### PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

ONER OF BALTIMORE COUNTY

A construction of the statement of the property distate in Baltanese.

Low wallanana Baldanesa, his. affapal courser, of the property distate in Baltanese County and which is described in the description and plat attached hereto and made a part bereat.

(200,3)

hereby position for a Variance from Section. ABD2.3.8.L.S. REVRIA. A. R. A. R.

sat-back to be five (5) feet rather than the required ten (10) feet.

and to permit a sum of side yards detback of 2h' in lieu of the required 25 feet in a D.R. 3.5 Zone

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

Said strict compliance with the zoning regulations requiring the ten (10) foot set-back would be an unreasonable hardship upon the petitioners and impossible for compliance. That said varitace would not cause any substantial injury to the public health, safety, and seneral welfare of said community.

Property is to be posted and advertised as press: "sed by Zoning Regulations.

Low we, agree to pay expenses of above Variance advertising posting, etc., upon filing of this light, and further agree to and are to be bound by the zoning regulations and restrictions of country adopted pursuant to the Zoning Law For Rallimore County.

me ! Baldan Address 1016 Brelly Road Cockeysville 21030 Towson, MD 21204 F21-0700 RED By The Zoning Commissioner of of Baltimore County, this ... 19th.

of September. 197 . S. that the subject native of this petition be advertised, as required by the Zeeing Law of Baltimere County, in two newspapers of general circulation through required by the Zeeing Law of Baltimere Departs by product and that the public learning to the before the Zeeing Commissioner of Baltimere Products in these sections of the Section County in these sections of the Section County of the Sect

ORDER DAT

19

required by topography, which enclosures and retaining walls shall require the written consent and approval of Springdale, lnc., as to location, size, height, materials used and type of construction.

#### 3. SETBACK AREAS -

(a) No portion of any building, except open porches, eaves, bay windows, and strys shall be located on any lot maser to the front lot line or scarer to the side street lot line than the minimum building settack lines show on any lats for subdivision or re-subdivision of the aforecald tracts of land.

and the sym cotal of the width of both sid: yards shall not be less than eight (8) feet
-- (20) (eet. This side yard res riction shall not be less than toen
-- (20) (eet. This side yard res riction shall apply to any residential
structur, or to any of said lots and also to any garage and/or carport which
is an integral part of such residential Structure.

(c) No side yard shall be required for a detach ty (50) feet or more from the minimum building setb

(d) On encroachment into the aforesaid setback areas of not nore than twelve (12) inches shall not constitute a violation of this restriction contained in this paragraph 3 or of the setback restrictions shown on any plats for the subdivision or resubdivision or any amendments

No residential structure shall be erected on any building plot, the area of which said plot is 'e's than eight thousand (8,000,00) square feet.

said tract the ground floor of which (exclusive of one-story open priches and garages) is 1c s than nine bundred (900) square feet in the case of a one-story structure or less than six hundre' (600) square feet in the case of a one and one-half, two or two and one-half story structure.

e. No structure of a temporary characte, trailer, basencist, ten slack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

7. No noxious or offensive trade or activity shall be carried on upon any building let; nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

8. Springdale, Inc., hereby reserves to itself, its successors and assigns, an easement five feet wide along the rear line of all lots for the murpoor of saintry and store water severs poles for electric power and telephne lines, and for outer utilities, both above and below the sorface of the several poles of the several power and telephne lines, and for outer utilities, both above and below the sorface of the several power of the several power and telephne lines, and for such attendance of all lots for the installation of such facilities and for such alterations of the lond as any be necessary or desirable to effect surface drainage of said lots in such namer as in the opinion of Springdale, line its successors and assigns, aball he proper. Browever, where two contigous lots are in various shall not apply to the cooser interior lot line.

9. No netallic garage shall be constructed or erected on any of the lots uncluded in sai tracts, and prages or carports, when so errected, shall be in keeping with the shelling erected on the respective lots on which it is desired to erect the garage, or carport; provided, however, that said garages shall be of britch, stome and/or frame construction and have slate or amplitude from the external during and location of garages or carports must be expressed in setting by Schinghle, fac.

