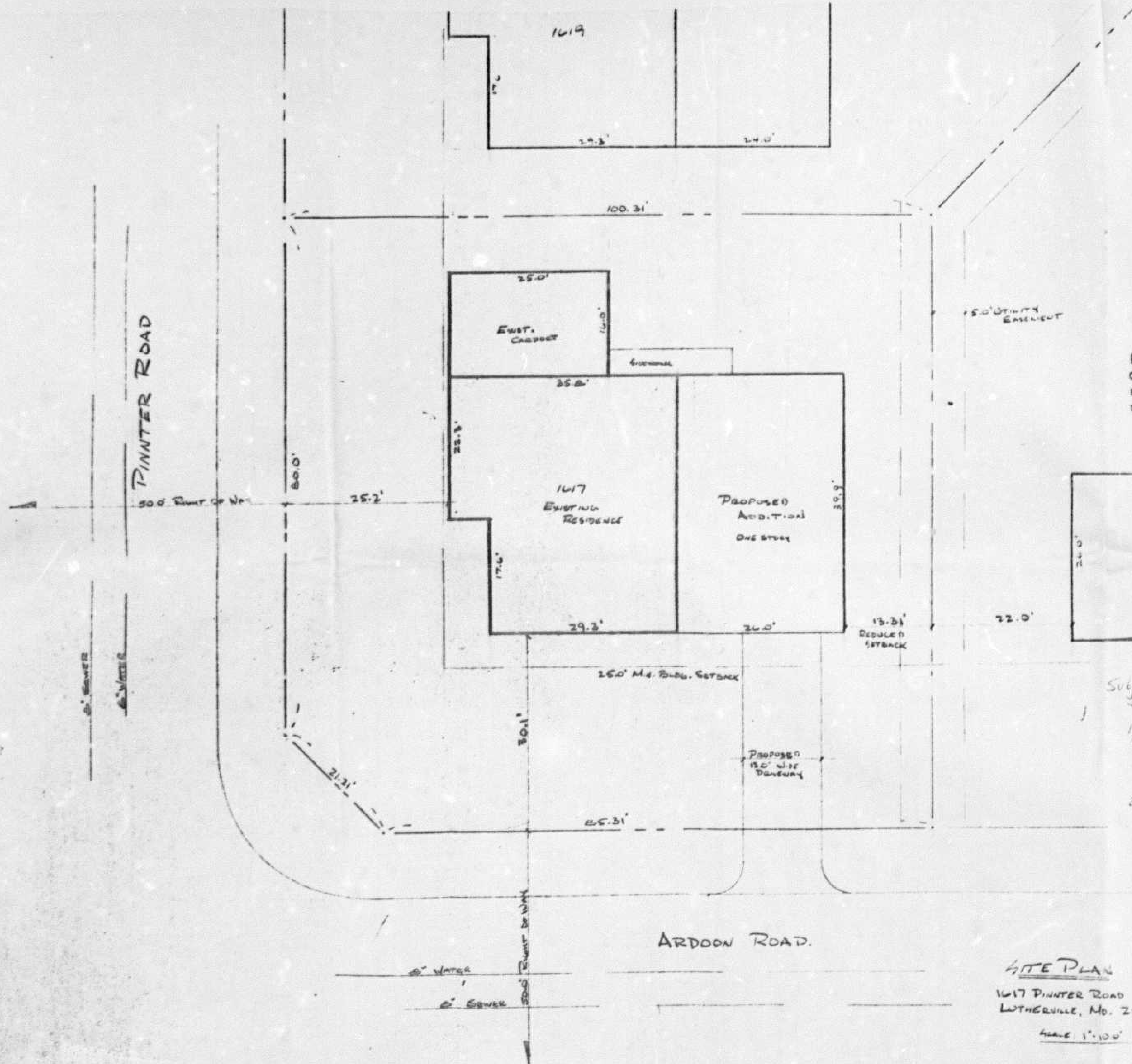
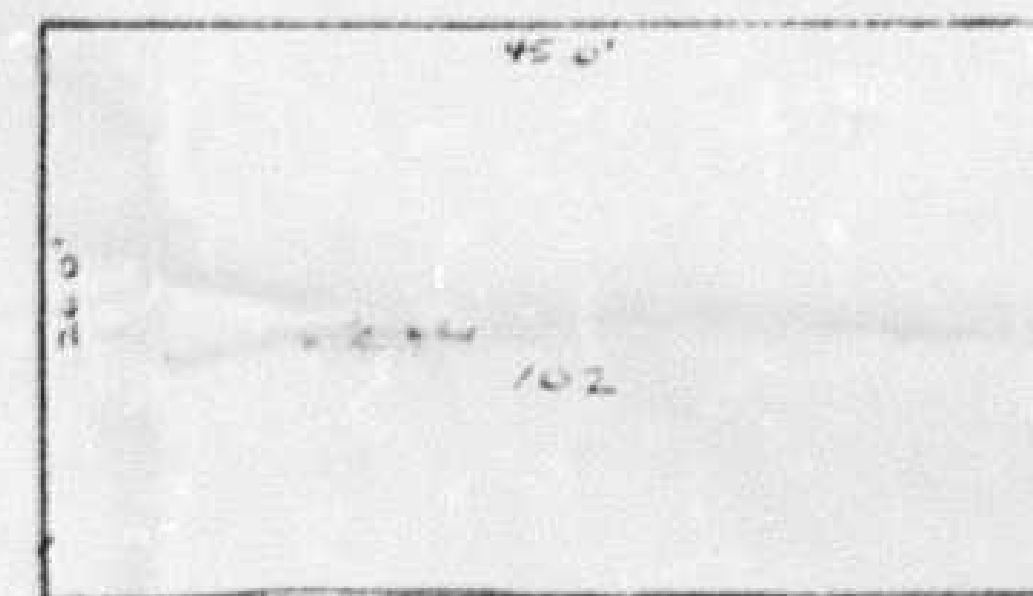




PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Williams
DATE 3-5-80
79-251-A



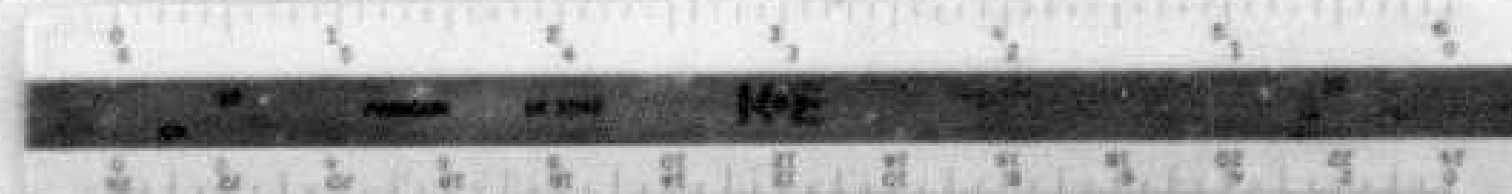
- Subject to the following restrictions
as per 79-251-A, 10/22/79
- 1) No motor driven vehicle, whether driven by gasoline, diesel or electricity, shall be kept for operation, repair, or light for remuneration, here or else.
 - 2) No machinery of any type, requiring electrical current for its power source in excess of that used for residential purposes, shall be kept, maintained or used.

SITE PLAN (Ex. Zoning 225.5)

1617 PINNTER ROAD
LUTHERVILLE, MO. 21093

Exec. Dist. No. 2
Precinct No. 10

Scale: 1"=100'



79-251-A
180

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul P. & M. Anne Ragonese, 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 1802.34B, (211.4) to permit a rear yard of 13.31 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty. It is desired to erect an addition to the existing dwelling consisting of a rectangular single story structure approximately 40 feet long, 25 feet wide, and 11 feet high to serve as a garage/berry/hobby shop area. Hardship and/or practical difficulties are as follows: 1. The possible alternative of purchasing a house more suitable to my needs, is financially prohibitive because of the extremely high cost (principal, interest, taxes, expenses, real estate commissions, etc.) and would be extremely difficult, if not impossible, to find because of the particular requirements of the additional space needed. 2. Without the proposed addition it would be virtually impossible for me to pursue my avocational interests. 3. My neighbor adjacent to my rear yard does not object to the change in the rear yard setback requirement.

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.

