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

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.

Legal Owner(s) Contract Purchaser: PARTNERS FOUR, INC. La strong S. Euroca 7 ses: 12 Palmway Court Baldwin, Maryland 21013 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Anthony G. Far inacci 0.9 DA 21013 541-6015 12 Palmway Court Attorney's Telephone No

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of May 19.82, that the subject matter of this petition be advertised, as required by the Zomng Law of Paltimore County, in two newspapers of general circulation throughout Baltimore County, that property os 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 _____, 19.82 at 9:45 o'clock

--- : M.

DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

June 7, 1932

Mr. William 3. Hammond Zoning Commissioner County Office Building Towson, Maryland 21234

HARRY J. PISTEL P. E.

Re: Item #232 (1981-1982) Property Owner: Partners Four, Incorporated E/S Carroll Ridge Ct. 374' N. of Sweet Air Rd. Acres: 150.\0/206.13 x 440.72,424.56 Dictrict: 1.th

The following comments are furnished in regard to the plat submitted to this office for review Ly the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are assecured by Public Works Agreement 107607, executed in conjunction with the development of Carroll Maror 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 proprities, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilitie,, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zuning Advisory Committee review in connection with this Item 232 (1961-1962).

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbrey

60-NW Key Shert 77 4 8 NE 22 Pos. Sheets NE 20 P Topo 36 & 44 Tax Maps

RE: PETITION FOR VARIANCE E/5 of Carroll Ridge Ct., 374 BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

PARTNERS FOUR, INC., Petitioner

N of Sweet Air Rd., 11th District

ORDER TO ENTER APPEARANCE

11:::::::

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.

Max Cemmeron Peter Mox Zimmerman Deputy People's Counsel

John W. Hessian, III People's Coursel for Baltimore County Rm. 223 Court House Tow.on, Maryland 27204 494-2188

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

BALTIMORE COUNTY

STEPHEN E. COLLINS DIRECTOR

June 9, 1982

Mr. William Hammond Zoning Cormissioner County Office Building Towsen, Maryland 21204

RE: ZAC Meeting of May 11, 1982

DEPARTMENT OF TRAFFIC ENGINEERING

TOWSON, MARYLAND 2120.4

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for

it ms 225 through 234.

332

C. Richard Moore Assistant Traffic Engineer

CRM/GMT/rlj

ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN

BALTIMORE COUNTY

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TO VSON MARYLAND 21204 NORMAN E GERGER

July 7, 2983

Mr. William E. Hammord, Zoning Commissioner Coming Advisory Committee Office of Planwing and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

DIRECTION

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 150.10 x 205.13 x 440.72/424.56 District: 11th

This office has reviewed the subject potition 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 perition

This jetition meets the requirements of the Division of Current Planning and Development.

> Vory truly yours the L. Wembley Planner III Current Planning & Development

JLW:rh

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1982

COUNTY OFFICE SLDG. 111 M. Chesapeaks Ave. Townun, Maryland 21204

Nicholas B. Commodari

Engineering

Department of Traffic Engineering State Boous Commission

Bureau of Fire Prevention Health Department Project Planning Boilding Department board of Education Zoning Admini tration Industrial.

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

RE: Lumm No. 212 Petitioner - Partners Four, Incorporated Variance Putition

Dear Mr. Fariracci:

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 plons 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 cerdificate and a hearing scheduled accordingly.

Very truly yours,

nicholex o Connedere NICHTAAS B. COMMODAKI

Chairman Zoning Plana Advisory Committee

MI Jec Enclosures

BALTIMORE COUNTY DEPARTMENT OF HEALTH / TOWSON, MARYLAND 21204 DONALU I ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

Jame 17, 1982

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

Dear Mr. Hammond:

Cornerts on Item 232, Zoning Advisory Committee Meeting of day 25, 1982, are as follows:

Property Owner: Partners Four, Incorporated Location: E/S Carroll Ridge Court 374 N. of Sweet Air Rosd Existing Soning: R.C. 2 Proposed Zening: Variance to permit & side yard setback of 32' in lieu of the required 50' Acres: 150,10/206.13 x 440.72/426.56 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 walld until September 24, 1904. Prior to Essuance of a building permit for the dwelling, a well must be drilled, meeting all requirements set forth by the Boltimore County Department of Health and State of Maryland Department of Health and Mencal Hygiene.