RE: PETITION FOR VARIANCE

. REFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

J. ALAN BALDANZA, et ux.

......

# ORDER TO ENTER APPEARANCE

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.

Peter Max Zimmerman Deputy People's Counse

.

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

I HERERY CERTIFY that on this 27th day of October, 1978, a copy of the aforegoing Order was moiled to John Grason Tumbull, II, Esquire, Tumbull, Mix & Farmer, 608 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John Tr. Heaven, III

10. No chickens, ducks, grees, or other type or kind of ford, nor horses, ponies, come, or livestock of any kind whatcover, may be kely, maintaination of merce on may lot re joins or in a maintaination of merce on may lot re joins or in armitted to breed downstic maintain such as cats and dogs, etc., or to keep more than two such animals on the premisers.

11. Ne sign of any kind shall be displayed to the public view on any lot except one professional sign of not nore than one square feet, one sign of not nore than few source feet advertising the property for sale or attraction and sales period, not to exceed one hundred square fee, in each sign.

12. Amy or all of the rights and powers (including discretionary powers and rights) herein reserved by or tenferred upon Springdale, ton., herein any be assigned or transferred by Springdale, fine., to any one or more corporations or associations agreeing to scopt them. Buttl such assignment, line., and its indignent shall be final and executed solely by Springdale, line., and its indignent shall be final and executed solely by Springdale, natices until it shall under this provision sale such assignment. Any such assignment or transfer shall be right and springer the strength of the

13. These covenants are to run with and bind the land and shall be binding upon all of the parties am all of the persons classing under them, until Unity (10) years from the date of these presents, at which the said control of the control of the

14. If Springdale, Inc., its successors or assigns, as the case may be shall visited by the content and the case may be larful for any other port to violate any of the overwhath herion, it shall be larful for any other such assigns as shape; to these retrictions, or such presents who shall have been granted the right of enforcement hereunder, to prosecute who shall have been granted the right of enforcement hereunder, to prosecute a stempting to violate any such y segment by person or persons violating or attempting to violate any such y segment of sail property to conform with these covenants and/or recover dataget or other due for neah violation.

Invalidation of any one of these covenants by judement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

TEST: 7

WITNESS the corporate seal of the said Springdale, Inc., and are of 1. H. Hammerman, 11, its President. Warmen to Thesident THIS DECLARATION Made this all day of lifted, in the year one usand nine huntred and sixty-six, by SPRINGDALE. INC., a corporation of

WHEREAS Springdale, Inc., is the owner, in fee simple, of one hundred and sixty-six acres of land, situate and lying on the North side of Bosley Road in the Eighth Election District of Baltimore County, State of Maryland, it having acquired titae thereto under two Deeds to it from Milford F. Lackey na M. Lackey, his wife, one dated June 19th, 1964, and recorded the Land Records of Baltimore County in Liber R.R.G. No. 4341, folis 537, and the other dated June 19th, 1964, and recorded among the Land Records

AND WHEREAS. Springdale, Inc., for the purpose of creating and maintaining a general scheme of development desires that the above mentioned

NOW, THEREPORE, THIS DECLARATION WITNESSETH: That Sprindale, Inc. . for itself, its successors and assigns, in considerat on of the mutual benefit the aforesaid tracts of 1-nd bereinabove referred to the following overants

The purpose of these covenants shall be to provide dignity and character to the overall exterior appearance of the subdivision and are not intended to promibit the normal and natural growth for residential use within a naturally charming and beautiful mistoric surm unding.

The land in said tract and any lot or lots now or hereafter laid 1. The land is said tract and any lot or lots row of network reads there are all and building of structure now of hereafter and shall be occupied and need of structure now of hereafter and to building that the same of the structure of the st

(a) Noting herein contained shall be construed as preventing the use of any garage or garages erected in accordance with the provisions hereinafter contained for the usual purposes of pilote, non-connectal garage of parages.