Contract purchaser
Address: 1617 Pinner Road
Lutherville, Maryland 21093
Petitioner's Attorney
Address: _____
Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May 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 20th day of June 1979 at 9:45 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
NE corner of Pinner Rd. & Ardooon Rd.
8th Election District

PAUL P. RAGONESE, et ux,
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 Counsel

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

I HEREBY CERTIFY that on this 31st day of May, 1979, a copy of the foregoing

Order was mailed to Mr. and Mrs. Paul P. Ragonese, 1617 Pinner Road, Lutherville, Maryland 21093, Petitioners.

John W. Heslan, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Paul P. Ragonese
1617 Pinner Road
Lutherville, Maryland 21093

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 1st day of May 1979.

Eric DiNenna

Eric DiNenna
Zoning Commissioner

Petitioner: Ragonese
Petitioner's Attorney: _____

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 1, 1979

Mr. & Mrs. Paul P. Ragonese
1617 Pinner Road
Lutherville, Maryland 21093

RE: Item No. 180
Petitioner - Ragonese
Variance Petition

Dear Mr. & Mrs. Ragonese:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

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

baltime county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 21, 1979

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

RE: Item #180 (1978-1979)
Property Owner: Paul P. & M. Anne Ragonese
N/E cor. Pinner Rd. & Ardooon Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a rear setback of 13.31' in lieu of the required 30'.
Acres: 0.2213 Dist. Lot: 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. There is a 5-foot drainage and utility easement along the easterly side of this lot 1, Block 5 of "Plat Two Section Two York Manor", recorded G.L.B. 24, Folio 145 (note Folio 45 as indicated).

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 #180 (1978-1979).

Very truly yours,

ELLENWOOD M. DYER, P.E.
Chief, Bureau of Engineering

END:ESM:FWL:ms

cc: J. Wimbley

R-SW Key Sheet
48 N.E. 1 Pos. Sheet
ME 12 A Topo
61 Tax Map

baltime county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 494-3111

LESLIE H. GRAFF
DIRECTOR

April 16, 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 #180, Zoning Advisory Committee Meeting, March 13, 1979, are as follows:

Property Owner: Paul P. and M. Anne Ragonese
Location: NE/C Pinner Road and Ardooon Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 13.31' in lieu of the required 30'.
Acres: 0.2213
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 assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(410) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 4, 1979

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

RE: Zoning Comments

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items: 177, 178, 179, 180, 183, and 186 of the Zoning Advisory Committee of March 1, 1979.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

HSP/tmd

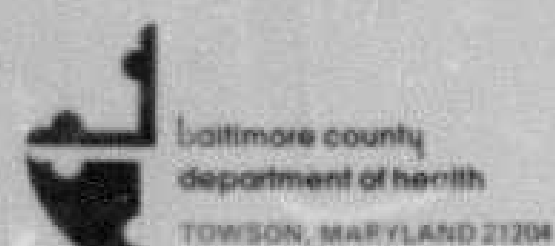
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of October, 1979, that the herein Petition for Variance to permit a rear yard setback of 13.31 feet in lieu of the required 30 feet, for the expressed purpose of constructing an addition to the existing improvements to contain a residential garage, den, and hobby shop, should be and the same is GRANTED, from and with the date of this Order, subject, however, to the following restrictions:

1. No motor-driven vehicle, whether driven by gas, line, diesel, or electricity, shall be equipped for operation, repaired, or kept for remuneration, hire, or sale.
2. No machinery of any type, requiring electrical current for its power source in excess of that used for residential purposes, shall be kept, maintained, or used.
3. 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 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 19th day of October, 1979, that the herein Petition for the Variance(s) to permit



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 16, 1979

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

Dear Mr. DiNenna:

Comments on Item #180, Zoning Advisory Committee Meeting of March 13, 1979, are as follows:

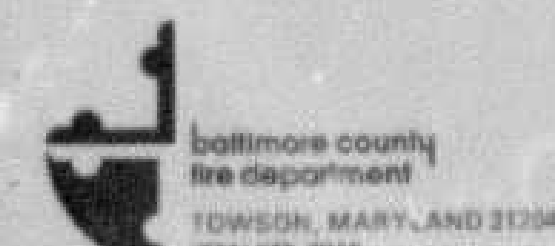
Property Owner: Paul P. & M. Anne Ragonese
Location: NE/C Pinster Rd. & Ardoon Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 13.31' in lieu of the required 30'.
Address: 0.2213
District: 8th

Metropolitan water and sewer exist. Therefore, the proposed house addition should not present any health hazards.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/NEP/tms



Paul H. Reinecke
Chief

March 21, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Paul P. & M. Anne Ragonese

Location: NE/C Pinster Rd. & Ardoon Rd.

