

382 **PETITION FOR ZONING VARIANCE** 83-9-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 1A01.3.B.3 (103.3 & 1A00.3.B.3) to permit a side yard setback of 38' instead of the required 50'.

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

The existing 50 ft. side-yard setback requirements will not permit a dwelling in excess of 70 ft. in length. It is the desire of the owner to construct a custom house having a length of 82 ft., thus necessitating a side-yard setback of 38 ft. instead of the required 50 ft.

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.

I, we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.

Legal Owner(s):
PARTNERS FOUR, INC.
(Type or Print Name) Anthony G. Farinacci, Pres.
Signature
(Type or Print Name)
Signature
12 Palmway Court
Address
Baldwin, Maryland 21013
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
21013
12 Palmway Court
Address
Baldwin, Maryland 21013
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, at's 24th day of May, 1982, 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 13th day of July, 1982, at 9:45 o'clock a.m.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Carroll Ridge Ct., 374' N of Sweet Air Rd., 11th District : OF BALTIMORE COUNTY
PARTNERS FOUR, INC., : Case No. 83-9-A
Petitioner

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Mux Zimmerman
Peter Mux Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223 Court House
Towson, Maryland 21204
474-2133

I HEREBY CERTIFY that on this 18th day of June, 1982, a copy of the foregoing Order was mailed to Anthony G. Farinacci, President, Partners Four, Inc., 12 Palmway Court, Baldwin, Maryland 21013, Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1982

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

oGo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Anthony G. Farinacci
12 Palmway Court
Baldwin, Maryland 21013

RE: Case No. 212
Petitioner - Partners Four, Incorporated
Variance Petition

Dear Mr. Farinacci:

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 members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NI :80
Enclosures



HARRY J. INSTEL P.E.
DIRECTOR

June 7, 1982

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

Re: Item #232 (1981-1982)
Property Owner: Partners Four, Incorporated
E/S Carroll Ridge Ct. 374' N. of Sweet Air Rd.
Acres: 150.10/206.13 x 440.72/424.56
District: 11th

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.

General:

Baltimore County highway and utility improvements are not directly involved and are assured by Public Works Agreement 107607, executed in conjunction with the development of Carroll Manor Ridge, of which this property is a part.

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 232 (1981-1982).

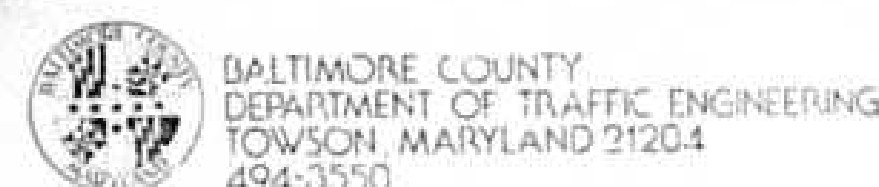
Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:FWR:SS

cc: Jack Wimbley

CU-MW Key Sheet 77 & 78 NE 21 Pos. Sheets
NE 20 F Topo 36 & 44 Topo Maps



STEPHEN E. COLLINS
DIRECTOR

June 9, 1982

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

RE: ZAC Meeting of May 11, 1982

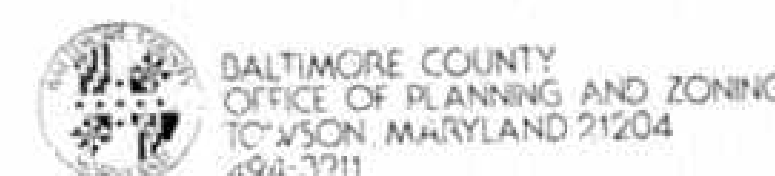
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item 225 through 234.