The proposed bruse location will not interfere with the location of the proposed well and sowage 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

BUREAU OF YNVIRONMENTAL SERVICES

LiFiru

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should snot be granted.

day of _______, 19_87___, that the herein Petition for Variance(s) to permit a side yard setback of 38 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling, as shown on the site pian filed herein and marked Petitioner's Exhibit 2 and in accordance with the building footprint marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the sforementioned size

plat by the Department of Public Works and the Office of Planning and Zoning.

Coning Commissioner of Baltimore County

RECEIVED FOR FILE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

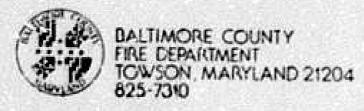
William E. Hammond TO_Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning Zoning Petition No. 33-9-A Petitioner: Partners Four, Inc.

Date June 18, 1982

There are no comprehensive planning factors requiring comment on this

Director of Planning and Zoning

NEG: JGH: dme



PAUL H GEINCKE

June 14, 1952

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

Attention: Nick Commcdari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Partner- Four, Incorporated

Location: E/S Carroll Kidge Court 374' N. of Sweet Air Road Item No.: 232

Zoning Agenca: Meeting of May 25, 1982

Gentiesen:

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 cc be corrected or incorporated into the final plans for the property.

() 1. Tire 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 Lapartment 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 Pire Prevention Code prior to occupancy or be; inning of operation.

(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", 2976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Burnau has no comments, at this time.

Planning Group St. 6-16-12 Noted and Approved: Approved: Fire Presention Bureau Special Inspection Divis.on

DESCRIPTION

Beginning at a point on the east side of Carroll Ridge Court approximately 374 feet north of Eweet Air Foad and known as Lot 4, Plat 1 of "Carroli Manor Ridge" and recorded among the land records of Baltimore County in Plat Book 40, Polio 10.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

July 15, 1982

I have this date passed my Order in the above referenced matter in ac-

Very truly yours.

WILLIAM E, HAMMOND

Zoning Commissioner

RE: Petition for Variance

E/S of Carroll Ridge Court, 3741

Protes & Four, Inc. - Petitioner

26. 61-9-2 (Ite o No. 231)

N of Sweet Air Road - 11th Election

William Hammond TO ___ 9/6 Nick Commodari

Date May 26, 1982

FROM Charles E. Burnham CEB Plane Review

SUBJECT .. Zooing Alvisory Cormittee .. Meeting of May 25, 1982

Revised - See comments.

Standard comment.

Standard comment.

Revised - See comments.

CEP:es

Mr. Anthony G. Farinacci

Buldwin, Marylan, 21013

Partners Four, Inc. 12 Palmway Court

Dear Mr. Farinasci:

cordance with the attached.

ce: John W. Hessian, III, Esquire

People's Counsel

President

WEH/srl

Aftachments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Date: May 21, 1982

Towers, Maryland - 21204

Hr. Killiam E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: May 25, 1982

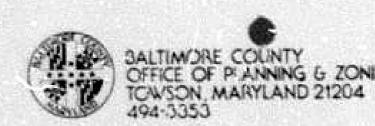
RE: Item No: 230, 231 (254) 233, 234, 235, 236 Property Owner: (ccation: Present Zoning: Proposed Zoning:

> District: Nc. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Whi to telement Nm. Nick Petrovich, Assistant Department of Planning



WELLA E HAMMOND ZONING COMMISSIONER

July 1, 1982

Partners Four, Inc. c/o Anthony G. Farinacci 13 Palmway Court Baldwin, Marylana 21013

> Re: Petition for Variance E/S Carroll Ridge Ct., 374' N of Sweet Air Road Partners Four, Inc. - Petitioners Case #83.9-A Item #232

Doar Mr. Farinccci:

This is to advise you that \$25.02 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. FAMMOND Zoning Commissioner

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

Mo. 108912

DAYS 7/13/82

(Partners Frar, he.)

