

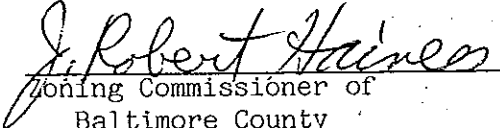
88-81-A #486	S/S Fallsbrook Rd., 631.41' W of the c/l of Girdwood <u>Rd. (243 Fallsbrook Rd.)</u>	8th E.D.
7/20/87	Variance - filing fee \$35.00 - Gary P. Ponzoli (deceased), et ux	
7/20/87	Hearing set for 8/31/87, at 9:30 a.m., before J. Robert Haines	
8/31/87	Advertising and Posting - \$78.20	
9/2/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a side yard setback of 0' in lieu of the required 7.5' for an open projection (deck) and a sum of the side yard setbacks of 12' in lieu of the required 25' is GRANTED with conditions.	

1988-0081-A

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variances should /~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1987, that the Petition for Zoning Variances to permit a side yard setback of zero feet in lieu of the required 7.5 for an open projection (deck) and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

JRH/srl

cc: Mrs. Penelope M. Ponzoli

People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines, Zoning Commissioner
TO: Zoning Administration Date: August 18, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-81-A

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

Norman E. Gerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

August 13, 1987

Ms. Penelope M. Ponzoli
243 Fallsbrook Road
Timonium, Maryland 21204

RE: Item No. 486 - Case No. 88-81-A
Petitioner: Gary P. Ponzoli (deceased)
et ux
Petition for Zoning Variance

Dear Ms. Ponzoli:

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 you receive 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,

James E. Dyer, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

SECRETARY

C. Richard Moore
Acting Director

June 10, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 485, 486, 487, 488, 489, 490, 491, 493, and 494.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204 2586
494-4500

Paul H. Reincke
Chief

June 11, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Penelope M. Ponzoli

Location: S/S Fallsbrook Rd., 631.41' W. of c/l Girdwood Road

Item No.: 486

Zoning Agenda: Meeting of 6/2/87

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 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," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: East York July 6, 1987 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

PETITIONER'S EXHIBIT 6

APRIL 16, 1987

LOCATION: 243 FALLSBROOK RD
OWNER: PENELOPE M. PONZOLI
252-7636

PROPOSED CONSTRUCTION: 6 FT. HIGH PRIVACY FENCE TO ENCLOSE THE EXISTING DRIVEWAY AREA ON THE WEST SIDE OF THE HOUSE, BEHIND THE SETBACK. THIS FENCE IS TO REPLACE AN EXISTING 42" HIGH FENCE. THE CONCRETE AREA WILL BE COVERED WITH 4"X4" MODULES TO FORM A "DECK". THE FENCE AND "DECK" WILL BE CONSTRUCTED WITH PRESSURE-TREATED WHITE PINE. THE WORK IS TO BE DONE BY SEARS. IT WILL BE A PROFESSIONAL JOB.

THE CLOSEST NEIGHBOR, ENB VITER, 241 FALLSBROOK RD. HAS ASSURED ME THAT HE DOES NOT OBJECT TO THIS PROJECT. THERE ARE NO HOMES ACROSS THE STREET, AND THE HOMES BEHIND ME ARE NOT WITHIN SIGHT BECAUSE OF THE HILLS.

ENCLOSED IS A PICTURE FROM THE SEARS BROCHURE TO GIVE YOU SOME IDEA OF WHAT THIS WILL LOOK LIKE. Approved by Spring Lake Com. Assoc. [Signature]

Peter A. Lalle, O.D.
245 Fallsbrook Rd.
Timonium, MD 21093

8-23-87

TO WHOM IT MAY CONCERN:

re: Case # 88-81A

This letter is to support the request of Ms. Penni Ponzoli to build an open deck on the side of her house, 243 Fallsbrook. Ms. Ponzoli has discussed with me the shape and size of the deck and the building materials to be used. As planned, it will be a tasteful project that I believe will only enhance the neighborhood. Most of the residents on this street already use this area of their homes as an "informal" deck, using small fences and landscaping to partition off the area. I believe that Ms. Ponzoli's construction will be an attractive addition to her house and greatly add to its value.

I fully support her efforts to obtain a permit for the construction of this addition. If I can offer any additional comments, please do not hesitate to ask.

Very Truly Yours,

Peter A. Lalle, O.D.

PETITIONER'S EXHIBIT 3

3 August 1987
241 Fallsbrook Rd.
Timonium, Md. 21093

Board of Zoning
Baltimore County, Maryland
Towson, Md.