(b) Real estate sales and/or construction offices may, with the ritten consent and a p oval of Sprindale, Inc. to be erected maintained not operated on any part of said land and/or in any building or structure now not hereafter exected thereon, provided such offices are used and operated in connection with the levelopment of said land on the construction of improve-nents on said land or the said of any part of the premise or any biprove-nents which may be sow or hereafter etc.-ted on said land, but no preven-nents which may be sow or hereafter etc.-ted on said land, but no preven-nents which may be sow or hereafter etc.-ted on said land, but no preven-nents of the said of the said land of the prevent of the said land, but no prevent on said for any of the aforestid purposes set forth in this sub-paragram's (3) without the written consent and approval of Springdale, inc., being first had and obtained.

(c) Any part of any dwelling house or other building now or neresties vested or said land may with the written consent of Springelle, less, be used as a physician! office or dentiste office for the treatment of patients and for the practice of such professions, provides that the physician or dentit using such office resides in the same decline is which such office is located, but no part of said land or any systematic that hereafter erreb the-ees saids and the said land or any systematic section in the land of the said land or any systematic section in the land of the said land or any systematic section in the land of Springeller, like, being first had and chisined.

of Springdate, life, weight the written constitution in an introduced reference have seen any with the written constitution and the programs of the community class, sometimes the community class, sometimes they have of public and for any or all of the word purrous and functions inclientals to or constitution of the word purrous and functions inclientals to or constitution of the word purrous and functions inclientals to or constitution of the word purrous and functions inclientals to or constitution of the word purrous and function shall be used for any of the after careful before making the purposes not forth in hims sub-puragraph (a) without the written comment and approved of Springdate, inc., being first that and obscured.

(c) We part of the land covered by these corenate, conditions and rectificates thall 44 any time is used for ser-selectable thouses, deplete houses, or other types of suituple housing units, it being the intention of Springdale, inc., that all of the lane, centained within the intention of Springdale, inc., that all of the lane, centained within the intention of the purposes, cased such pulposes as has be iperifically reserved bersunded in other preceding or disconding sections to this Declaration.

y, wouldarm, from, will are the structure shall be more not, are took placed or all red in structure or color or any bit until the plans and specification, including color scheme all a grading plan behavior, including color scheme all a grading plan behavior the footnome of the structure, have been approved in within the Scrinchile, line Springdale, but, such and bestime plan state of the scheme of the sc

AGREEMENT

1)

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THIS AGREEMENT made by and between HAYFIELDS, INC., a corporation organized under the laws of the State of Maryland, hereinafter referred to as Party of the First Part, and J. ALAN BALDANZA, and JOANNE BALDANZA, his wife, hereinafter referred to as Parties of the 5 cond Part.

WHEREAS, the Parties of the Second Part are owners of a certain parcel of ground known as 1016 Bosley Road, Cockeysville. Maryland, 21030, which said parcel is located in the subdivision

WHEREAS, Springdale Inc. did record various restrictions which said rest. ictions do in fact encompass the property owned by the Parties of the Second Part, and further a portion of said restrictions do proh.bit, in Section 3(b) hereof, any structure, including a garage, to be not less than eight (8) feet from the si e yard property line; and

WHEREAS, Springdale has the right in paragraph 12 of said restrictions, to waive said restrictions as it deems necessary; and

WHEREAS, the Parties of the Second Part wish to construct a garage closer to the property line than allowed under said restrictions and have requested a waiver from Springdale Inc. of the said eight (8) foot side yard setback to five (5) feet: and

WHEREAS, on May 10, 1978, Springdale Inc., by Articles of Amendment, duly filed with the State Department of Assessments and Taxation, changed its name to HAYFIE'DS INC.

IT IS, THEREFORE, this \_\_\_\_ day of \_\_\_ 1978, agreed by and between the parties here; o, for and in consider ation of the sum of One Dollar (\$1.00) and the mutual cover contained herein, that:

(a) The Party of the First Part does hereby grant a unto the Parties of the Second Part on the property known as 1016 Bosley Road, Cockeysville, Baltimore County, Maryland, as to the requirement of Section 3(b) of the restrictions imposed thereon establishing an eight (8) foot minimum side yard and by these premises permits a side yard of fave (5) feet.