AMOUNT \$46.02

MICEIVED A. G. Farinacci Realty Inc. ros Adverticing & Posting Case #83-9-A

VALIDATION OF FARATURE OF CALHIER

6 01934 centégozio 5138A

ATT - 100 TO 100		

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 seiback in a
R. C. 2 (R. D. P.) zone

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

Being the property of Fartners 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

No. Anthony G. Parisport 12 Publing Court Bullett, No. 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 thir ______

WILLIAM E. HAMNIONO
Zoning Commissioner

Petitiver Purtoss Four, Absoposated

Nicholas B. Commodari Chairman, Zoning Plate

Chairman, Zoning Place
Advisory Committee

CERTIFICATE OF POSTING

June 15, 182

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

BOTICH OF HEARING

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

TDE: 9:45 A. M.

Tuesday, July 13, 1962

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

TOWSON, MARYTAND

DUPLICATI

CERTIFICATE OF PUBLICATION

TOWSON, MD., ______ June 24 _____ 19_82_

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County, Md., gurnaline and gurnali

L. Louk Stricks

Cost of Advertisement, \$ 17 50

resition for Variance to permit a side yard orthank of Mr Instead of the required SF.

The Emeling Enquirelion to be excepted as follows:
Section 1,601.2.3.5 (1982) & 1,685.5.

R.33—pateiness side juril pethack in a R.C. 2 (R.D.F.) some All that parent of land in the Eleventh District of Sufficience County

Segimning at a point on the cost side of Current Ridge Court approximabile 274 from an Lot 4. Plat in a "Carroll Engine Eldge" and recorded among the land records of Saltimore County in Plat Rock & Follo 18.

Being the property of Fartness Four, Inc., as shown as pint with the Souring Department.

Hearing Date: Tunnelsy, July 13.

1982 at 1916 & Mr.

Bedde Francisco Racco 188, County Records County County Racco 188, Cou

CERTIFICATE OF PUBLICATION

83-9-4

TOWSON, MD., June 24 , 19 82

S. F. THE REFFERSON

Manager.

Cost of Advertisement, 3

PRINTING FOR VAPIDADES

12TH SURCTION

DISTRICT

ZONING: Putitive for Variance

GOCATSON: East cide of Garroll Ridge Court, 274 it. North at Sweet Air Road

DATE & TIME: Tuneday, July 12, 1962 at 0:45 A.M.

PUBLIC HEARING: Ream 186, County Office Building, 111 W. Chose-paths Avenue, Towers. Moryland

The Louing County Office Building, 111 W. Chose-paths Avenue, Towers. Moryland

The Louing County of the Zasing Act and Regulations of Bultimore County, by authority of the Zasing Act and Regulations of Bultimore County, will hold a public bearing:

Public of Spills bearing:

Public of Spills bearing:

Public of Spills bearing:

Public of Spills bearing:

Soction 1A01.3.B.3

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C18.3 & 1A00.3 D.3) - molesum Dide yard setbock in a 1A01.3 B.3

Public Hearing Rosm 106, County Office Building, 111 W. Lheaspeaks Avenue, Towas, Maryland. Qe Times

