

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Property is to be posted and advertised as prescribed by Zoning Regulations

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.

1919

Carl J. Jahn
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your petition has been received and accepted for filing this 22th day of June, 1986.

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

INTER-OFFICE CORRESPONDENCE

There are no comprehensive planning factors requiring comment on these petitions.

CPS-005

July 8, 1986

00

Dr. John Lazzaro, III, D.D.S.
1642 Myamby Road
Towson, Maryland 21204

Dear Dr. Lazzaro:

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,

JED:kkb

Enclosures

PAUL H. REINCKE
CLINICAL

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

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.

EXCEEDS the maximum allowed by the Fire Department.

6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no

/mb

July 9, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

APPLICABLE ITEMS ARE CIRCLED

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale and size acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100, R-101, R-102, R-103, R-104, R-105, R-106, R-107, R-108, R-109, R-110, R-111, R-112, R-113, R-114, R-115, R-116, R-117, R-118, R-119, R-120, R-121, R-122, R-123, R-124, R-125, R-126, R-127, R-128, R-129, R-130, R-131, R-132, R-133, R-134, R-135, R-136, R-137, R-138, R-139, R-140, R-141, R-142, R-143, R-144, R-145, R-146, R-147, R-148, R-149, R-150, R-151, R-152, R-153, R-154, R-155, R-156, R-157, R-158, R-159, R-160, R-161, R-162, R-163, R-164, R-165, R-166, R-167, R-168, R-169, R-170, R-171, R-172, R-173, R-174, R-175, R-176, R-177, R-178, R-179, R-180, R-181, R-182, R-183, R-184, R-185, R-186, R-187, R-188, R-189, R-190, R-191, R-192, R-193, R-194, R-195, R-196, R-197, R-198, R-199, R-200, R-201, R-202, R-203, R-204, R-205, R-206, R-207, R-208, R-209, R-210, R-211, R-212, R-213, R-214, R-215, R-216, R-217, R-218, R-219, R-220, R-221, R-222, R-223, R-224, R-225, R-226, R-227, R-228, R-229, R-230, R-231, R-232, R-233, R-234, R-235, R-236, R-237, R-238, R-239, R-240, R-241, R-242, R-243, R-244, R-245, R-246, R-247, R-248, R-249, R-250, R-251, R-252, R-253, R-254, R-255, R-256, R-257, R-258, R-259, R-260, R-261, R-262, R-263, R-264, R-265, R-266, R-267, R-268, R-269, R-270, R-271, R-272, R-273, R-274, R-275, R-276, R-277, R-278, R-279, R-280, R-281, R-282, R-283, R-284, R-285, R-286, R-287, R-288, R-289, R-290, R-291, R-292, R-293, R-294, R-295, R-296, R-297, R-298, R-299, R-300, R-301, R-302, R-303, R-304, R-305, R-306, R-307, R-308, R-309, R-310, R-311, R-312, R-313, R-314, R-315, R-316, R-317, R-318, R-319, R-320, R-321, R-322, R-323, R-324, R-325, R-326, R-327, R-328, R-329, R-330, R-331, R-332, R-333, R-334, R-335, R-336, R-337, R-338, R-339, R-340, R-341, R-342, R-343, R-344, R-345, R-346, R-347, R-348, R-349, R-350, R-351, R-352, R-353, R-354, R-355, R-356, R-357, R-358, R-359, R-360, R-361, R-362, R-363, R-364, R-365, R-366, R-367, R-368, R-369, R-370, R-371, R-372, R-373, R-374, R-375, R-376, R-377, R-378, R-379, R-380, R-381, R-382, R-383, R-384, R-385, R-386, R-387, R-388, R-389, R-390, R-391, R-392, R-393, R-394, R-395, R-396, R-397, R-398, R-399, R-400, R-401, R-402, R-403, R-404, R-405, R-406, R-407, R-408, R-409, R-410, R-411, R-412, R-413, R-414, R-415, R-416, R-417, R-418, R-419, R-420, R-421, R-422, R-423, R-424, R-425, R-426, R-427, R-428, R-429, R-430, R-431, R-432, R-433, R-434, R-435, R-436, R-437, R-438, R-439, R-440, R-441, R-442, R-443, R-444, R-445, R-446, R-447, R-448, R-449, R-450, R-451, R-452, R-453, R-454, R-455, R-456, R-457, R-458, R-459, R-460, R-461, R-462, R-463, R-464, R-465, R-466, R-467, R-468, R-469, R-470, R-471, R-472, R-473, R-474, R-475, R-476, R-477, R-478, R-479, R-480, R-481, R-482, R-483, R-484, R-485, R-486, R-487, R-488, R-489, R-490, R-491, R-492, R-493, R-494, R-495, R-496, R-497, R-498, R-499, R-500, R-501, R-502, R-503, R-504, R-505, R-506, R-507, R-508, R-509, R-510, R-511, R-512, R-513, R-514, R-515, R-516, R-517, R-518, R-519, R-520, R-521, R-522, R-523, R-524, R-525, R-526, R-527, R-528, R-529, R-530, R-531, R-532, R-533, R-534, R-535, R-536, R-537, R-538, R-539, R-540, R-541, R-542, R-543, R-544, R-545, R-546, R-547, R-548, R-549, R-550, R-551, R-552, R-553, R-554, R-555, R-556, R-557, R-558, R-559, R-560, R-561, R-562, R-563, R-564, R-565, R-566, R-567, R-568, R-569, R-570, R-571, R-572, R-573, R-574, R-575, R-576, R-577, R-578, R-579, R-580, R-581, R-582, R-583, R-584, R-585, R-586, R-587, R-588, R-589, R-590, R-591, R-592, R-593, R-594, R-595, R-596, R-597, R-598, R-599, R-600, R-601, R-602, R-603, R-604, R-605, R-606, R-607, R-608, R-609, R-610, R-611, R-612, R-613, R-614, R-615, R-616, R-617, R-618, R-619, R-620, R-621, R-622, R-623, R-624, R-625, R-626, R-627, R-628, R-629, R-630, R-631, R-632, R-633, R-634, R-635, R-636, R-637, R-638, R-639, R-640, R-641, R-642, R-643, R-644, R-645, R-646, R-647, R-648, R-649, R-650, R-651, R-652, R-653, R-654, R-655, R-656, R-657, R-658, R-659, R-660, R-661, R-662, R-663, R-664, R-665, R-666, R-667, R-668, R-669, R-670, R-671, R-672, R-673, R-674, R-675, R-676, R-677, R-678, R-679, R-680, R-681, R-682, R-683, R-684, R-685, R-686, R-687, R-688, R-689, R-69

