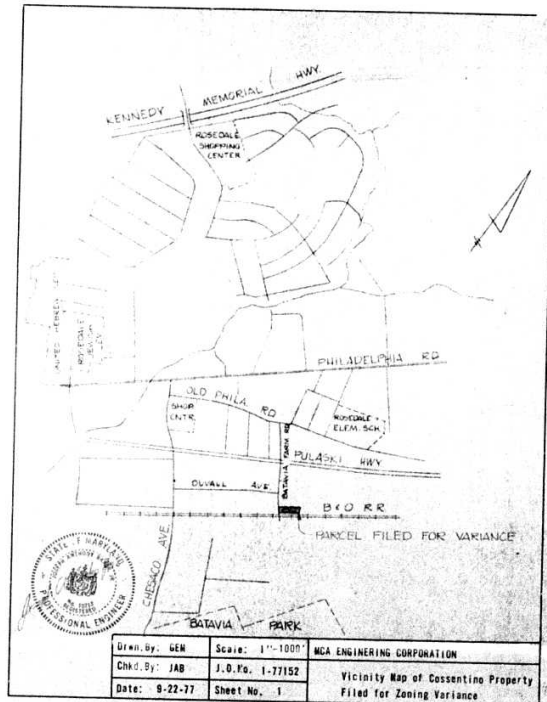
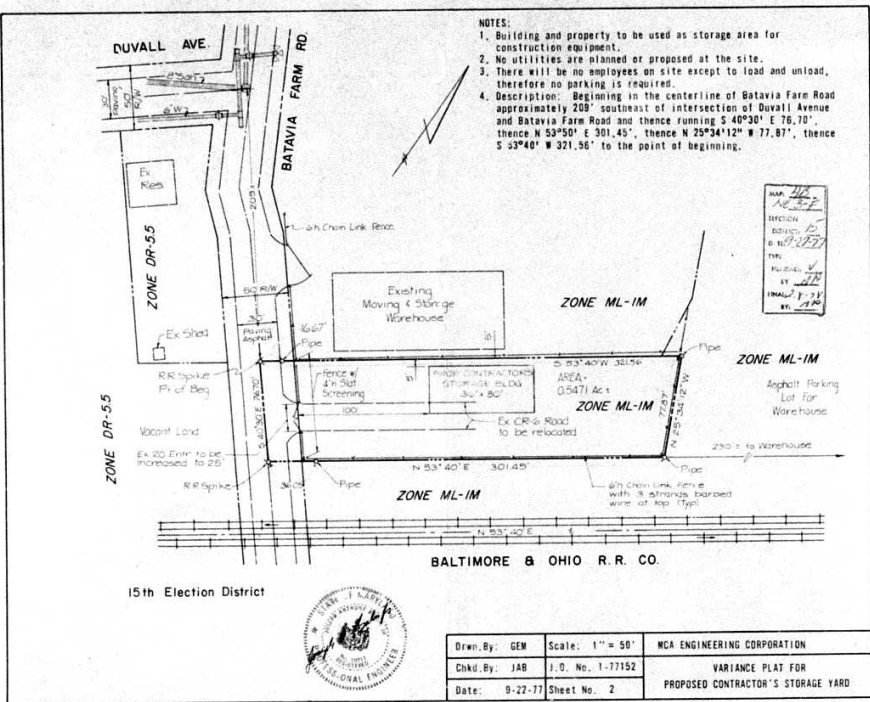
Very truly yours,