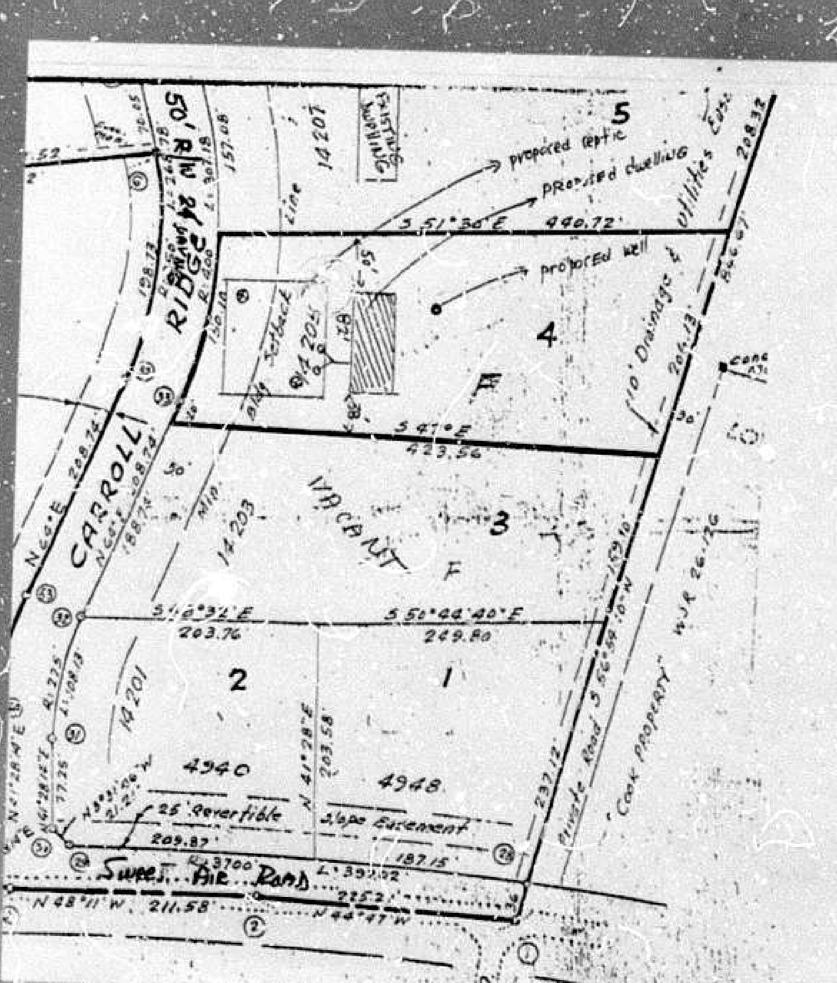
Middle River, Md., Line 2 19 8

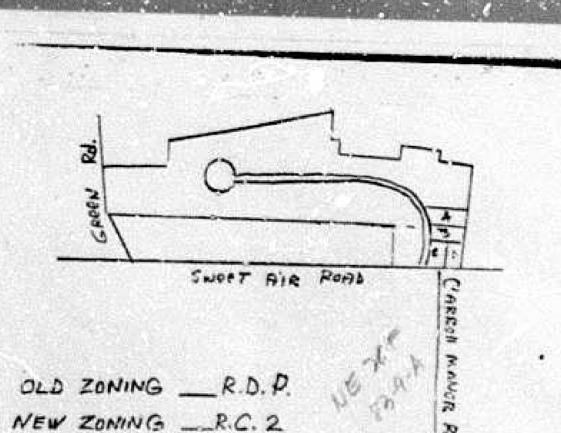
This is to Certify, That the annexed

was inserted in Occ Times, a sewspaper printed and published in Baltimora County, once in each

weeks before the

day





PETITIONER'S EXHIBIT 2

PLAT FOR ZONING VARIANCE

PLAT NO. 1

CARROLL MANOR RIDGE

11 th ELECTION DISTRICT BALTIMORE, MD.

SCORE: 1" 100" Date: Sept. 2,1976

DWNER OF LOT 3+4 IS PARTNERS FOUR INC.

MEVICED FLANS MAY 24 HES