(b) The Parties of the S-cond Part do hereby acree to abide by the balance of the restrictions as set forth therein.

IN WITNESS WHEREOF, the parties hereto have set their

minds and seals the d. ! and year first above written. HAYFIELDS INC. Bre Green & Coffeet, Jr., President

J. Alan Baldanza

Joanne Baldanza

State of Maryland, Baltimore County, to wit:

I MEREBY CERTIFY. That on this day of live State of Royland, in and for the County aforesaid, personally appeared James F. Offutt, Jr., Fresident of Nayleids Inc., known to me to the Witter of the State of Lames F. Offutt, Jr., Fresident of Nayleids Inc., known to me to the Witter of the Witter same for the purpose and scaled the same.

IN WITNESS WHEREOF, I hereunto set my hand and official

My Commission expires: 1 sidly 1, 1982

2 MOTARY

PUBLIC

1. . 3

Notary Public

AUG 3 1 1979

Pu	mant w the advertisement, pecting of property, and public Sorting on the atom Politics
and it a	prouring that by reason of the following finding of facts that strict compliance with
the Re	ltimore County Zoning Regulations would result in practical difficulty and
Unread	conship herdship upon the Patitioners.
the abo	we Varianceshould be had; and it further appearing that by reason of the granting of.
the Va	riances requested not adversely affecting the health, safety, and gameral
Melfer	e of the community. Yariancsa to permit a side yard sethank of five feet
in jey	of the required ten feet and a sum of the side yard seiba to of twenty
(QUE	eet in lieu of the roquired twenty-five feet should be granted.
1	IS ORDERED by the Zoning Commissioner of Builtimore County this
day	November, 197 8., that the berein Publics for the aforementioned Vari-
and	should be and the same is GRANTED, and after the date of this Order
su fic	t to the approval of a site plan by
_	partment of Public Works and the Zoning Commissioner of Bulliance County
fice	of Plenning and Zoning.
Pur	suant to the advertisement, posting of property and public bearing on the above politics
and it a	ppearing that by reason of
	1
	,
the abo	re Variance should NOT BE GRANTED.
	S ORDERED by the Zoning Commissioner of Baltimore County, this
of	
	Zoning Commissioner of Baltimore County

SECCIVED FOR FILING

State of Maryland, Baltimore County, to wit: I MERREW CERCITY, that on this public of the State of Maryland, in and for the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared J. Alan Baldansa and Joanne Baldansa, known to me, br satisfactorily maryland the state of t

IN WITHESS WHEREOF, I hereunto set my hand and official

Notary Public

My Commission expires:

George J. Martinak
Deputy Zoning Commissione:

November 17, 1978

John Gras n Turnbull, II, Esquire 608 Bosley Avenue Towson, Maryland 21204

RE: Petition for Variances N/S of Bosley Road, 370.04' W of Silent Meadow Court - 8th Election District

J. Alan Baldange, et ax -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,

SED:nr

Attachments

cc: Mr. Robert E. Hultquist, President Springdale Community Association 16250 Sandringham Road Cockeysville, Maryland 21030

> Mr. Richard White 1018 Bosley Road Cockeysville, Maryland 21030 John W. Hessian, III, Esquire

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE TOWSON, MARYLAND 21204

RICHARD B. WILLIAMS, ASP.O. PETLO H WATICHLE DE

September 11,1978

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE BALDENZA PROPERTY

Beginning for the same on the northernnost side of Bosley Road, 70 feet wide, at a joint measured North 75° 06' 13" West 370.04 feet from Silent Meadow Court; thence running and tinding on the northernmost side of said Bosley Foad North 75° 06' 13" West F9.00 feet; thence leaving said road Morth '4° 53' 47" East 125. 0 feet; thence Fout. 75° 06' 13" East 69.00 feet; thence South 14° 53' 47" West 125.00 feet to the place of bestoring.

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

Being Lot 51, Block "K" as shown on Plat &, Section III of Springdale as recorded among the Flat Records of Baltimore County in Liber 0.T.G. 32, folio 107.