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the request for variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

C. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

12. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____, See Section 12.2.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section §16.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Concenter:

N. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 123 of the County Office Building at 1111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Rev. Co.

IN RE: PETITION FOR ZONING VARIANCE	*	BEFORE THE
SE/S of Colonial Oaks Court,	*	
755' SE of the c/d of	*	DEPUTY ZONING COMMISSIONER
Hidden Brook Court	*	
(15 Colonial Oaks Court)	*	OF BALTIMORE COUNTY
10th Election District	*	
	*	Case No. 87-184
John Lazzaro, III, D.D.S.	*	
et ux., Petitioners	*	

The Petitioners herein request a variance to permit side setbacks of 36 feet and 35 feet in lieu of the required 50 feet, and to amend the 1st Amended Final Development Plan of Manor Oaks to allow construction outside of the building envelope.

Testimony by the Petitioners indicated the site is an odd shaped lot, like an "hour-glass". Both the well and septic drain field locations are already determined for the proposed dwelling, as well as for the adjacent lots. Covenants of the community dictate a minimum first floor square footage, a two-car attached garage, and that the property remain 70% wooded.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, the variance should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore this 14th day of July 1966, that the herein request for a variance to side setbacks of 36 feet and 35 feet, and to amend the 1st Amended Final ment Plan of Manor Oaks in accordance with the plan submitted, is hereby granted, from and after the date of this Order.

John A. H. Jung
Deputy Zoning Commissioner
of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 16, 1986

Dr. & Mrs. John Lazzaro, III, D.D.S.
1642 Myamby Road
Towson, Maryland 21204

RE: Petition for Zoning Variance
SE/S of Colonial Oaks Court,
755' SE of the C/L of
Hidden Brook Court
(15 Colonial Oaks Court)
10th Election District
Case No. 87-18-A

Dear Dr. & Mrs. Lazzaro:

I have this date passed my Order in the above referenced Petition for Zoning Variance in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

10th Election District
Case No. 87-18-A

LOCATION: Southeast Side of Colonial Oaks Court, 755 feet Southeast of the Centerline of Hidden Brook Court (15 Colonial Oaks Court)

DATE AND TIME: Tuesday, July 15, 1986, at 9:00 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 Zoning Variance to permit side yard setbacks of 36 feet and 35 feet in lieu of the required 50 feet and to amend the First Amended Final Development Plan of Manor Oaks to permit construction outside of the building envelope

Being the property of John Lazzaro, III, D.D.S., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 9, 1986

John Lazzaro, III, D.D.S.
Mrs. Jean Raine Lazzaro
1642 Myamby Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SE/S of Colonial Oaks Ct., 755' SE of the
C/L of Hidden Brook Ct. (15 Colonial Oaks Ct.)
10th Election District
John Lazzaro, III, D.D.S., et ux - Petitioners
Case No. 87-18-A

