

79-227-A
#153

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Teresa Zannino, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 22.1 to permit a front setback of 0' instead of the required 10'

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

This setback is very much needed because we are using our present lot for a garage business + carport business and we are critically short of space in it. Another setback for our carport would enable us to convert our lot into a more efficient manner.

48
SE 1/4
1-1/2-29
10-1-79
10-1-79

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.

DATE April 17, 1979
ORDER RECEIVED FOR FILING

Contract purchaser	<u>Teresa Zannino</u>	Legal Owner
Address	<u>7770 Gough Street</u>	
	<u>Baltimore Maryland 21224</u>	
	<u>2848274</u>	
Petitioner's Attorney	<u>John W. Hession, III</u>	Protestant's Attorney
Address	<u>Loyola Federal Building</u>	
	<u>Towson, Md.</u>	

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of January 1979, 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 9th day of April, 1979, at 10:15 o'clock

A.M.
S. Eric DiNenna
Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE
NW corner of Gough St. & 52nd St.,
15th District
TERESA ZANNINO, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 79-227-A

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
4-4-2183

I HEREBY CERTIFY that on this 30th day of March, 1979, a copy of the foregoing Order was mailed to Teresa Zannino, 7770 Gough Street, Baltimore, Maryland 21224, Petitioner.

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


baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353
S. ERIC DINENNA
ZONING COMMISSIONER

April 17, 1979

John J. Brennan, Esquire
Loyola Federal Building
22 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
NW corner of Gough St. and 52nd St. -
15th Election District
Teresa Zannino - Petitioner
NO. 79-227-A (Item No. 153)

Dear Mr. Brennan:

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

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/mc

Attachments

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

Mr. John Seward
7768 Gough Street
Baltimore, Maryland 21224

Variance Description
Beginning at a point on the Northwest corner of Gough St. and 52nd St. and known as lot 25 of Defense Heights and recorded among the land records of Baltimore County in Liber 12 Folio 117
Also known as 7770 Gough Street

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner
Date: March 29, 1979
FROM: Leslie H. Graef, Director
Office of Planning and Zoning
SUBJECT: Petition #79-227-A, Item No. 153

Petition for front yard setback
Northwest corner of Gough Street and 52nd Street
Petitioner - Teresa Zannino

15th District

HEARING: Monday, April 9, 1979 (10:15 A.M.)

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

Leslie H. Graef
Leslie H. Graef, Director
Office of Planning and Zoning

LHC:JGH:mw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 2, 1979

Ms. Teresa Zannino
7770 Gough Street
Baltimore, Maryland 21224

RE: Item No. 153
Petitioner - Zannino
Variance Petition

Dear Ms. Zannino:

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.

Located on the northwest corner of Gough and 52nd Streets, in the 15th Election District, the subject property is adjacent to an existing row home development and is improved with the facilities of your residence and store. Because of your proposal to construct an addition to the front of the existing building, this Variance for setback is required. This property was the subject of a previous Zoning Hearing (Case No. 71-187-A), in which a Variance for parking was granted.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. The 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/sf


baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURIN, P.E.
DIRECTOR

February 22, 1979

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

Re: Item 153 (1978-1979),
Property Owner: Teresa Zannino
N/W cor. Gough St. & 52nd St.
Existing Zoning: BL
Proposed Zoning: Variance to permit a front setback of 0' in lieu of the required 10'.
Acres: 0.700 sq. ft. 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.

General:

This property is lot 25 of "Defense Heights", a recorded residential development (C.W.B., Jr. 12, Folio 117).

Baltimore County highway and utility improvements are not directly involved.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #153 (1978-1979).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ms
cc: J. Wimbley

ORDER RECEIVED FOR FILING

DATE Jan 13, 1979

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

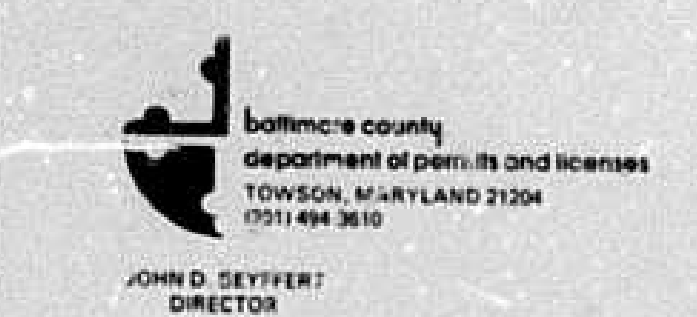
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of April, 1979, that the herein Petition for Variance(s) to permit a front yard setback of zero feet in lieu of the required 10 feet should be GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County



January 25, 1979

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

Dear Mr. DiNenna:

Comments on Item #153 Zoning Advisory Committee Meeting, January 16, 1979 are as follows:

Property Owner: Teresa Zannino
Location: NW/C Gough St. & 52nd St.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a front setback of 0' in lieu of the required 10'.

Acres: 2,700 sq. ft.
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1979 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new law - requires alteration permit.