Item No. 180 Zoning Agenda Meeting of 3/13/79

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 of _____ 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 load and condition shown at _____ 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.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. Ragonese
Planning Group Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 23, 1979
FROM: Ted Burdum
SUBJECT: Zoning Advisory Committee Meeting
March 13, 1979

ITEM # 177 See attached comments
ITEM # 178 Standard comments - Permits required etc.
ITEM # 179 Standard comments - Permits required etc.
ITEM # 180 Standard comments - Permits required etc.
ITEM # 181 See attached comments
ITEM # 182 No comments
ITEM # 183 Standard comments - Permits required etc.
ITEM # 184 See attached comments
ITEM # 185 See attached comments
ITEM # 186 See attached comments

Charles E. Burdum
Ted Burdum, Chief
Plans Review

TS:rzj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 8, 1979

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

Z.A.C. Meeting of: March 13, 1979

RE: Item No: 177, 178, 179, 180, 181, 182, 183, 185, 186
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Address:

Dear Mr. DiNenna:

None of the above have any bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/tp

JOSEPH R. MCGOWAN, President
THOMAS H. BOYER
T. BAYARD WILLIAMS, JR., Vice President
MRS. GRAHNE F. CHIRCO
MARKUS W. BOTSARIS
ROGER E. HAYDEN
ROBERT Y. GUSSEL, Superintendent
ALVIN LORECK
MRS. MILTON E. SMITH, JR.
RICHARD W. TRICEY, C.V.M.

PAUL P. RAGONESE

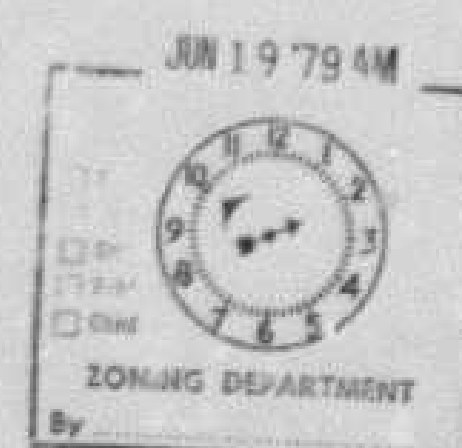
Lutherville, Md.

Zoning Commission

Re: Case 79-251-A 1617 Pinster Road
Hearing 6-20-79 9:45 AM

Gentlemen

Would it be in order to ask the applicant whether or not the garage will be used for car repairs? Rumor has it that weekends are now spent elsewhere in this activity. The cost of the addition would seem rather high for non-business activities such as garage, den and hobby room. I regret that, since I don't know the applicant or what friends he may have, it would be foolish to sign my name.



79-204

Mr. William Hammond
Zoning Commissioner of Baltimore County
Baltimore County Office of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Variance, NE/corner
Pinster Rd. & Ardoon Rd. - 8th District
Case No. 79-251-A

Dear Mr. Hammond:

I have enclosed an alternate design in connection with the variance I requested before you on Wednesday, June 20, 1979. While I still desire to have you approve the rear yard setback reduction to 13.31 feet from the required 30 feet I have completely redesigned the addition itself. From the drawing I have furnished with this letter please note the following:

1. The garage/hobby shop area will be simply an extension of the existing carport.
2. Access to the new addition will be from the existing driveway on Pinster Road.
3. The area of the proposed addition has been reduced from 1040 square feet to approximately 635 square feet.
4. The redesigned addition is less obtrusive and obstructive to adjoining neighbors due to the increased setback from Ardoon Road and the fact that there will be no driveway access to the addition from Ardoon Road.

While I would like you to consider the original proposal on its merits I feel that the alternative that I am presenting here might provide you with a reasonable alternative should you feel my original proposal unacceptable.

In any event I thank you for allowing me the opportunity to present this second proposal for your consideration.

Thank you,

Paul P. Ragonese

PFR/lb
enc.