Dear Dr. and Mrs. Lazzaro:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

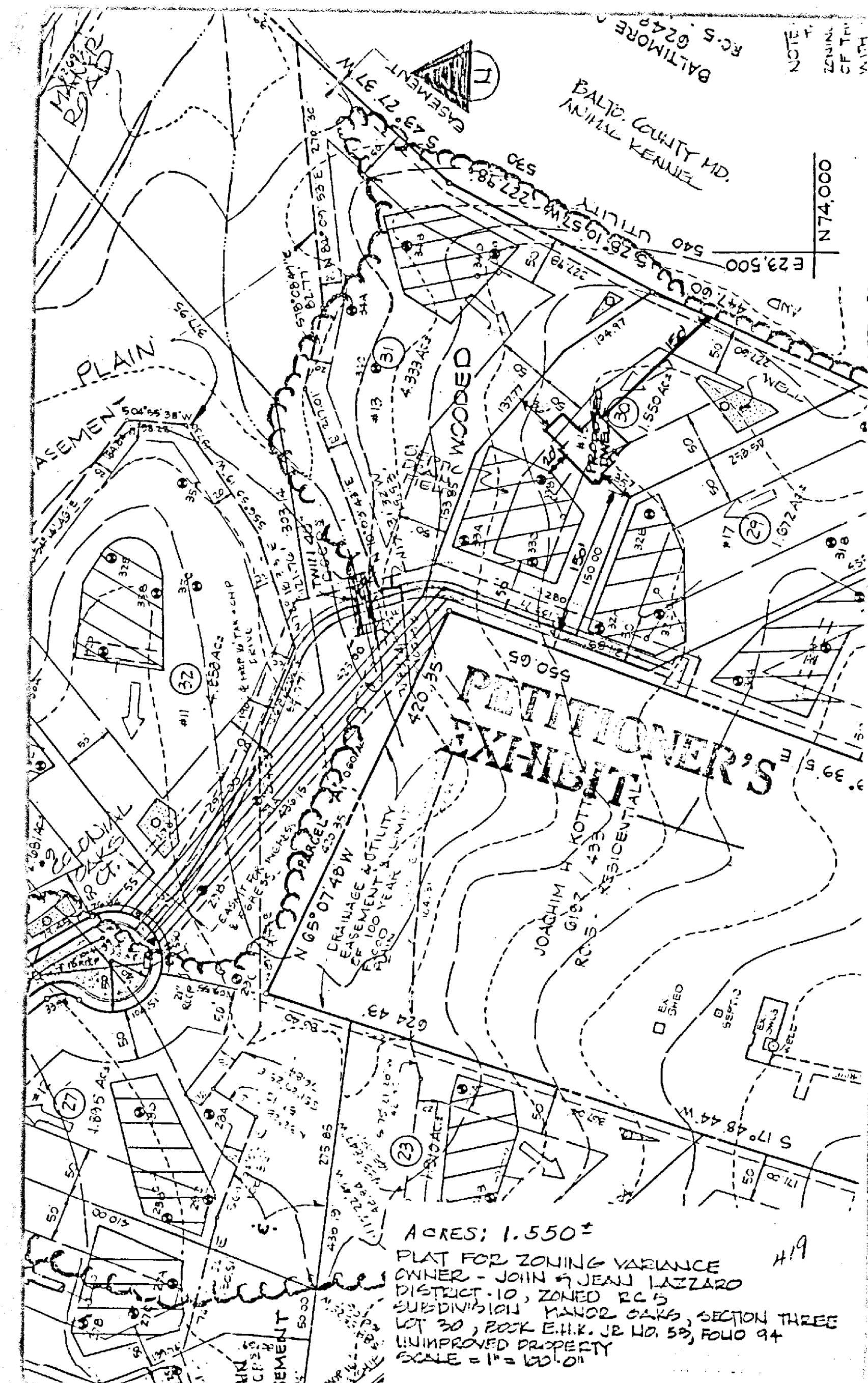
Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the payment to the County, Maryland, and remit to the Zoning Office, Towson, Maryland.

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

No. 021732

DATE	7/9/86	ACCOUNT	021732
RECEIVED FROM	John Lazzaro, III, D.D.S., et ux, 1642 Myamby Road, Towson, MD 21204		
FOR	Advertising & Posting re Case No. 87-18-A		
VALIDATION OR SIGNATURE OF CASHIER			



ACRES: 1.550±
PLAT FOR ZONING VARIANCE
OWNER - JOHN & JEAN LAZZARO
DISTRICT - 10, ZONED RC-2
SUBDIVISION - MANOR OAKS, SECTION THREE
LOT 30, BOOK E.H.K. 38 NO. 53, FOLIO 94
UNIMPROVED PROPERTY
SCALE = 1" = 100.0'

John and Jean Lazzaro
1642 Myamby Road
Towson, Maryland 21204

Zoning Description

Beginning at a point on the South East side of Colonial Oaks Court, (50' wide) at a distance of 755' South East of the centerline of Hidden Brook Court, and being Lot #30 as shown on a Plat entitled "Final Subdivision Plat Section Three, 'Manor Oaks' and recorded in the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 53, folio 94, also known as 15 Colonial Oaks Court, District 10, containing 1.550 acres ±

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S of Colonial Oaks Ct., : OF BALTIMORE COUNTY
755' SE of the C/L of
Hidden Brook Ct. (15
Colonial Oaks Ct.)
10th District
JOHN LAZZARO, III, D.D.S., : Case No. 87-18-A
et ux, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Dr. and Mrs. John Lazzaro, III, 1642 Myamby Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

John Lazzaro, III, D.D.S.
Mrs. Jean Raine Lazzaro
1642 Myamby Road
Towson, Maryland 21204

June 13, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Colonial Oaks Ct., 755' SE of the
C/L of Hidden Brook Ct.
(15 Colonial Oaks Ct.)
10th Election District
John Lazzaro, III, D.D.S., et ux
Case No. 87-18-A

TIME: 9:00 a.m.

