

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

RALPH J. ZANNINO AND
CARMEN A. ZANNINO

I, or we, as legal owner(s) 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 1802.30.1 to permit a rear yard

setback of 10' in lieu of the required 30', and a sideyard of

1' in lieu of the required 25' along Fort Avenue.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Because our back yard was too low, we had a water drainage problem and it caused our old garage to rot and fall down. So we are asking you to grant us permission to rebuild the garage exactly where the old one stood. Behind the garage we also want to add on a bed room and a bathroom and connect all of this to a family room that we are in the process of building now (Permit #2541). We feel the garage is necessary because as a Service Technician for RCA, I have much valuable equipment that needs to be in a locked garage. Due to not having a garage at present, we are parking our cars in a neighbors yard. Also, due to our growing family we need another bedroom and bathroom. There is no other place on our property that is conveniently possible to put a garage-other than where it was originally.

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

Fort Howard, Md. 21052

Phone # 477-2275

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of August, 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 through-

out 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 11th day of September, 1979, at 10:00 o'clock

A. M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE

NE corner of Todd Ave. and

Fort Ave., 15th District

RALPH J. ZANNINO, 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

Zoning Commissioner

TO: John D. Seyffert, Director

FROM: Office of Planning and Zoning

SUBJECT: Petition #80-76A, Item 4

Date: August 30, 1979

Petition for Variances for rear yard and side yard setbacks

Northeast corner of Todd Avenue and Fort Avenue

Petitioner - Ralph J. Zannino, et ux

15th District

HEARING: Tuesday, September 11, 1979 (10:00 A.M.)

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

JDS-JGH:rw

PROPERTY OF:

Mr. & Mrs. Ralph James Zannino
9417 Todd Ave.
Fort Howard, Md. 21052

DESCRIPTION:

Located on the Northeast corner of the intersection of Todd Ave. and Fort Ave. Being Lots 1, 2, 3, as shown on Plat of "North Point Terrace" recorded in Baltimore Co. in Plat Book 6, Folio 152; also known as 9417 Todd Ave.

ORDER RECEIVED FOR FILING

DATE September 29, 1979

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Ralph J. Zannino
9417 Todd Avenue
Fort Howard, Maryland 21052

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 2nd day of August, 1979.

Petitioner Ralph J. Zannino

Petitioner's Attorney

WILLIAM E. HAMMOND
Zoning Commissioner

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1979

Mr. & Mrs. Ralph J. Zannino
9417 Todd Avenue
Fort Howard, Maryland 21052

RE: Item No. 4
Petitioners - Ralph J. Zannino, et ux
Variance Petition

Dear Mr. & Mrs. Zannino:

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.

Because of your proposal to construct an addition to the rear of the existing dwelling within ten feet of the rear property line and one foot from the side property line, located along Fort Avenue, this Variance is required. As indicated in my letter to you dated August 6, 1979, the Bureau of Engineering was requesting a 50' right-of-way along Fort Avenue. However, subsequent to this, a revised comment was written and is included with this letter, which indicated that the proposed widening of Fort Avenue will only be 40'. Because of this, I proceeded to schedule this petition for a hearing as filed.

Enclosed are all comments submitted from the Committee to this office. The reminding 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 forward to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory

NBC:hk
Enclosures

Mr. & Mrs. Ralph J. Zannino
9417 Todd Avenue
Fort Howard, Maryland 21052

RE: Petition for Variances
NE/corner of Todd and Fort
Avenues - 15th Election District
Ralph J. Zannino, et ux -
Petitioners
NO. 80-76-A (Item No. 4)

Dear Mr. & Mrs. Zannino:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachments

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

ORDER RECEIVED FOR FILING

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 Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variances should be granted.