## BARTIMORE COUNTY, MARTEAND WITTH-OFFICE CORRESPONDENCE

TO..... S. Eric Di Nenna, Zoning Commissioner

November 9, 1978

Leslie H. Graef, Director of Planning Petition # 79-114-A. Item #59

Petition for Variances for side yard setbacks North side of Bosley Road, 370.04 feet West of Silant 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.

LHG:JGH:rw

PROBLEMS ASSOCIATED WITH CONSTRUCTION OF GARAGES

- 3 -

Preferred

1. Variance from county and permission from Springdale. Inc. for five foot side yard

Alternative

Existing driveway has to be torn up and be secued.

a. resent curp has to be closed

s. sewai: from present driveway to front bor would have to be taken up and re-seeded.

4 Walk way would have to be placed in front of our home with an over hang which will require all existing front surubs be moved forward and replanted.

Present shrubbery would have to be planted on the other side of the house.

Sump pump drainage would have to be re-routed.

Cellar stairs would have to be modified somewhat in order that we would be able to exit without difficulty.

9. Grading fo: 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 this side.

TOWNON & MARYLAND

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

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

THE RESIDENCE

Dear John

Springdale, Inc. has changed its name by Articles of Amendment to Mayfields 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 waiters which Springdale has herer fore 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.

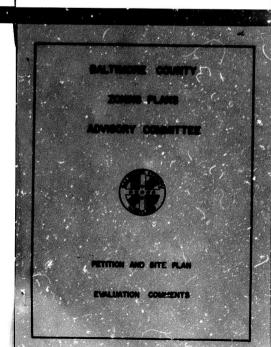
Yours truly,

James F. Offutt, Jr.

JFO, JR/jc?

Enc. (1)

CC: Mr. George L. Panos - Enc.



JAMES F. OPPUTT, Ju. August 31, 1978

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 18, 1978

COUNTY OFFICE BLDG. 111 M. Chesapeske Ave. Towsen, Maryland 2120 000 Wicholas B. Com Chateman

Department of Traffic Engineering

State Boads Commis

Buseau of Fire Prevention

Health Departmen

Project Planning

Building Depart

Board of Education

Ioning Administre Industrial

Bureau of

Item No. 59

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 filed 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.

> Mileb S Commodari Zoning Plans Advisory Committee

Very truly yours.

Enclosure

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

TOWISHIN MARYLAND 21204 VTON M. MOURING, P.E.

77-114-1

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson - Haryland 2120

> Ro: Item #59 (1978-1979) Itom #59 (1978-1979)
> Propert, Omer: J. Alan & Joanne Baldanze
> M/S Bosley RH. 370.0+' W. Silent Meadow Ct.
> Existing Zoning: D.2. 2.5
> Progreed Zoning: Variance to permit a mide setback
> of 5' in: leu of the required 10'. Acres: 0.1980 District: 8th

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.

Balkimore County highway and utility improvements are not directly involved and/or are as secured by Public Morks Agreement #86611, executed in conjunction with the development of "Springdale", of which this property comprises Lot 51, Plock x. "Plat W, part of Section III, Springdale" (0.11.6, 32, Police 107).

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

The Intitioner must provide necessary draining facilities (temporary or permanent) to provent creating way muisances or demages to adjacent properties, especially by the commentation of surface waters, correction of any problem which may result, but to improper randing or improper installation of drainings facilities, would be the full responsibility of the Jutticement.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 959 (1979-1979).

Very truly yours, Mount A Varfeed. ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

U-SW Key Sheet, 64 NE 3 Pos. Sheet NE 16A Topo, 52 Tax Map

October 20, 1978

Mr C Pric DiMenne Zoning Commissioner County Office Build hwson, Maryland 2120

Property Owner: Location: Existing Zoning:

- 2MC - September 1", 1926 J. Allan & Joanne Beldanza N/S Botley Bd. 370.04" Willent Meadow Ct. B. R. 3.5 J. Variance to permit a side setback of 5' in lieu of the required 10'

Acres: District:

MSF/Sea

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

Very traly yours,

Michael 5. Flonigan Engineer Associate II

Mr. & Mrs. J. Alan Baldanza

1016 Bosley Road Cockeysville, Maryland 21030

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

Zoning Adivsory Committee

Location: [1, 5, 1, 2, 2]. The Worland December 2.. Zoning Agenda

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. Pire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved road in accordance with Bailimore County Standards as published by the Department of Public Vorks.