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

F. 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.

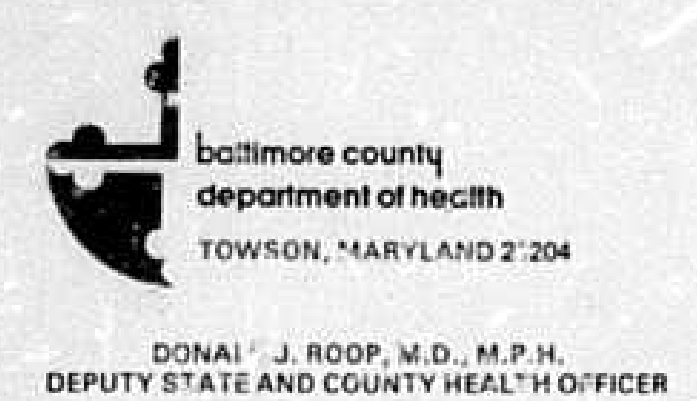
X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. A fire wall is required on property line construction and shall be of 8" masonry - 2'0" higher than roof.

H. Domestic setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: If walk-in box exceeds 196 sq. ft. and is insulated with foam plastic it requires sprinklers within.

Very truly yours,
[Signature]
Charles E. Burnham
Plans Review Chief



February 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #153, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: Teresa Zannino
Location: NW/C Gough St. & 52nd St.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a front setback of 0' in lieu of the required 10'.

Acres: 2,700 sq. ft.
District: 15th

Metropolitan water and sewer exist.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,
[Signature]
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/JRP/fth
cc: J. J. Dieter



March 14, 1979

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 #153, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

Property Owner: Teresa Zannino
Location: NW/C Gough St. and 52nd St.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a front setback of 0' in lieu of the required 10'.

Acres: 2,700 sq. ft.
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 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,
[Signature]
John L. Wimbley
Planner III
Current Planning and Development

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 18, 1979

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

Z.A.C. Meeting of: January 16, 1979

RE: Item No: 153
Property Owner: Teresa Zannino
Location: NW/C Gough Street & 52nd Street
Present Zoning: B.L.
Proposed Zoning: Variance to permit a front setback of 0' in lieu of the required 10'.

District: 15th
No. Acres: 2,700 sq. ft.

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours,
[Signature]
W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH H. MCGOWAN, President
T. BAYARD WILLIAMS, JR., Vice President
MARCUS M. BOGIBANS

THOMAS H. BOYER
MRS. LOURANE F. CHURCH
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON S. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT T. L'HEU, Superintendent

March 12, 1979

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

RE: EAC - January 16, 1979

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on the following items: 149, 150, 152, 153, and 155.

Very truly yours,
[Signature]
Michael S. Fianigan
Engineer Associate II

MSP/and

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 11th day of January, 1979.

[Signature]
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Zannino
Petitioner's Attorney: _____ Reviewed by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Ms. Teresa Zannino
7770 Gough Street
Baltimore, Maryland 21224

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of Dec 1978. Filing Fee \$ 25.00. Received Check

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Teresa Zannino Submitted by: *[Signature]*
Petitioner's Attorney: _____ reviewed by: _____

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

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans: Change in outline or description		Yes		No			
Previous case: 4718			Map #							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 3/15/79