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GAT/r13



NORMAN E. GERBER
DIRECTOR

July 7, 1982

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

Dear Mr. Hammond:

Comments on Item #232, Zoning Advisory Committee Meeting, May 25, 1982, are as follows:

Property Owner: Partners Four, Incorporated
Location: E/S Carroll Ridge Court 374' N. of Sweet Air Road
Acres: 150.10 x 206.13 x 440.72/424.56
District: 11th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

JLW:rh



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

June 17, 1982

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

Dear Mr. Hammond:

Comments on Item 232, Zoning Advisory Committee Meeting of May 25, 1982, are as follows:

Property Owner: Partners Four, Incorporated
Location: E/S Carroll Ridge Court 374' N. of Sweet Air Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side yard setback of 38' in lieu of the required 50'
Acres: 150.10/206.13 x 440.72/424.56
District: 11th

The dwelling will be served by a proposed drilled well and sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until September 24, 1984. Prior to issuance of a building permit for the dwelling, a well must be drilled, meeting all requirements set forth by the Baltimore County Department of Health and State of Maryland Department of Health and Mental Hygiene.

The proposed house location will not interfere with the location of the proposed well and sewage disposal area.

Prior to occupancy of the dwelling, bacteriological and chemical water samples must be collected to verify the potability of the water supply.

Very truly yours,

Isa J. Forgett
Isa J. Forgett, Director
BUREAU OF ENVIRONMENTAL SERVICES

EIF:rh

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
 LOCATION: East side of Carroll Ridge Court, 374 ft. North of Sweet Air Road
 DATE & TIME: Tuesday, July 13, 1982 at 9:45 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 side yard setback of 38' instead of the required 50'

The Zoning Regulation to be excepted as follows:

Section 'A01.3.B.3 (103.3 & 1A00.3.B.3) - minimum side yard setback in R.C. 2 (R.D.2) zone

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Partners Four, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 13, 1982 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

Mr. Anthony G. Farinacci
 12 Palmway Court
 Baltimore, Md. 21013

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 19 day of July, 1982

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: Partners Four, Incorporated

Petitioner's Attorney:

Reviewed by:

Nicholas B. Commodari
 Chairman, Zoning Plate
 Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 6/25/82
 Posted for: Petition for Variance
 Petitioner: Partners Four, Inc.
 Location of property: E/S Carroll Ridge Ct., 374' N of Sweet Air Rd.
 Location of Signs: front of property (facing Carroll Ridge Ct.)
 Remarks: None
 Posted by: W. E. Hammond Date of return: 7/1/82
 Number of Signs: 1

Partners Four, Inc.
 c/o Anthony G. Farinacci, Pres.
 12 Palmway Court
 Baldwin, Maryland 21013

NOTICE OF HEARING

Re: Petition for Variance
 E/S Carroll Ridge Ct., 374' N of Sweet Air Rd.
 Partners Four, Inc. - Petitioners
 Case #83-9-A

TIME: 9:45 A.M.

DATE: Tuesday, July 13, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

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

No. 106879

DATE: 5/18/82 ACCOUNT: 21062

AMOUNT: 250

RECEIVED
 FROM: Partners Four, Inc.

FOR: 106879

250.00

VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. June 24, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., at one time once before the 13th day of July, 1982, the first publication appearing on the 24th day of June, 1982.

THE JEFFERSONIAN,
 L. Frank Smith
 Manager.

Cost of Advertisement, \$ 17.50

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 24, 1982

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THE JEFFERSONIAN
 L. Frank Smith
 Manager.

Cost of Advertisement, \$

Petition for Variance
 ZONING: Petition for Variance
 LOCATION: East side of Carroll Ridge Court, 374' North of Sweet Air Road
 DATE & TIME: Tuesday, July 13, 1982 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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 The Zoning Regulation to be excepted as follows: Section 1A01.3.B.3 (103.3 & 1A00.3.B.3) - minimum side yard setback in R.C. 2 (R.D.2) zone.
 All that parcel of land in the Eleventh District of Baltimore County
 Being the property of Partners Four, Inc., as shown on plat plan filed with the Zoning Department.
 Hearing Date: Tuesday, July 13, 1982 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