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

( ) 3. The vehicle dead end condition shown at \_ EXCEEDS the marinum allowed by the Fire Department.

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

 The buildings and structures existing or proposed on the sits shall comply with all applicable requirements of the National Pire Pro-tection 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. Hoted not Livery M. Magandt 11 1/1/11

REVIEWER Planning Group Special Inspection Division

Pire Prevention Bureau

TOWERD MARY AND 2120

DONALD J. ROOP, M.D., M.P.H.

THD/R/W/fth

October 27, 1978

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

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

J. Alan & Joanne Baldanza M/S Boeley Rd. 370.04' W Silent Meadow Ct. D.R. 3.5 Variance to permit a side setback of 5' in Property Owner: Existing Zoning:

Proposed Zonings lieu of the required 10' District

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

Very truly yours.

Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICE

battimore county c'ice of planning and zonin 1 JWSDA MARYLANE "1204 301-494 3211

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. DiNenno

Comments on Item \$59, Zoning Advisor; Committee Meeting, Suptember 19, 1978, are as follows

Property Owner J. Alan and Joanne Baldanza rroperty. Uniter. J., Nan and Jaanne Baldearea.
Location. N/S Basiley Road 370,04" W., Silent Meadow Churt
Estising Zoning. D. R. 3.5
Propused Zoning. Variance to permit a side setback of 5" in lieu of the required 10".

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 action, but are to issue that all parties are most 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 fractors requiring comment.

Very truly yours,

John L. Wimbley

Sentember 25, 1978

Mr. 5. Pric 3d mrs. Loning Commissioner Office of Flamming and Zoning County Office Pailding Towson, Maryland 21702

Dear Mr. Di Sanna

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

Property Owner:

J. Alen & Joanne Baldanie
FCB Bogley Rend 177,0," \* Silent Mendow Jourt
Battisz Josiss D. B. 15
Proposed Benham Tariance to permit a side setback of S' in live of the
required 179.

Acres: District:

The items thecked below are applicable

X.A. Structure shall conform to Baltimore County Building Code (8.0.0.8.) 1970 Edition and the 1971 Supplement, and other applicable codes.

" b. I but ding permit she"; be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit. Y.E. Three sets of construction drawings will be required to file an application for a builting permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seas wil' be required to file an application for a building permit.

Y.C. Nood from wells are not possible visits )\*O\* of a property line. Contact building Department of Missions is between \*D\*\* and \*D\*\* of a property line. A cost book of property line. The cost book of property line. The cost book of line is the cost line. A cost line is the cost line. A cost line is the cost line. The cost line is the cost line is the cost line. A cost line is the cost line is the cost line. The cost line is the cost line is the cost line is the cost line. The cost line is the cost line is the cost line is the cost line is the cost line. The cost line is the cost line. The cost line is the cost line is the cost line is the cost line is the cost line. The cost line is the cost

J. Compents

Thanks & Sumb

C'S:TT)

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1978

Mr. S. Eric D'Nenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: September 19, 1978

PE: Item No: 59
Property Owner: J. Aian 4 Joanne Baldanza
Location: N/S Boxley Bd. 370.04 M. Silent Meadow Ct.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 5 in lieu of
the required 10'.

District: 8th

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours. W. Nick Petrovich, Field Representative

MNP/bp

MATERIA M. McGOWAN PRESIDENT

" LIVIES

ALVIN LORFCK MRS. MILTON B. CMITE. P. BICHARD W. TRACET DV.