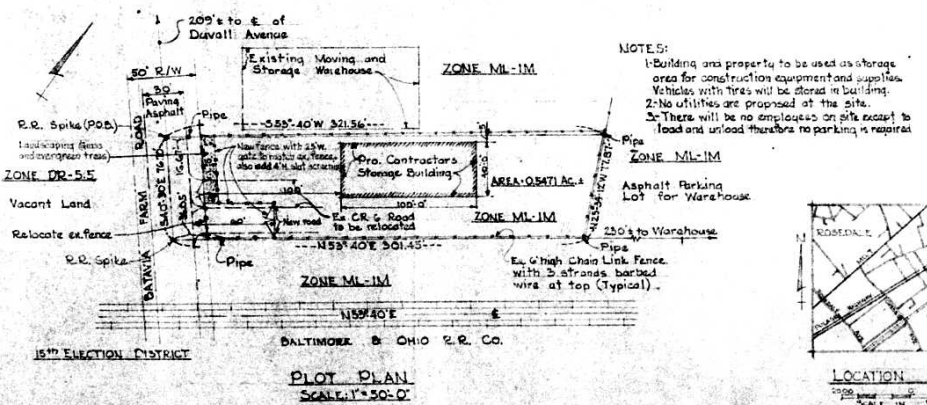
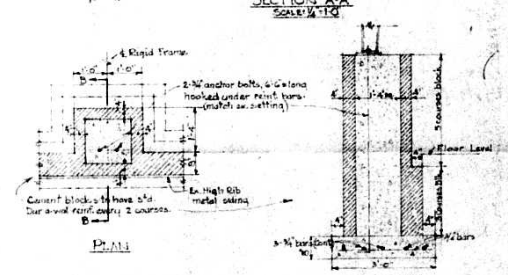
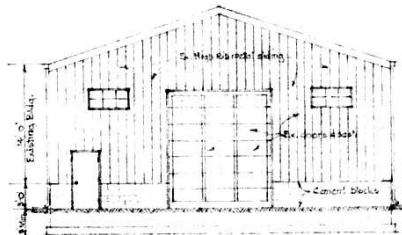
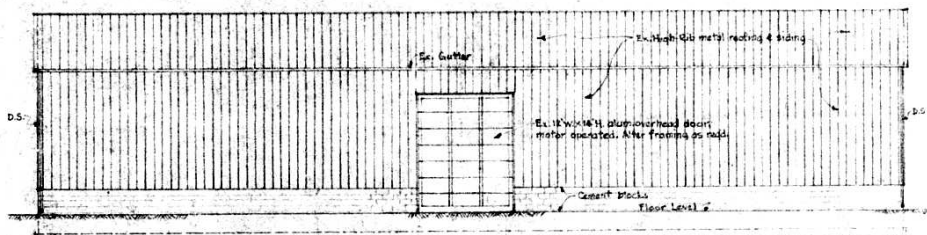
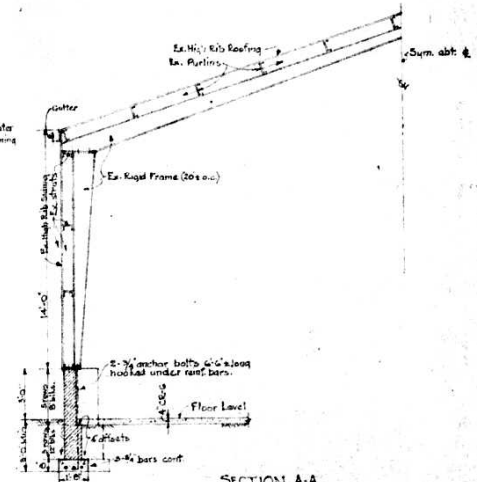
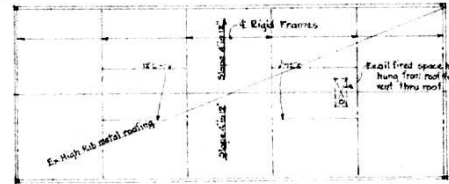
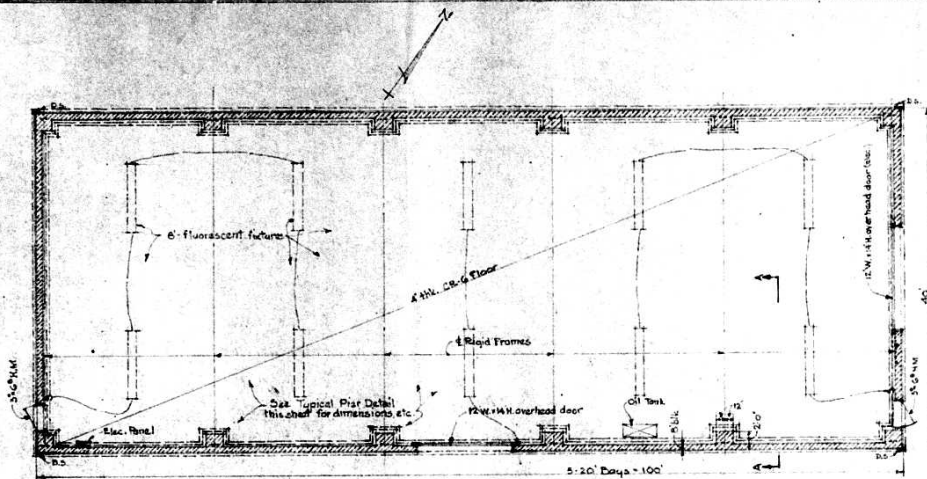
W. Nick Petrovich, Field Representative

NND/hpp

JOSEPH H. MCCRAW, Treasurer, THOMAS H. BODER, MARCUS H. BOHANNAN, ROBERT V. DUBEL, Board Members

THOMAS H. BODER, WALTER LEONARD F. CHURCH, ROBERT H. HAYTER, RICHARD W. TRACY, D.V.M., ALVIN LORICK, MRS. MELTON B. SMITH, JR.





SPECIFICATIONS

All work to be the best of its respective kind and must be installed in strict accordance with the rules and regulations of the authorities having jurisdiction over same.