The Times

Middle River, Md. June 24, 1982

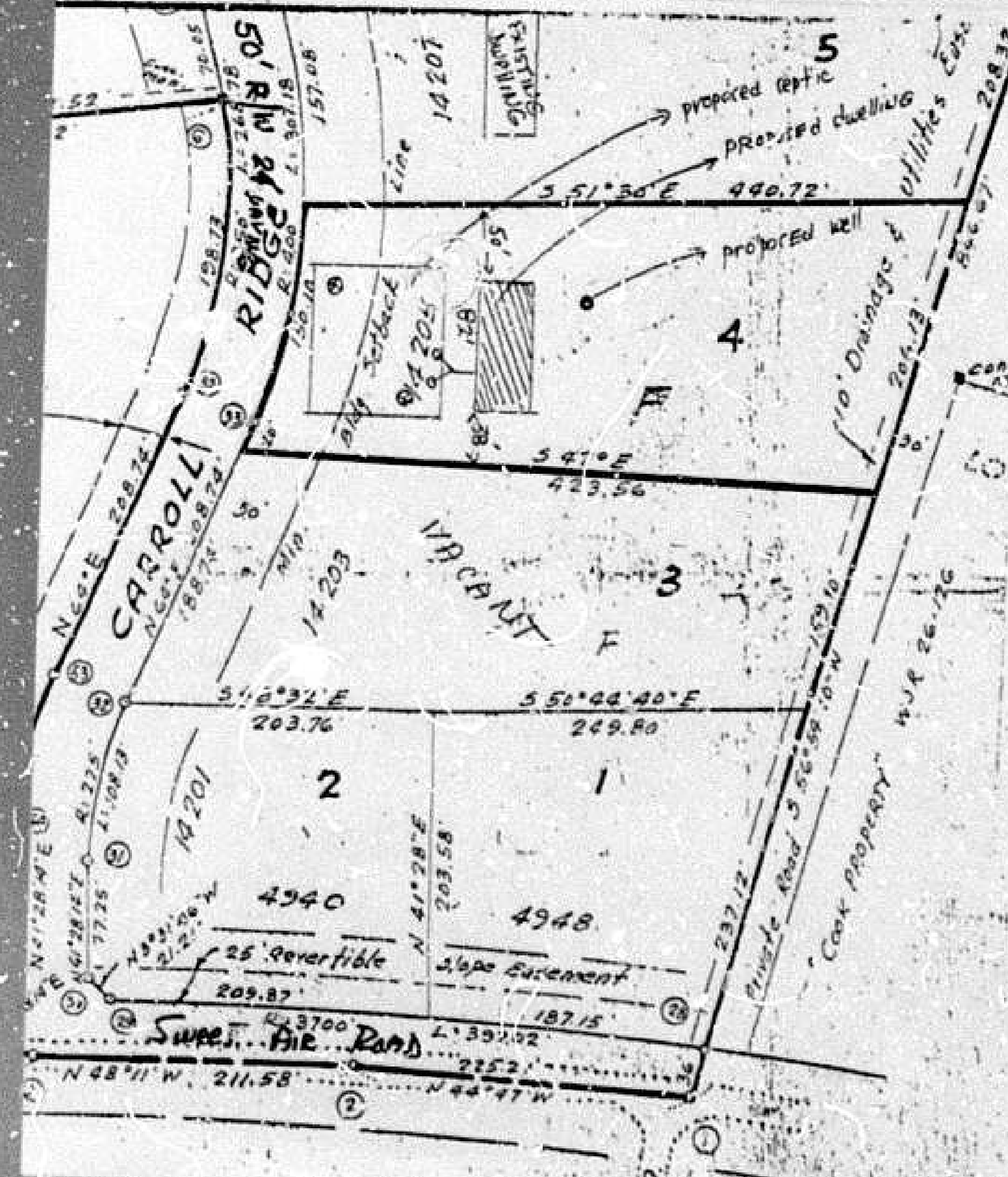
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive

weeks before the 24th day of

June, 1982

Publisher.



OLD ZONING R.D.P.
 NEW ZONING R.C. 2

PETITIONER'S EXHIBIT 2

PLAT FOR ZONING VARIANCE
 PLAT NO. 1

CARROLL MANOR RIDGE
 11th ELECTION DISTRICT BALTIMORE, MD.
 Scale: 1"=100' Date: Sept. 2, 1976

OWNER OF LOT 3+4 IS PARTNERS FOUR INC.

REVISED PLANS
 MAY 24, 1982
 J. H. Smith

