

UNDER REVIEW FOR FILING
DATE: 1/10/79
J. H. H. H. H.

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 difficulties and unreasonable hardship upon the Petitioner:

the above Variance should be had; and it further appearing that by reason of the EXISTING of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variance to permit a side yard setback of five feet less than the required ten feet and a sum of the side yard setback of twenty feet less than the required twenty-five feet should be GRANTED.

IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of November, 1978, 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

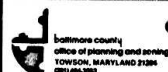
State of Maryland, Baltimore County, to wit:

I HEREBY CERTIFY, that on this _____ day of 1978, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared J. Alan Baldanza and Joanne Baldanza, known to me, or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission expires:



S. ERIC DINENBA
ZONING COMMISSIONER
George J. Martinek
Deputy Zoning Commissioner

November 17, 1978

John Gress a Turnbull, II, Esquire
608 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Bosley Road, 370.04' W
of Silent Meadow Court - 8th
Election District
J. Alan Baldanza, et al -
Petitioners
NO. 79-114-A (Item No. 59)

Dear Mr. Turnbull:

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

Very truly yours,

S. ERIC DINENBA
Zoning Commissioner

SED:mr

Attachments

cc: Mr. Robert E. Hultquist, President
Springdale Community Association
1650 Sandringham Road
Cockeysville, Maryland 21030

Mr. Richard White
1018 Bosley Road
Cockeysville, Maryland 21030

John V. Hession, III, Esquire
People's Council

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

RICHARD B. WILLIAMS, A.S.P.C.
PETER M. WACHS, R.S.

September 11, 1978

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE
BALDANZA PROPERTY

Beginning for the same on the northernmost side of Bosley Road, 70 feet wide, at a point measured North 75° 06' 13" West 370.04 feet from Silent Meadow Court; thence running and binding on the northernmost side of said Bosley Road North 75° 06' 13" West 69.00 feet; thence leaving said road North 4° 53' 47" East 125.00 feet; thence South 75° 06' 13" East 69.00 feet; thence South 14° 53' 47" West 125.00 feet to the place of beginning.

Containing 8,625 Square Feet of Land, more or less.

Being Lot 51, Block "K" as shown on Plat 4, Section III of Springdale as recorded among the Plat Records of Baltimore County in Liber C.T.D. 32, folio 107.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner
FROM: Leslie M. Groat, Director of Planning
SUBJECT: Petition # 79-114-A, Item #59

Petition for Variance for side yard setbacks
North side of Bosley Road, 370.04 feet West of Silent Meadow Court
Petitioner - J. Alan and Joanne Baldanza

8th District

HEARING: Wednesday, November 15, 1978 (10:15 A.M.)

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

Leslie M. Groat
Director of Planning

LHG:JGH:rw

PROBLEMS ASSOCIATED WITH CONSTRUCTION OF GARAGE

- | Preferred | Alternative |
|--|--|
| 1. Variance from county and permission from Baltimore, Inc. for five foot side yard. | 1. Existing driveway has to be torn up and be replaced. |
| | 2. Present driveway has to be closed and another opened. |
| | 3. New driveway from present driveway to front door would have to be taken up and re-graded. |
| | 4. Walk way would have to be placed in front of our home with an over hang which will require all existing front windows be moved forward and replaced. |
| | 5. Present location of air conditioner will have to be changed. |
| | 6. Present shrubbery would have to be planted on the other side of the house. |
| | 7. Jump pump drainage would have to be re-routed. |
| | 8. Cellar stairs would have to be modified somewhat in order that we would be able to exit without difficulty. |
| | 9. Grading for this particular side would be much more expensive than the preferred side. There is a question whether grading might pose a problem with water run off on the side. |

JAMES P. OFFUTT, JR.
ATTORNEY AT LAW
TOWSON, MARYLAND
August 31, 1978

John Grason Turnbull, II, Esq.
Turnbull, Mix & Farmer
608 Bosley Avenue
Towson, Maryland 21204

RE: Dr. & Mrs. J. Alan Baldanza
1016 Bosley Road

Dear John:

Springdale, Inc. has changed its name by Articles of Amendment to Bayfields Inc. Since it was necessary to re-draw the Agreement because of this change, I have made several other changes which establishes the Agreement more to the tune of those waivers which Springdale has heretofore entered into.

In the event you have any questions as to the acceptability of this waiver, please do not hesitate to call me, otherwise, I will assume that it meets with your approval.

After Dr. Baldanza has executed this document, please return a copy to me for my file.

Yours truly,

James P. Offutt, Jr.

JFO:JR/jc

Enc. (1)

CC: Mr. George L. Panos - Enc.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. J. Alan Baldanza
1016 Bosley Road
Cockeysville, Maryland 21030

Item No. 59

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 19th day of September 1978.