DATE: Tuesday, July 15, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 020035

DATE	6/13/86	ACCOUNT	020035
RECEIVED FROM	John Lazzaro, III, D.D.S., et ux, 1642 Myamby Road, Towson, MD 21204		
FOR	Advertising & Posting re Case No. 87-18-A		
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th Date of Posting: 6/15/86
Posted for: Variance
Petitioner: John Lazzaro, III, D.D.S., et ux
Location of property: SE/S of Colonial Oaks Ct., 755' SE of Hidden Brook Ct.
(15 Colonial Oaks Ct.)
Location of Sign: Placed at road at Colonial Oaks Ct. and at Hidden Brook Ct.
Remarks: The above variance is hereby posted and the sign is placed at the above locations.
Posted by: *Phyllis Cole Friedman* Date of return: 6/15/86
Number of Signs: 1

OFFICE COPY

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 26, 1986

THE JEFFERSONIAN,

Susan Seiden Osruck
Publisher

Cost of Advertising

214.75

PETITION FOR ZONING VARIANCE

19th Election District
Case No. 87-18-A
LOCATION: Southeast Side of Cal-
mest Court, 755 feet Southeast
of the Corner of 4th and Brook
Court (15 Colonial Oaks - 300)
DATE AND TIME: Tuesday, July 15,
1986, at 9:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Zoning Variance to per-
mit side yard setbacks of 30 feet and 35
feet in lieu of the required 50 feet and to
amend the First Amended Final Devel-
opment Plan of Manor Oaks in permit
construction outside of the building
envelope.

Being the property of John Lazzaro,
III, D.D.S., et al., as shown on plat
filed with the Zoning Office.

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing on
this or later at the hearing.

By Order of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
6/24/86 June 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 25, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 25, 1986

TOWSON TIMES,

Susan Seiden Osruck
Publisher

38.25

PETITION FOR ZONING VARIANCE

19th Election District
Case No. 87-18-A
LOCATION: Southeast Side of Cal-
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of the Corner of 4th and Brook
Court (15 Colonial Oaks - 300)
DATE AND TIME: Tuesday, July 15,
1986, at 9:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland

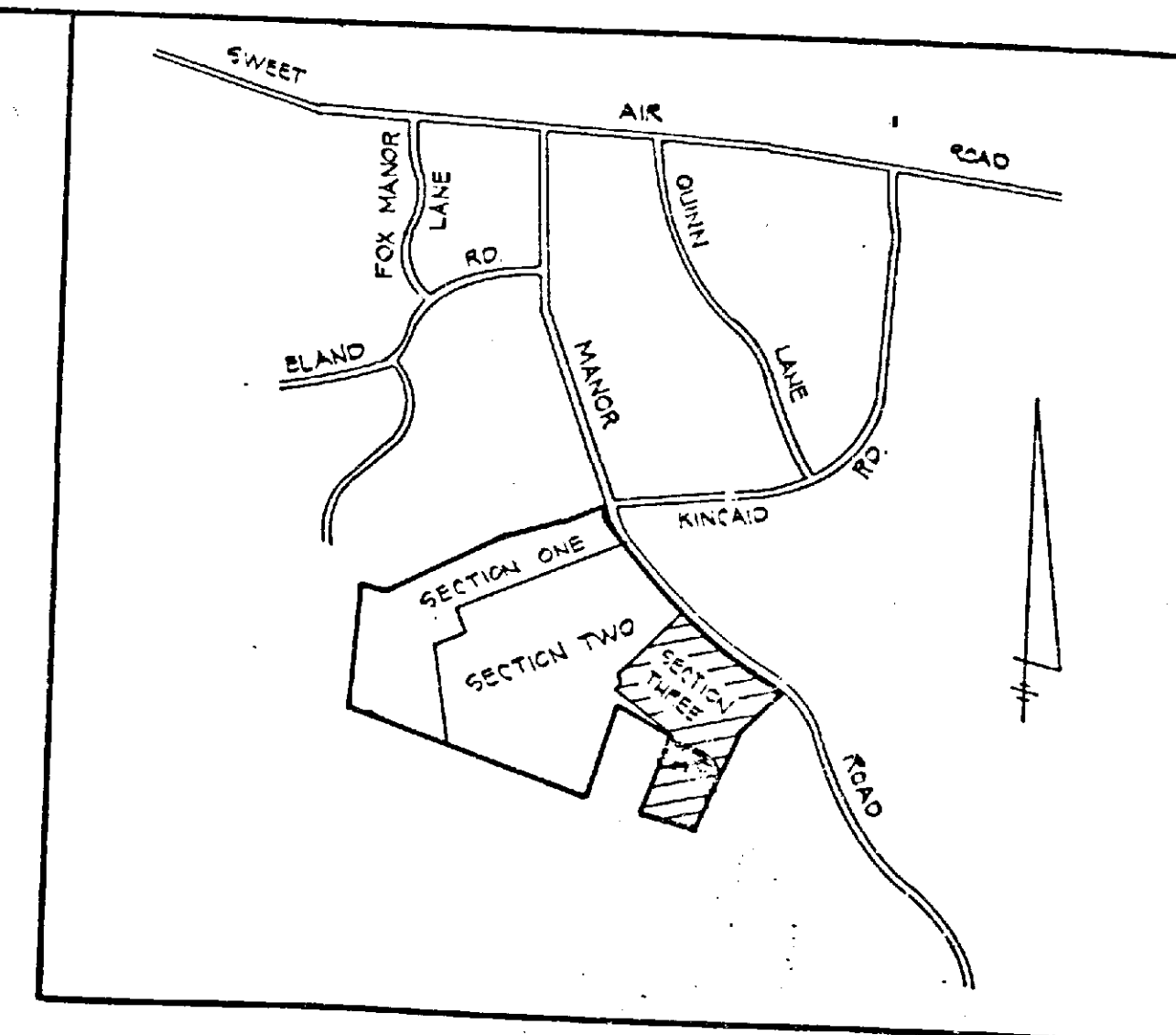
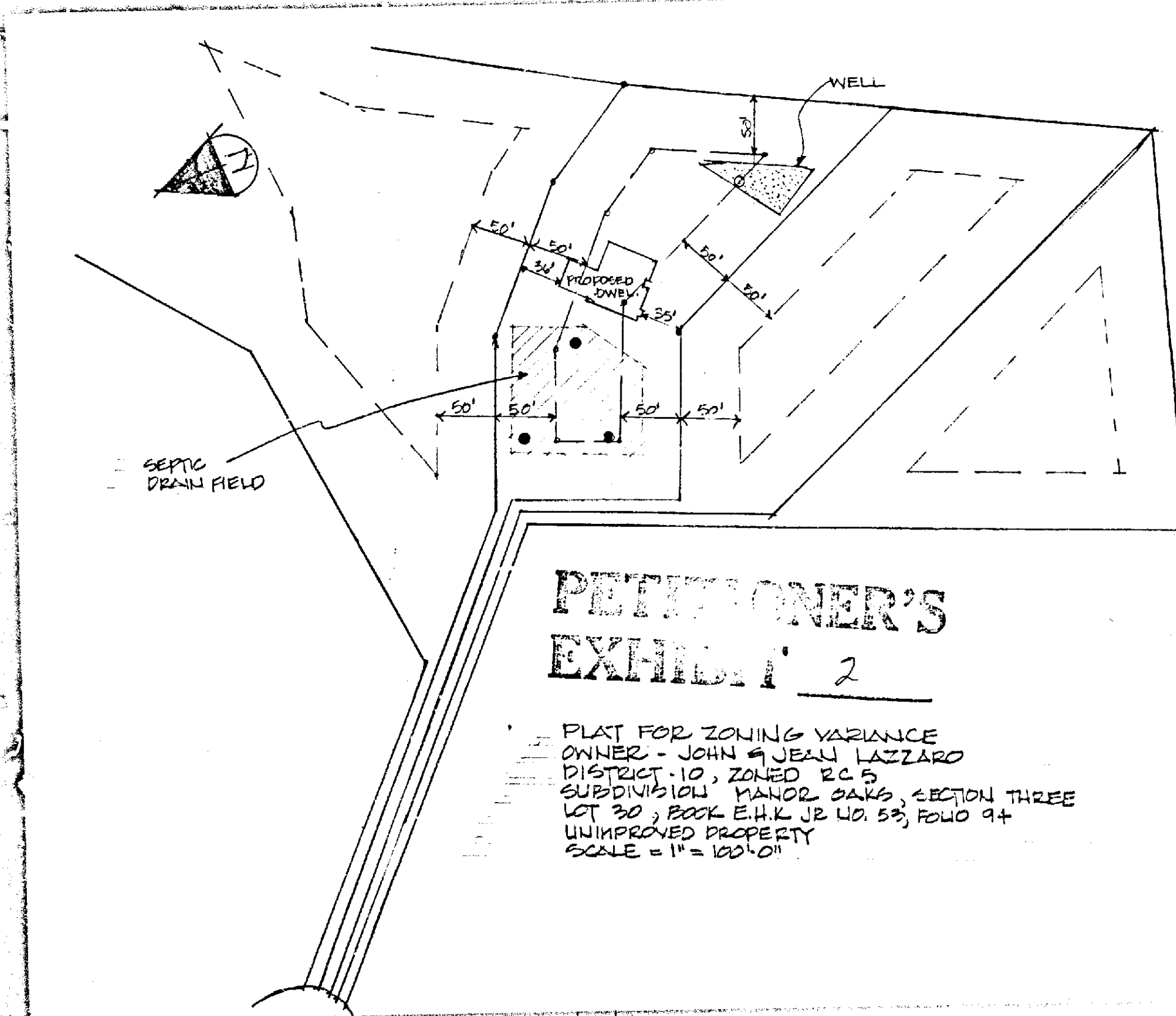
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said permit during this period for
good cause shown. Such request
must be received in writing by the
date of the hearing on this or
later at the hearing.

By Order of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
7/20/86-18/143 June 25



BENCH MARK
HUD NO: 12312 - ELEV: 518.525
DESCRIPTION: RR SPOKE IN MACADAM DRIVE
TO #13831 ON NE SIDE OF MANOR ROAD.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 16, 1986

Dr. & Mrs. John Lazzaro, III, D.D.S.
1642 Myamby Road
Towson, Maryland 21204

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SE/S of Colonial Oaks Court,
755' SE of the C/L of
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10th Election District
Case No. 87-18-A

Dear Dr. & Mrs. Lazzaro:

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If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

10th Election District

Case No. 87-18-A

LOCATION: Southeast Side of Colonial Oaks Court, 755 feet Southeast of the Centerline of Hidden Brook Court (15 Colonial Oaks Court)

DATE AND TIME: Tuesday, July 15, 1986, at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Zoning Variance to permit side yard setbacks of 36 feet and 35 feet in lieu of the required 50 feet and to amend the First Amended Final Development Plan of Manor Oaks to permit construction outside of the building envelope

Being the property of John Lazzaro, III, D.D.S., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 9, 1986

John Lazzaro, III, D.D.S.
Mrs. Jean Raine Lazzaro
1642 Myamby Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SE/S of Colonial Oaks Ct., 755' SE of the
C/L of Hidden Brook Ct. (15 Colonial Oaks Ct.)
10th Election District
John Lazzaro, III, D.D.S., et ux - Petitioners
Case No. 87-18-A