The existing building is at present located at the Goddard Space Center in Bethesda, Md. and was manufactured by the Butler Bldg. Co. The building is in good condition, is to be completely dismantled, transported and reerected at 1106 Batavia Farm Rd., Rosedale, Md., 21237. The existing building is 40' wide by 100' long by 14' high at the eave and is to be erected on a concrete and concrete block foundation as detailed making the building 11' above the grade at the eave. The new building is to be erected by following all the original and manufacturer's details.

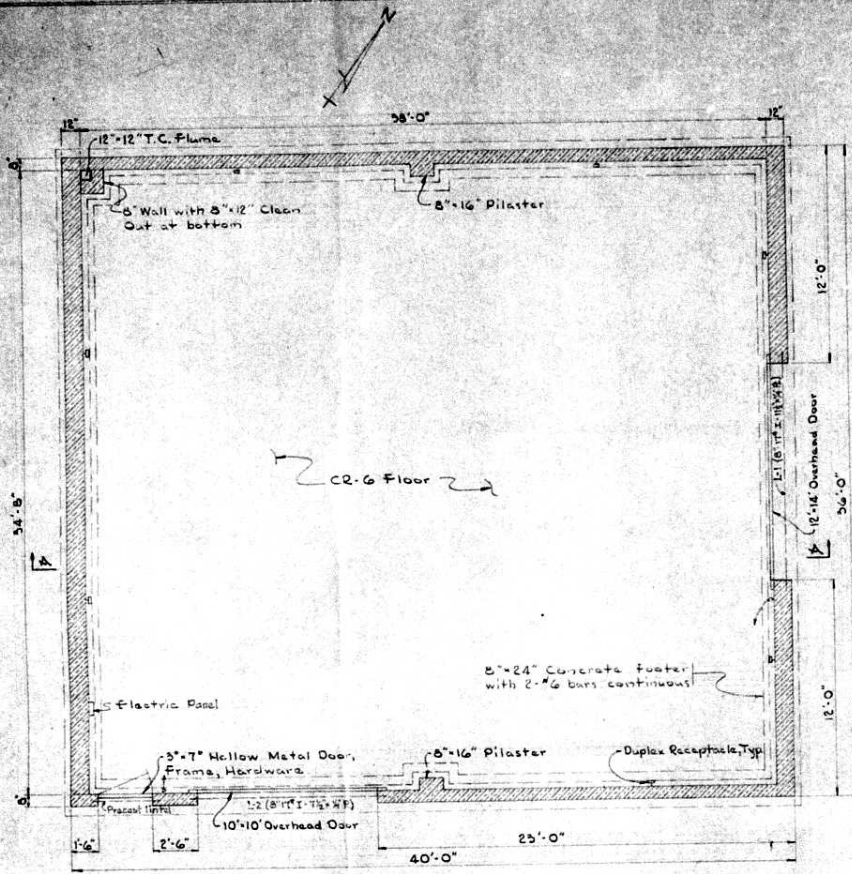
- 1- Soil Bearing - Footing designed for 2000 c.f.t.
- 2- Footings to be of 3000 psi concrete with 3 #4 bars continuous.
- 3- Foundations to grade to be of std. 12" ccm. block, 6" above grade as detailed with std. "Duro" wall reinf. every other course, tops to be solid block.
- 4- Plumbing - None
- 5- Heating - Reinstall ex. oil fired space heater, vented thru roof.
- 6- Electric Wiring - Reinstall 6 fluorescent fixtures as indicated and provide 12 duplex receptacles also provide outlets for heater and door operators.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Charles A. Logan*
DATE: *8-24-78*
78-45-A

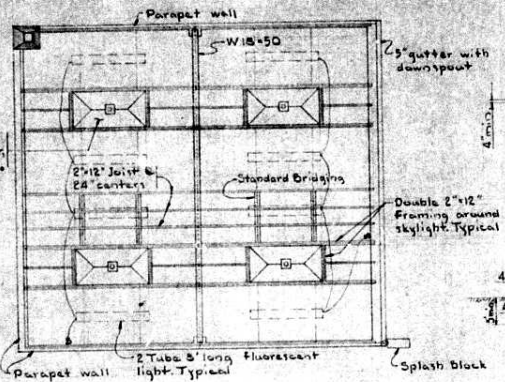


PROPOSED STORAGE BUILDING
-AT-
1106 BATAVIA FARM ROAD, ROSEDALE, MARYLAND, 21237.
-FEE-
COSLE CONTRACTORS, INC.
5101 BELAIR ROAD, BALTIMORE, MARYLAND, 21206
CHARLES A. LOGAN, REGISTERED PROFESSIONAL ENGINEER
AUGUST 21, 1978
REG. PROF. ENGR. & L.S. #808
BALTIMORE, MARYLAND.
SCALE: 1" = 30'-0"
SHEET NO. 1 OF 1