App. Ex 2

P. O. Box 36
Lutherville, Maryland 21093
May 31, 1979

Mr. William Hammond, Zoning Commissioner
Baltimore County Office of Planning and Zoning
Towson, Maryland 21204

RE: Petition for Variance,
NE/corner Pinster Rd. & Ardoon Rd.-
8th District
Case No. 79-251-A

Dear Mr. Hammond:

I am writing this letter to inform you that the York Manor Improvement Association has no objection to the variance in rear yard setback requirements as requested by Mr. and Mrs. Paul P. Ragonese for their property located at 1617 Pinster Road. Our Association has reviewed the plans submitted to us by Mr. Ragonese and has discussed the matter with him in some detail and, as a result, does not object in any way to your approval of this Petition for Variance.

Yours truly,

YORK MANOR IMPROVEMENT ASSOCIATION

Michael O. Kagan, M. D., President

MON/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

TO: Norman E. Gerber, Acting Director
Office of Planning and Zoning

FROM: Petition 79-251-A, Item #180

SUBJECT: Petition for Variance for rear yard setback
Northeast corner of Pinnter Road and Ardoon Road
Petitioner - Paul P. and M. Anne Ragonese

Date: June 4, 1979

8th District

HEARING: Wednesday, June 20, 1979 (9:45 A.M.)

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

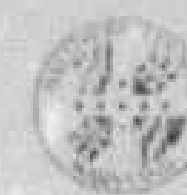
Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw

PAUL P. RAGONESE
1617 Pinnter Road
Lutherville, Maryland 21093

LEGAL DESCRIPTION

Being known as the Northeast corner of
Pinnter & Ardoon Roads, as recorded in G. L. B.
24/145, Flat 2 of York Manor, Block S, Section 2,
Lot 1. Otherwise known as 1617 Pinnter Road, in the
8th Election District.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-5351

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 22, 1979

Mr. & Mrs. Paul P. Ragonese
1617 Pinnter Road
Lutherville, Maryland 21093

RE: Petition for Variance
NE/corner of Pinnter and Ardoon
Roads - 8th Election District
Paul P. Ragonese, et ux -
Petitioners
NO. 79-251-A (Item No. 180)

Dear Mr. & Mrs. Ragonese:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

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

Michael O. Magan, M.D., President
P.O. Box 36
Lutherville, Maryland 21093

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 6/17/79

Posted for: Petition for Variance

Petitioner: Paul P. & M. Anne Ragonese

Location of property: NE corner of Pinnter Rd & Ardoon Rd

Location of Signs: Corners of property facing Pinnter & Ardoon
6167 Lutherville Rd

Remarks:

Posted by: *W. E. Hammond* Signature Date of return: 6/18/79

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28th day of
February 1979. Filing Fee \$ 25.00 Received ☒ Check
Cash ☐ Other ☐

S. Eric Dinns
S. Eric Dinns,
Zoning Commissioner

Petitioner: Paul Ragonese Submitted by: Paul Ragonese

Petitioner's Attorney: _____ Reviewed by: *Diana Little*

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

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 May 31 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Paul P. Ragonese, et ux
was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☒ Towson Times

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
1st day of June 1979, that is to say, the same
was inserted in the issues of May 31, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burge*

PETITION FOR VARIANCE

AS REQUESTED

NOTICE: Petition for Variance for rear yard setback
LOCATION: Northeast corner of
Pinnter Road and Ardoon Road
DATE & TIME: Wednesday, June
20, 1979 at 9:45 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, for authority of the
Zoning Act and Regulations of Baltimore County, will hold a public
hearing:

Petition for Variance to permit a
rear yard setback of 15.31 feet to
that of the required 30 feet.

The Zoning Board is to be called
on June 20, 1979 (2:00 P.M.) - rear yard
setback.

All that parcel of land in the
8th District of Baltimore County
known as the Northeast corner of
Pinnter & Ardoon Roads, as
recorded in G.L.B. 24/145, Flat 2
of York Manor, Block S, Section 2,
Lot 1. Otherwise known as 1617
Pinnter Road, in the 8th Election
District.

Being the property of Paul P. and
M. Anne Ragonese, as shown on
plat plan filed with the Zoning
Department.