Posted for: *[Signature]*

Petitioner: *[Signature]*

Location of property: *[Signature]*

Location of Signs: *[Signature]*

Remarks: _____

Posted by: *[Signature]* Date of return: 3/26

Signature _____

1 sign

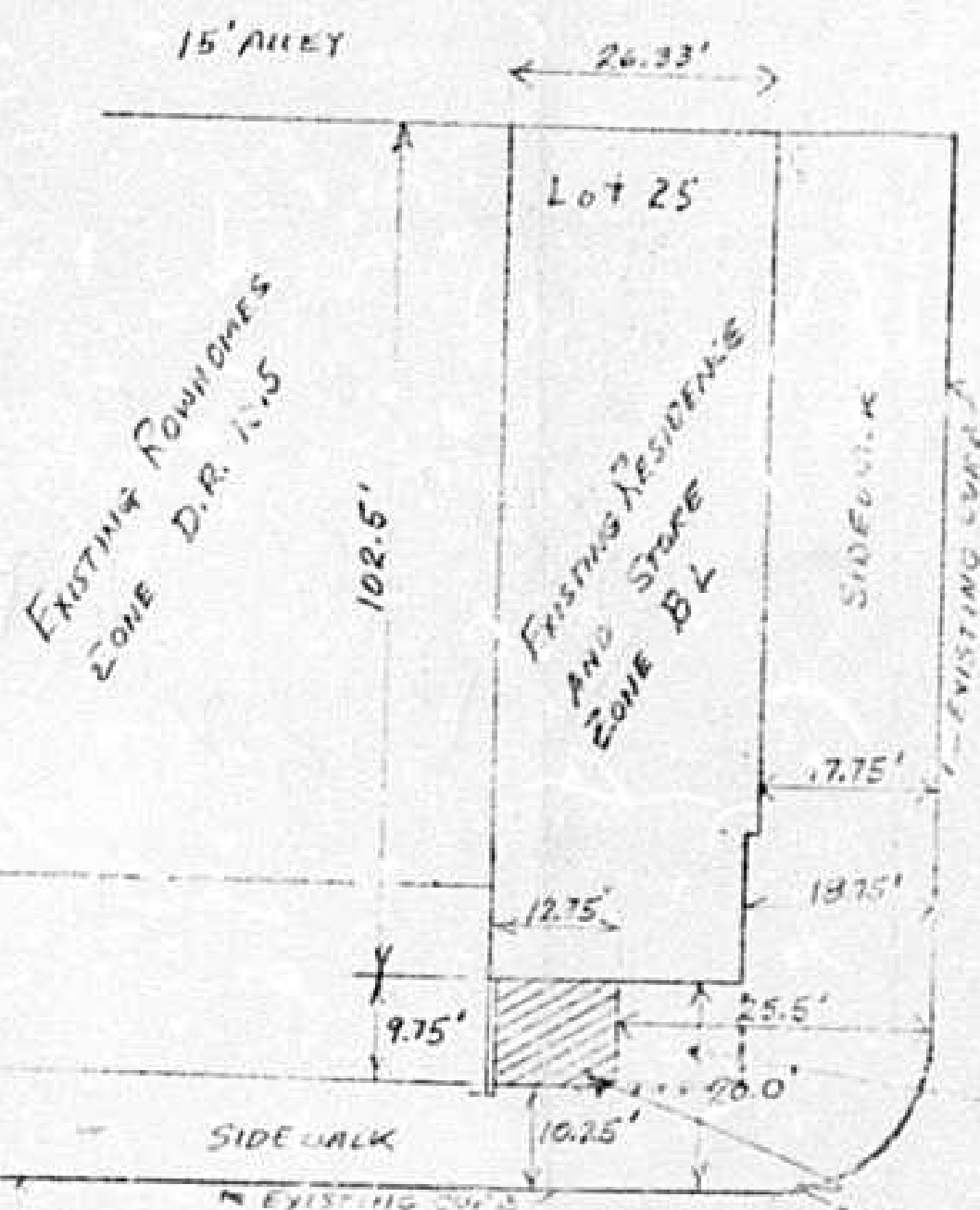
PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY John Paul Wynn

DATE 4/29/79

79-227



52nd STREET (60'W)

Proposed Trash Enclosure - 5 Chain Link Fence With Stairs

WALK-IN FREEZER
APPLIED FOR
PERMIT # 1230-70
0-5-76

GOUGH STREET (50'W)

COLEGATE SCHOOL GROUNDS
ZONE D.R. 10.5

NOTES

EXISTING ZONE : BL
EXISTING USE : GROCERY & RESID.
ELECTION DIST. : 15th

PARKING DATA : NO OFF-STREET
PARKING IS AVAILABLE.

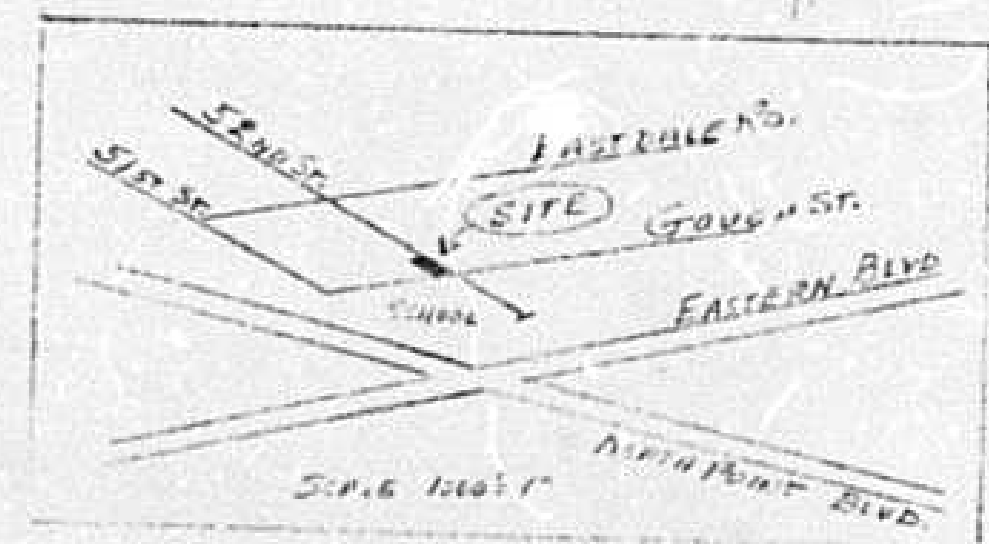
SPACES REQUIRED :

232L 1SP/200' OF STORE FRONT = 12.5SP

124 1SP RESIDENCE USE = 1SP

1SP/200' OF STORE NEW = 1SP
14 SPACES

VARIANCE TO SEC. 401.2(a) & 409.2(b)
TO PERMIT (0) PARKING INSTEAD OF (14)
Granted Case # 9708.
All Utilities Exist



APPLICATION	ZANNINO'S MARKET	DATE	11/30/78
BDDG PERMIT	MR. LARRY ZANNINO	SCALE	20' = 1"
# 09340	7770 GOUGH STREET		
COMMERCIAL	PARTIAL		