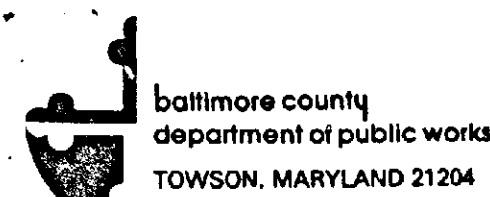
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of September, 1979, that the herein Petition for Variances to permit a rear yard setback of ten feet in lieu of the required thirty feet and a side yard setback of one foot from Fort Avenue in lieu of the required twenty-five feet, for the expressed purpose of an addition to the existing dwelling and the reconstruction of a previously existing garage, respectively, 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.

[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



THORNTON M. MOURING, P.E.
DIRECTOR

August 2, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #4 (1979-1980)
Property Owner: Ralph J. & Carmen A. Zannino
N/E cor. Todd Ave. & Fort Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a rear setback of 10' in lieu of the required 30' and a side street setback of 1' in lieu of the required 25'.
Acres: 0.2152 District: 15th

Dear Mr. Hammond:

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.

Highways:

Fort and Todd Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

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.

Storm Drains:

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.

Item #4 (1979-1980)
Property Owner: Ralph J. & Carmen A. Zannino
Page 2
August 2, 1979

Water and Sanitary Sewer:

There are public 8-inch water mains and 8-inch sanitary sewerage in Fort and Todd Avenues.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

A-SE Key Sheet
34 SE 32 Pos. Sheet
SE 9 H Topo
115 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1979

COUNTY OFFICE BLDG.
111 W. Crosspike Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

Mr. & Mrs. Ralph J. Zannino
9417 Todd Avenue
Fort Howard, Maryland 21052

RE: Item No. 4
Petitioners - Ralph J. Zannino, et ux
Variance Petition

Dear Mr. & Mrs. Zannino:

I am in receipt of a comment from the Bureau of Engineering in which a 50' right-of-way is proposed for Fort Avenue. In view of the fact that this will affect the location of the proposed garage, revised site plans must be submitted to this office and the Variance forms must be altered accordingly. Until this matter is resolved, the petition cannot be scheduled for a hearing date.

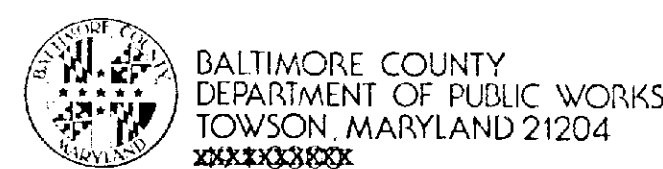
If you have any further questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mr

Enclosure - Copy of Bureau of Engineering Comment



THORNTON M. MOURING
DIRECTOR

August 23, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #4 (1979-1980)
Property Owner: Ralph J. & Carmen A. Zannino
N/E cor. Todd Ave. & Fort Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a rear setback of 10' in lieu of the required 30' and a side setback of 1' in lieu of the required 25'.
Acres: 0.2152 District: 15th

Dear Mr. Hammond:

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.

Amended Highway Comments:

Fort and Todd Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 40-foot and 50-foot rights-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

A-SE Key Sheet
34 SE 32 Pos. Sheet
SE 9 H Topo
115 Tax Map



John D. Seyffert
DIRECTOR

August 28, 1979

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

Dear Mr. Hammond:

Comments on Item #4, Zoning Advisory Committee Meeting, July 2, 1979, are as follows:

Property Owner: Ralph J. and Carmen A. Zannino
Location: NE/C Todd Ave. & Fort Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 10' in lieu of the required 30' and a side street setback of 1' in lieu of the required 25'.
Acres: 0.2152
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



STEPHEN E. COLLINS
DIRECTOR

August 27, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items for the July 2, 1979 Zoning Advisory Committee: Items 3, 4, 5, 6, and 7.

Very truly yours,

[Signature]
Michael S. Flanagan
Associate Engineer II

MSF/hmd



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

August 27, 1979

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

Dear Mr. Hammond:

Comments on Item #4, Zoning Advisory Committee meeting of July 2, 1979, are as follows:

Property Owner: Ralph J. & Carmen A. Zannino
Location: NE/C Todd Ave. & Fort Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 10' in lieu of the required 30' and a side street setback of 1' in lieu of the required 25'.
Acres: 0.2152
District: 15

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

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phg



Paul H. Reincke
CHIEF

August 9, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ralph J. & Carmen A. Zannino

Location: NE/C Todd Ave. & Fort Ave.