Hearing Date: Wednesday, June
20, 1979 at 9:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 31

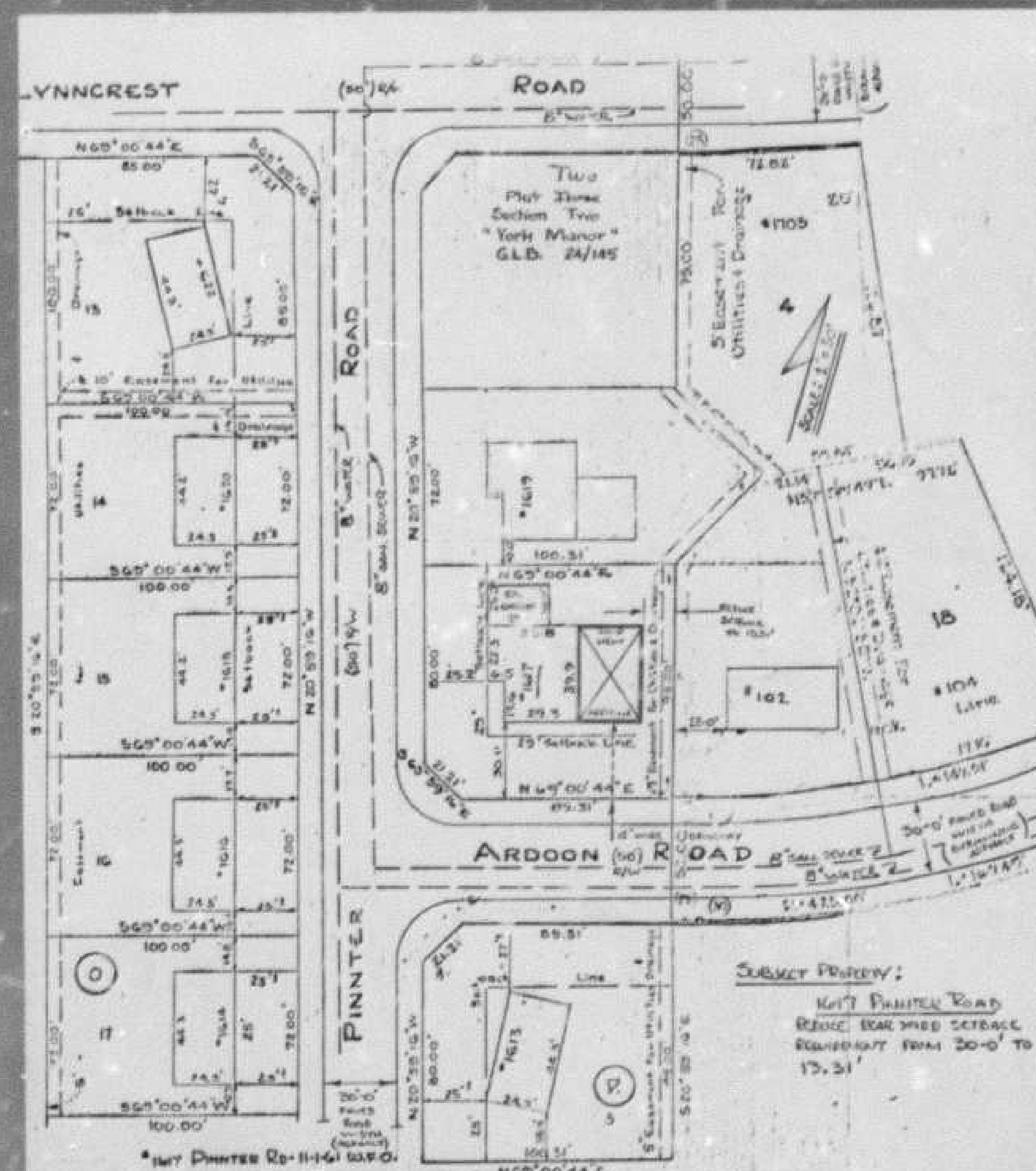
CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 31 1979

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 31st day
of May 1979, the first publication
appearing on the 31st day of May
1979.