Dear Dr. and Mrs. Lazzaro:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

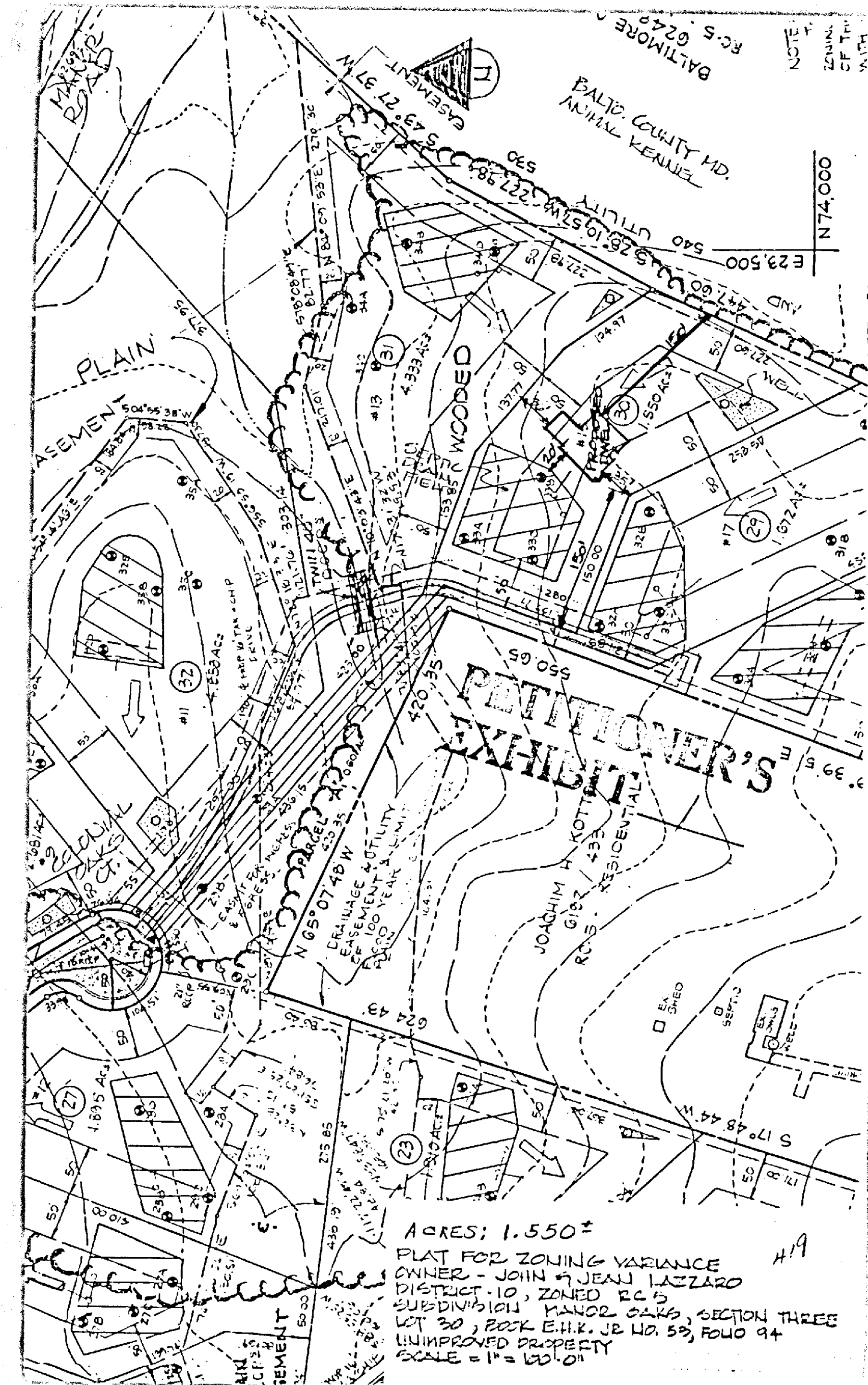
Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the payment to the County, Maryland, and remit to the Zoning Office, Towson, Maryland.

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

No. 021732

DATE	7/9/86	ACCOUNT	021732
RECEIVED FROM	John Lazzaro, III, D.D.S., et ux, 1642 Myamby Road, Towson, MD 21204		
FOR	Advertising & Posting re Case No. 87-18-A		
VALIDATION OR SIGNATURE OF CASHIER			



John and Jean Lazzaro
1642 Myamby Road
Towson, Maryland 21204

Zoning Description

Beginning at a point on the South East side of Colonial Oaks Court, (50' wide) at a distance of 755' South East of the centerline of Hidden Brook Court, and being Lot #30 as shown on a Plat entitled "Final Subdivision Plat Section Three, 'Manor Oaks' and recorded in the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 53, folio 94, also known as 15 Colonial Oaks Court, District 10, containing 1.550 acres ±

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S of Colonial Oaks Ct., : OF BALTIMORE COUNTY
755' SE of the C/L of
Hidden Brook Ct. (15
Colonial Oaks Ct.)
10th District
JOHN LAZZARO, III, D.D.S., : Case No. 87-18-A
et ux, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Dr. and Mrs. John Lazzaro, III, 1642 Myamby Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

John Lazzaro, III, D.D.S.
Mrs. Jean Raine Lazzaro
1642 Myamby Road
Towson, Maryland 21204

June 13, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Colonial Oaks Ct., 755' SE of the
C/L of Hidden Brook Ct.
(15 Colonial Oaks Ct.)
10th Election District
John Lazzaro, III, D.D.S., et ux
Case No. 87-18-A

TIME: 9:00 a.m.