Item No. 4 Zoning Agenda Meeting of 7/2/79

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

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", 1975 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. Hagan
Planning Group Fire Prevention Bureau
Special Inspection Division



JOHN J. VEFFERT
DIRECTOR

July 10, 1979

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

Dear Mr. Hammond:

Comments on Item # 4, Zoning Advisory Committee Meeting, July 2, 1979 are as follows:

Property Owner: Ralph J. & Carmen A. Zannino
Location: NE/C Todd Ave & Fort Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 10' in lieu of the required 30' and a side street setback of 1' in lieu of the required 25'.

Acres: 0.2152
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged 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 use - requires alteration permit.

X 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.

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.

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

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:irj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1979

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

Z.A.C. Meeting of: July 2, 1979

RE: Item No: 1, 2, 3, 4, 5, 6, 7
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Re: Mr. DiMenna:

No bearing on student population.

Very truly yours,

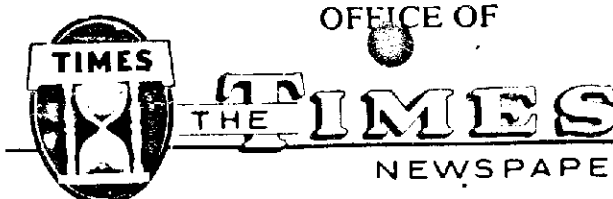
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WSP/bp

JOHN H. BROWN, JR., PRESIDENT
T. LAYARD WILLIAMS, JR., VICE PRESIDENT
JAMES M. MURPHY, JR., TREASURER

THOMAS H. BAKER
MICHAEL J. BAKER, JR.
JAMES H. BAKER, JR.

ALVIN L. BAKER
MILTON B. BAKER, JR.
DEAN W. BAKER, JR.



TOWSON, MD. 21204

August 23, 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Ralph J. Zannino
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
24 day of August, 1979, that is to say, the same
was inserted in the issues of August 23, 1979.

STROMBERG PUBLICATIONS, INC.

BY Barbara Brennan

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 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 each
day of September, 1979, the first publication
appearing on the 23rd day of August, 1979.

S. Frank Shurtz
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
15th District
ZONING: Petition for Variance for
rear yard and side yard setbacks.
LOCATION: Northeast corner of
Todd Avenue and Fort Avenue.
DATE & TIME: Tuesday, September
11, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by 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 10 feet in
lieu of the required 30 feet and a
side yard setback of 1 foot in lieu
of the required 25 feet along Fort
Avenue.
The Zoning Regulation to be ex-
cepted as follows:
Section 1502.01 - side yard and
rear yard setbacks.
All that parcel of land in the Fif-
teenth District of Baltimore County,
located on the Northeast corner
of the intersection of Todd Ave and
Fort Ave. Being Lots 1, 2, 3, as
shown on Plat of "North Point Ter-
race" recorded in Baltimore Co. in
Plat Book 8, Folio 156 also known
as 917 Todd Ave.
Being the property of Ralph J.
Zannino, et al, as shown on plat
filed with the Zoning Depart-
ment.
Hearing Date: Tuesday, Septem-
ber 11, 1979 at 10:00 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
AUG. 23.



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

No. 83108

DATE August 15, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Ralph J. Zannino