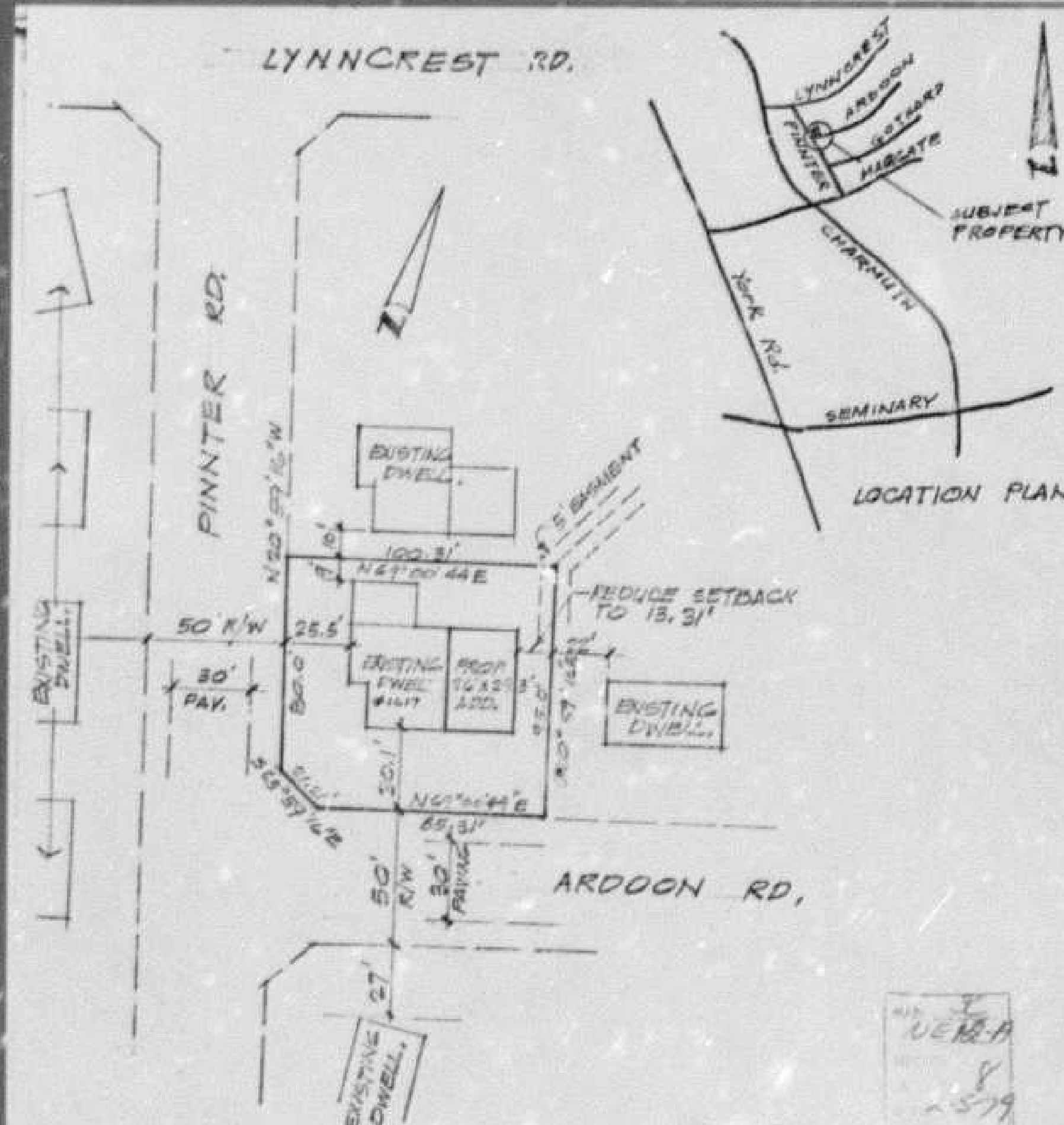
L. Leank Shuster
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____



SUBJECT PROPERTY:
1617 PINNTER ROAD
REAR YARD SETBACK
REQUIREMENT FROM 30'-0" TO
15.31'

ELECTION DISTRICT No. 8
ZONED D.R. 5.5



PETITION FOR ZONING VARIANCE
PAUL P. RAGONESE
8 ELEC. DISTRICT
FLAT 2 OF YORK MANOR
BLK. S, SEC. 2, G.L.B. 24/145
ZONED D.R. 5.5
Public utilities existing in the street,
SCALE: 1" = 50'

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

DATE: June 14, 1979 ACCOUNT: 01-662

AMOUNT: \$37.13

RECEIVED: Paul P. Ragonese

FOR: Cost of Advertising and Posting Case No. 79-251-A

37.13

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

DATE: May 25, 1979 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Paul P. Ragonese

FOR: Filing Fee for Case No. 79-251-A

25.00