PETITION FOR	
YARRANCES	
CONTROL Purpose for Variances	
COMING Purson for Variances	
LOCATION NOTE MOS OF BORREY	
at 170 to tem West of Briefs	
DATE & TIME Wednesday Sq.	
18. 1970 M 10 15 A.M.	
PUBLIC HEARING Room 104	
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Charles Com Property, No.	
	B
Public Hearing Room 188.	CO.
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Pr ONDER OF	Marie .
204/VS COMMISSIONER	<b>100</b> -50.
AND	B86
DE PROE A MARTINA	200
COMMISSIONER	<b>30</b>
OF BALTIMON COUNTY	560

· ·	EVISPAPENS	
TOWSON, MD 21204 0c	tober 26 197	
THIS IS TO CERTIFY the PETITION FOR SPECIAL Baldanza: et ux	the annexed advertisement EXCEPTION - J. Alan	of
was inserted in the following	ı	
☐ Catonsville Times	El Towson Times	
☐ Dundalk Times	☐ Aroutus Times	
☐ Essex Times	□ Community Lin	ies

Suburban Times East weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 27th day of October 19.78, that is to sa, the same

was inserte in the issues of October 26. 1978

STROMBERG PUBLICATIONS, INC.

By Erche Berge

675°06'19'E 61.00" DATE DE Suburban Times West WE 16-1 DIO'S TO SILEUT 9.1171

DELELOPMENT DESIGN CROUP, UTD 216 WASHINGTON AVE, TOWSON, MD. 828-0727

×			
BALDENZ	DET DALTO CO. NO.	1016 000	LET ROAD
WALF. IS	• 20'	الم الم	PRINGDALE"
ZONED S	水シラ 1625年	eer III 5	32/107
DATE 9	110	0.1.6	02/12

• CERTIFICATE OF POSTING 79-114-A S DEPARTMENT OF BALTIMORE COUNTY Tourse, Maryland

District & Canansia	Date of Posting 10/39
Posted for Canania.	Joanne Baldaniza
Location of property N 15 1	Joanne Pallarina Barley Od. 30.08 ft West Menter W. J. Majerty (1816 Barley M.)
Posted by Slan Con	Date of return:

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this\_\_\_\_\_\_\_ September 197 . Filing Fee \$ 2 00

retitionar's Attorney Al. C Truck

Reviewed by Al.

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

PETITION	MAPPING			PROGRESS SHEET				ET		
FUNCTION			Wall Map Orig			licate	Tracing		200 Sheet	
Descriptions checked and outline plotted on map	dote	by	date	by	date 4.1	44	date	by	date	by
Petition number a ded to outline										
Denied										
Grant d by ZC, BA, CC, CA										
Reviewed by:		-			d Pla		r desi	riptii		
Previous case: Nic			1	Мар #	-NE	160	1			No

# CERTIFICATE OF PUBLICATION

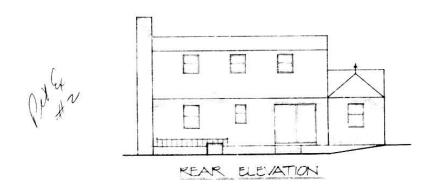
THIS IS TO CEPTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Tow-on, Baltimore County, Md., once in cach 23th day of ..... 1042407 .....

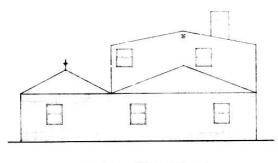
> THE JEEFERSONIAN. Nanaper Nanaper

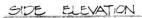
Cost of Advertisement &

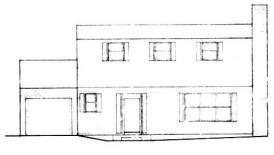
BALTIMORE COUNTY, MARYLAND OFFICE OF FEMALE, REVENUE DIVISION MISCELLAND IS CASH RECEIPT			
CATE COS. 18, 1978 ACCOUNT 01-662			
SECTION John Grasen Farmbull, II, Require			
483 8 7 F.Cl. 19 2 5 A.C. NEU VALIDATION OF BIONATURE OF CASHIER			











FRONT ELEVATION

1016 505LEY ROAD EXALE: 1/8" = 1:0" 8/3/78