DATE: Tuesday, July 15, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 020035

DATE	6/17/86	ACCOUNT	020035
RECEIVED FROM	John Lazzaro, III, D.D.S., et ux, 1642 Myamby Road, Towson, MD 21204		
FOR	Advertising & Posting re Case No. 87-18-A		
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10th Date of Posting: 6/18/86
Posted for: Variance
Petitioner: John Lazzaro, III, D.D.S., et ux
Location of property: SE/S of Colonial Oaks Ct., 755' SE of the C/L of Hidden Brook Ct. (15 Colonial Oaks Ct.)
Location of Sign: Placed at road at Colonial Oaks Ct. and at Hidden Brook Ct.
Remarks: The above variance is hereby posted and the sign is placed at the above locations.
Posted by: *Phyllis Cole Friedman* Date of return: 6/24/86
Number of Signs: 1

OFFICE COPY

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 26, 1986

THE JEFFERSONIAN,

Susan Seiden Osruck
Publisher

Cost of Advertising

214.75

PETITION FOR ZONING VARIANCE

19th Election District
Case No. 87-18-A
LOCATION: Southeast Side of Cal-
mest Court, 755 feet Southeast
of the Corner of 4th and Brook
Court (15 Colonial Oaks - 300)
DATE AND TIME: Tuesday, July 15,
1986, at 9:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Zoning Variance to per-
mit side yard setbacks of 30 feet and 35
feet in lieu of the required 50 feet and to
amend the First Amended Final Devel-
opment Plan of Manor Oaks in permit
construction outside of the building
envelope.

Being the property of John Lazzaro,
III, D.D.S., et al., as shown on plat
filed with the Zoning Office.

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing on
this or later at the hearing.

By Order of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
6/24/86 June 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 25, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 25, 1986

TOWSON TIMES,

Susan Seiden Osruck
Publisher

38.25

PETITION FOR ZONING VARIANCE

19th Election District
Case No. 87-18-A
LOCATION: Southeast Side of Cal-
mest Court, 755 feet Southeast
of the Corner of 4th and Brook
Court (15 Colonial Oaks - 300)
DATE AND TIME: Tuesday, July 15,
1986, at 9:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland

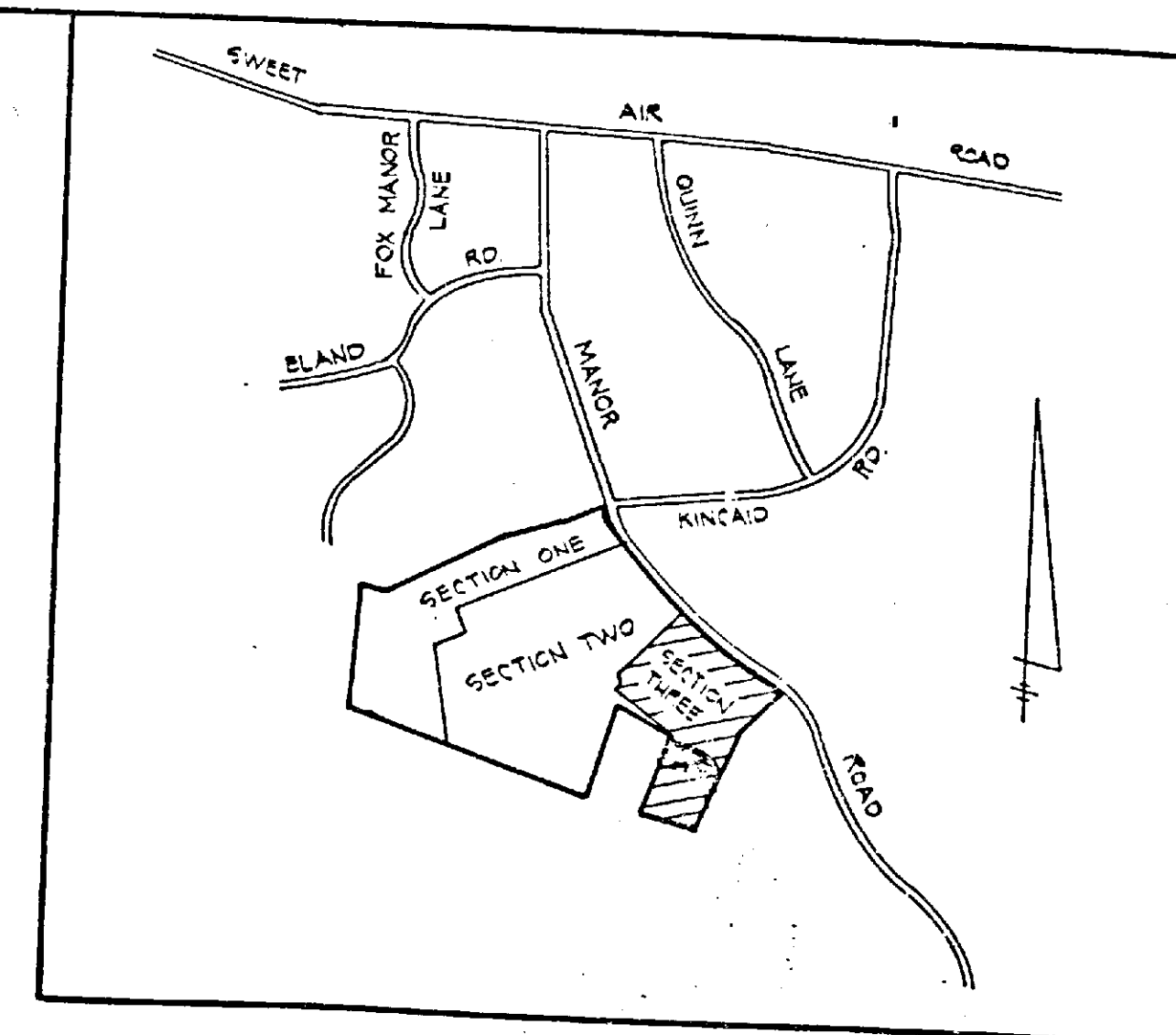
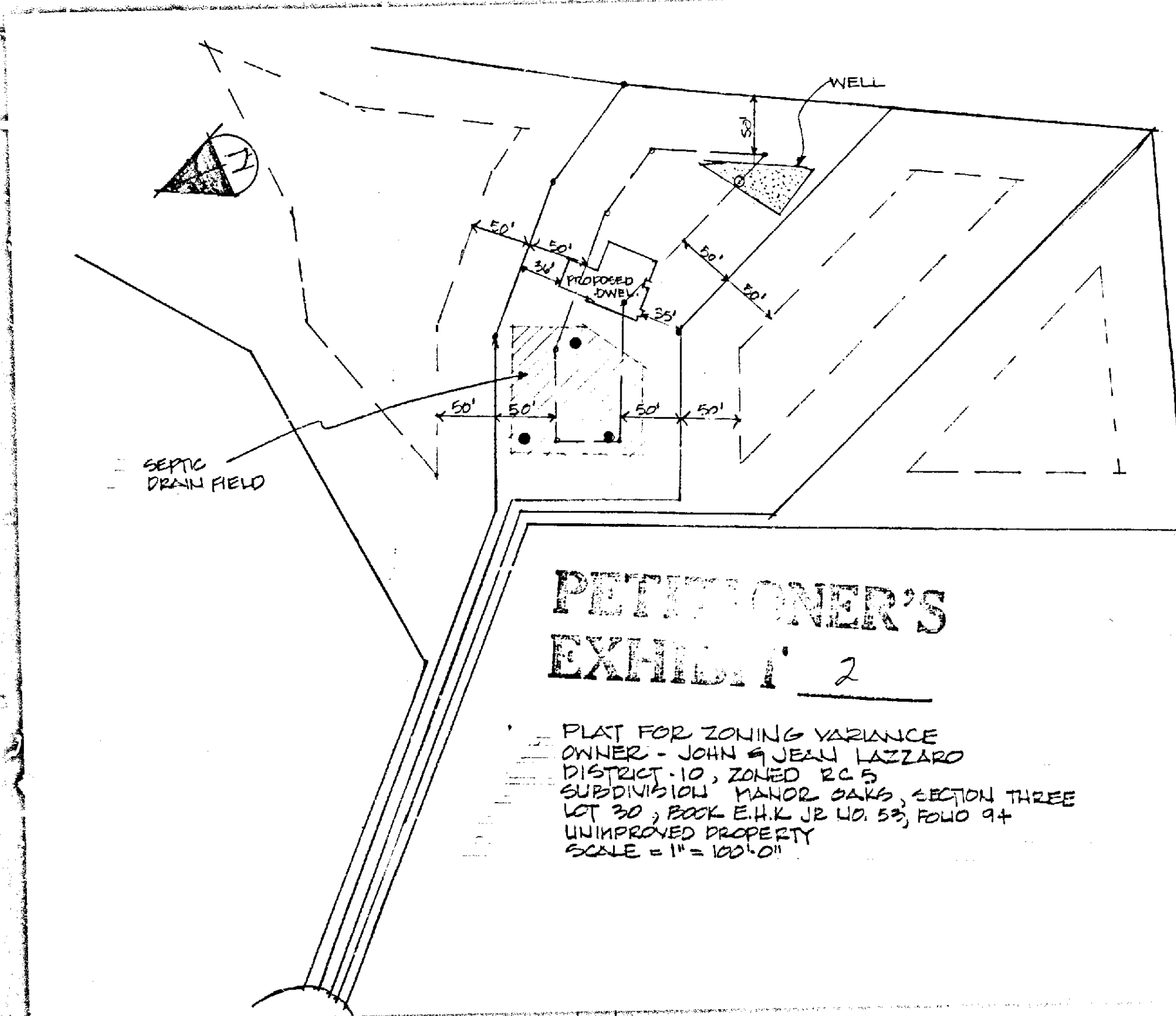
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Petition for Zoning Variance to
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said permit during this period for
good cause shown. Such request
must be received in writing by the
date of the hearing on this or later
at the hearing.

By Order of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
7/20/86-18/743 June 25



VICINITY MAP

SCALE: 1" = 1200'

BENCH MARK

HUD NO: 12312 - ELEV: 518.525
DESCRIPTION: RR SPOKE IN MACADAM DRIVE
TO #13831 ON NE SIDE OF MANOR ROAD.