Eric DiNenna

ERIC DI NENNA
Zoning Commissioner

Petitioner: Baldanza

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Development Design Group, LTD
216 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

October 18, 1978

to:
Nicholas B. Commodari
Chairman

FROM:
Bureau of Engineering
Department of Public Works
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
County Administration
Industrial Development

Mr. & Mrs. J. Alan Baldanza
1016 Bosley Road
Cockeysville, Maryland 21030

RE: Variance Petition
Item No. 59
Petitioner - Baldanza

Dear Mr. & Mrs. Baldanza:

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 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 suitability of the requested zoning.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:amr
Enclosure

cc: Development Design Group, LTD
216 Washington Avenue
Towson, Maryland 21204

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

November 28, 1978

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

Re: Item #59 (1978-1979)
Property Owner: J. Alan & Joanne Baldanza
N/S Bosley Rd. 370.04' W. Silent Meadow Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acre: 0.1980 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.

General:

Baltimore County highway and utility improvements are not directly involved and/or are as secured by Public Works Agreement #8641, executed in conjunction with the development of "Springside", of which this property comprises lot 51, Block X - "Plant", part of Section 11, "Springside" (67.6, 32, Police 107).

Development of this property through striping, 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 striping of top soil.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the over-irrigation 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #59 (1978-1979).

Very truly yours,

Thomson M. Mouring, P.E.
THOMSON M. MOURING, P.E.
Chief, Bureau of Engineering

ENCLOSURE

D-5W Key Sheet, 44 NE 3 Post Sheet
NE 16A Topog, 52 Tax Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
STEPHEN J. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 59 - SAC - September 14, 1978
Property Owner: J. Alan & Joanne Baldanza
Location: N/S Bosley Rd. 370.04' W. Silent Meadow Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.

Acre: 0.1980
District: 8th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flinnigan
Michael S. Flinnigan
Engineer Associate II

MCF:za

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
301-825-7310

Paul H. Reincke
Chief

October 1, 1978

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

Attention: J. Alan & Joanne Baldanza
Zoning Advisory Committee

Re: Property Owner: J. Alan & Joanne Baldanza

Location: N/S Bosley Rd. 370.04' W. Silent Meadow Ct.

Item No. 59 Zoning Agenda - September 19, 1978

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 or 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

XXXXXX 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: Planning Group
Special Inspection Division

Noted and Approved: *George W. McConnell*
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

October 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #59, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: J. Alan & Joanne Baldanza
Location: N/S Bosley Rd. 370.04' W. Silent Meadow Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acre: 0.1980
District: 8th

Metropolitan water and sewer exist. Therefore, no health hazards are anticipated.

Very truly yours,

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

YHD/SLW/rlh

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-825-7310

THOMAS M. MOURING, P.E.
DIRECTOR

October 24, 1978

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 #59, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: J. Alan & Joanne Baldanza
Location: N/S Bosley Rd. 370.04' W. Silent Meadow Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acre: 0.1980
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 issue 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
Current Planning and Development

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
301-825-7310

THOMAS M. MOURING, P.E.
DIRECTOR

September 25, 1978

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

Dear Mr. DiNenna:

Comments on Item #59, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: J. Alan & Joanne Baldanza
Location: N/S Bosley Rd. 370.04' W. Silent Meadow Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.

Acre: 0.1980
District: 8th

The items checked below are applicable:

(X) 1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.

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

() 3. Additional permits shall be required.

() 4. Buildings shall be approved for use - requires alternative permit.

() 5. Three sets of construction drawings will be required to file an application for a building permit.

() 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's official seal, will be required to file an application for a building permit.

() 7. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 40'.

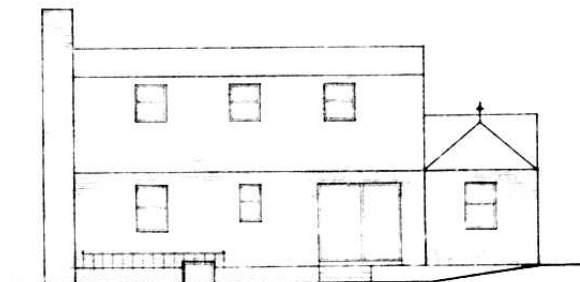
() 8. Requested setback variance conflicts with the Baltimore County Building Code, 2nd Edition.

1. No Comment.

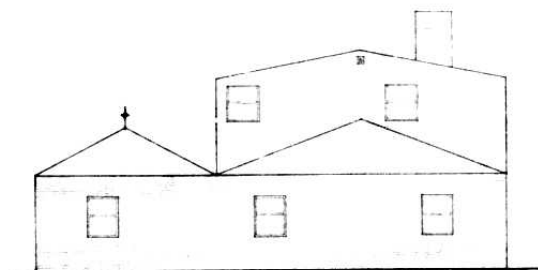
2. Comments:

Very truly yours,
Charles E. Hoffman
Charles E. Hoffman
Plan Review Chief

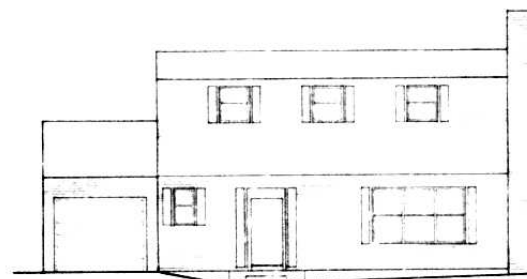
Per G
#2



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

1016 BOSLEY ROAD
SCALE: 1/8" = 1'-0" 8/3/75