FOR: Filing Fee for Case No. 80-76-A

2500.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 83166

DATE September 10, 1979 ACCOUNT 01-662

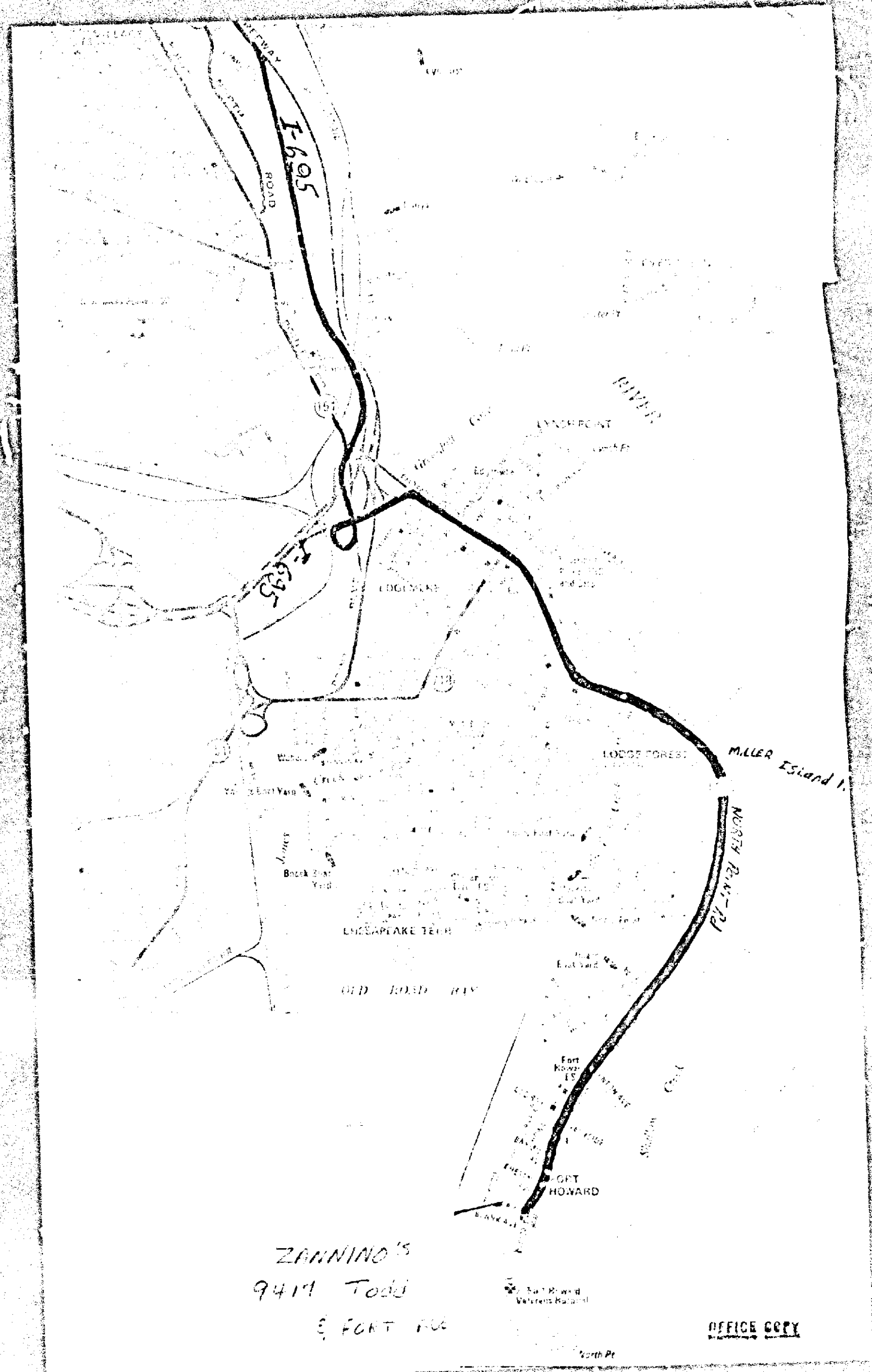
AMOUNT \$37.90

RECEIVED FROM: Ralph J. Zannino

FOR: Advertising and Posting for Case No. 80-76-A

37.90

VALIDATION OR SIGNATURE OF CASHIER



ZANNINO'S
9417 TODD
E. FORT RD

OFFICE COPY

PLAT TO ACCOMPANY VARIANCE FOR REAR + SIDE SETBACKS
MR. + MRS. RALPH ZANNINO - 9417 TODD AVE. - 15TH ELECTION DISTRICT