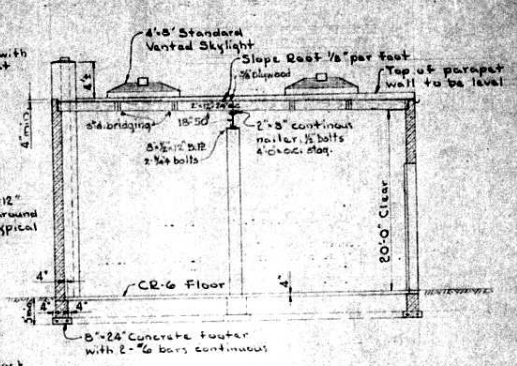
NOTE:
All roof joists to be 2"x12"
at 24" centers.



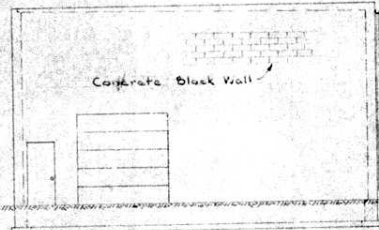
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



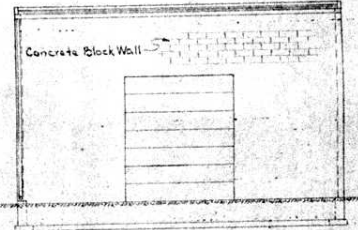
ROOF PLAN
Scale: 1/8" = 1'-0"



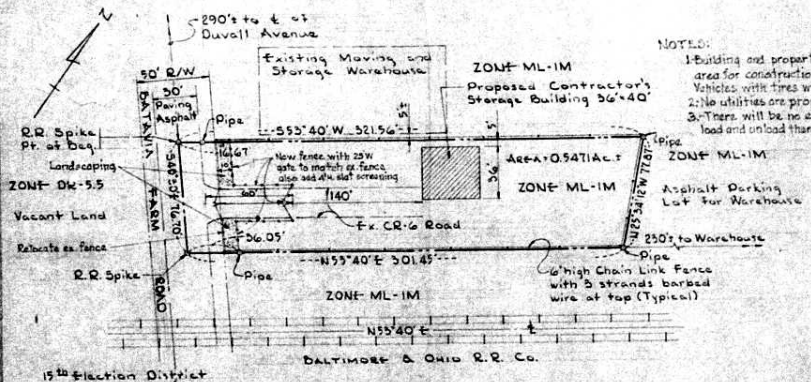
SECTION A-A
Scale: 1/8" = 1'-0"



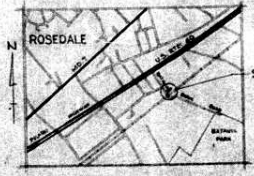
SIDE ELEVATION
Scale: 1/8" = 1'-0"



REAR ELEVATION
Scale: 1/8" = 1'-0"



PLOT PLAN
Scale: 1" = 90'-0"



LOCATION PLAN
Scale in Feet

NOTES:
1. Building and property to be used as storage area for construction equipment and supplies. Vehicles with tires will be stored in building.
2. No utilities are proposed at this site.
3. There will be no employees on site except to load and unload therefore no parking is required.

SPECIFICATIONS
All work to be the best of its respective kind and must be installed in accordance with the rules and regulations of the authorities having jurisdiction over same.
1. Soil Bearing - Footings designed for 2000 lbs. per sq. ft.
2. Footings to be of 3000 lbs. per sq. in. concrete.
3. Foundations (to grade) - 12" or 16" thick as required at cement block with standard "Durr-a-wall" rebar every other course.
4. Walls - 8" or 12" standard cement blocks with "Durr-a-wall" rebar every other course. Tops of bearing walls to be solid.
5. Wall Finisher - Optional by Owner.
6. Doors - To be of sizes and types as noted.
7. Skylights to be 4' x 8' Standard Vented Skylights.
8. Roof - to be as indicated on plans.
9. Roofing - to be 4 ply 15# felt built up - 20 year slag surface.

SPECIFICATIONS CONT
10. Plumbing and Heating - None.
11. Electric - 110V. 220V. electric service of adequate capacity to be furnished and approved by P.G. & E. Co.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 6-26-78
78-115A

PROPOSED STORAGE BUILDING
- AT -
1106 BATAVIA FARM ROAD, ROSEDALE, MARYLAND 21257
- FOR -
COSLE CONTRACTORS, INC.
5101 BELAIR ROAD, BALTIMORE, MARYLAND 21206
CHARLES A. LOGAN
P.E., PROF. ENGR. & L.S. #808
BALTIMORE, MARYLAND
JUNE 20, 1978
SCALE: AS IND.
SHEET No. 1 OF 1