Gentlemen,

My next door neighbor, Mrs. Penni Ponzoli, 243 Fallsbrook Road, has requested a zoning variance to build a deck on her property between our two houses. I do not have any objections. I think that the proposed improvement would be an asset to the neighborhood.

Please consider granting Mrs. Ponzoli's request for the zoning variance.

Sincerely,

Robert F. Vitek

Robert F. Vitek
Owner of 241 Fallsbrook Rd

PETITIONER'S EXHIBIT 4

Case No. 88-81-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

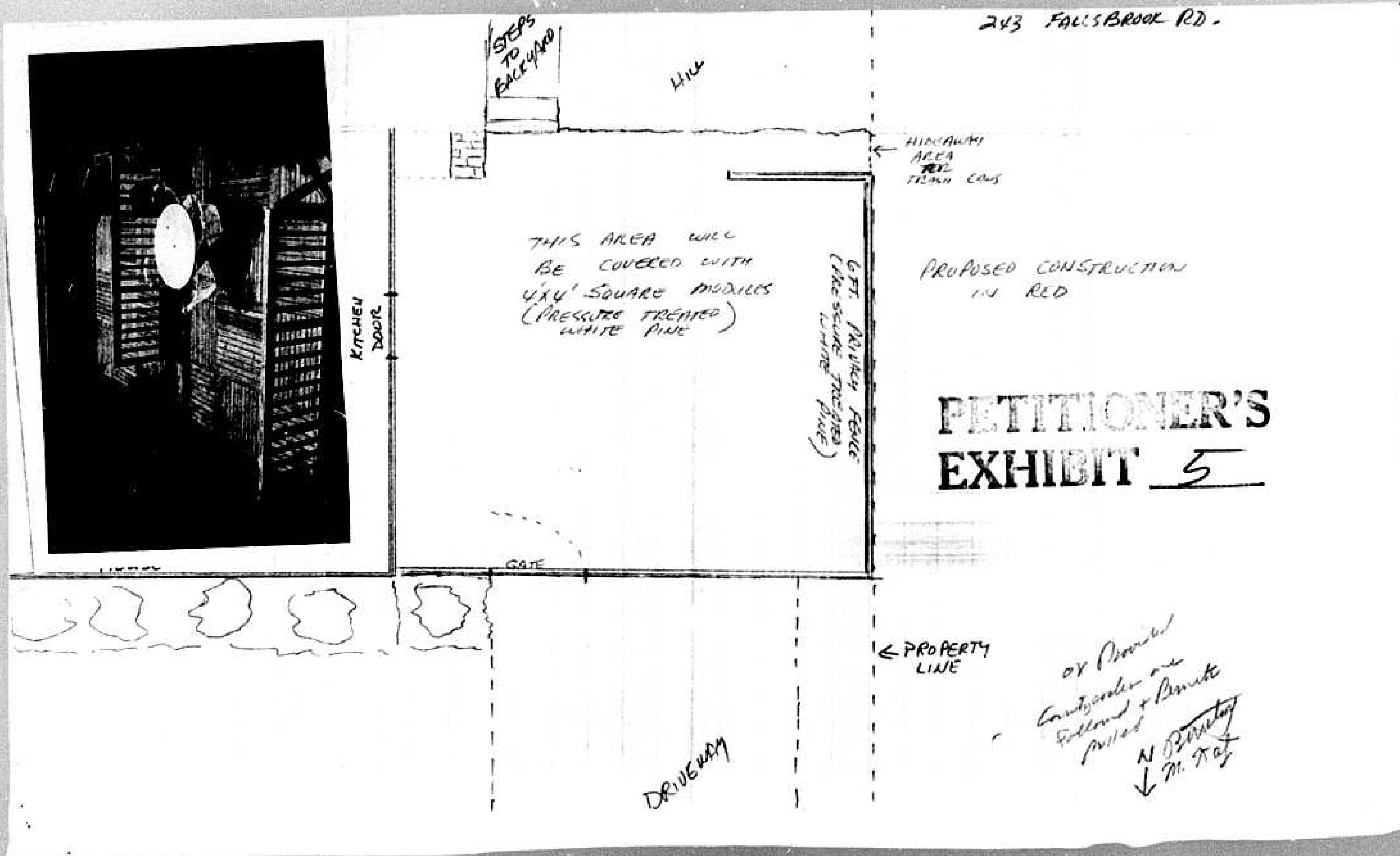
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of July, 1987.

J. Robert Haines
ZONING COMMISSIONER

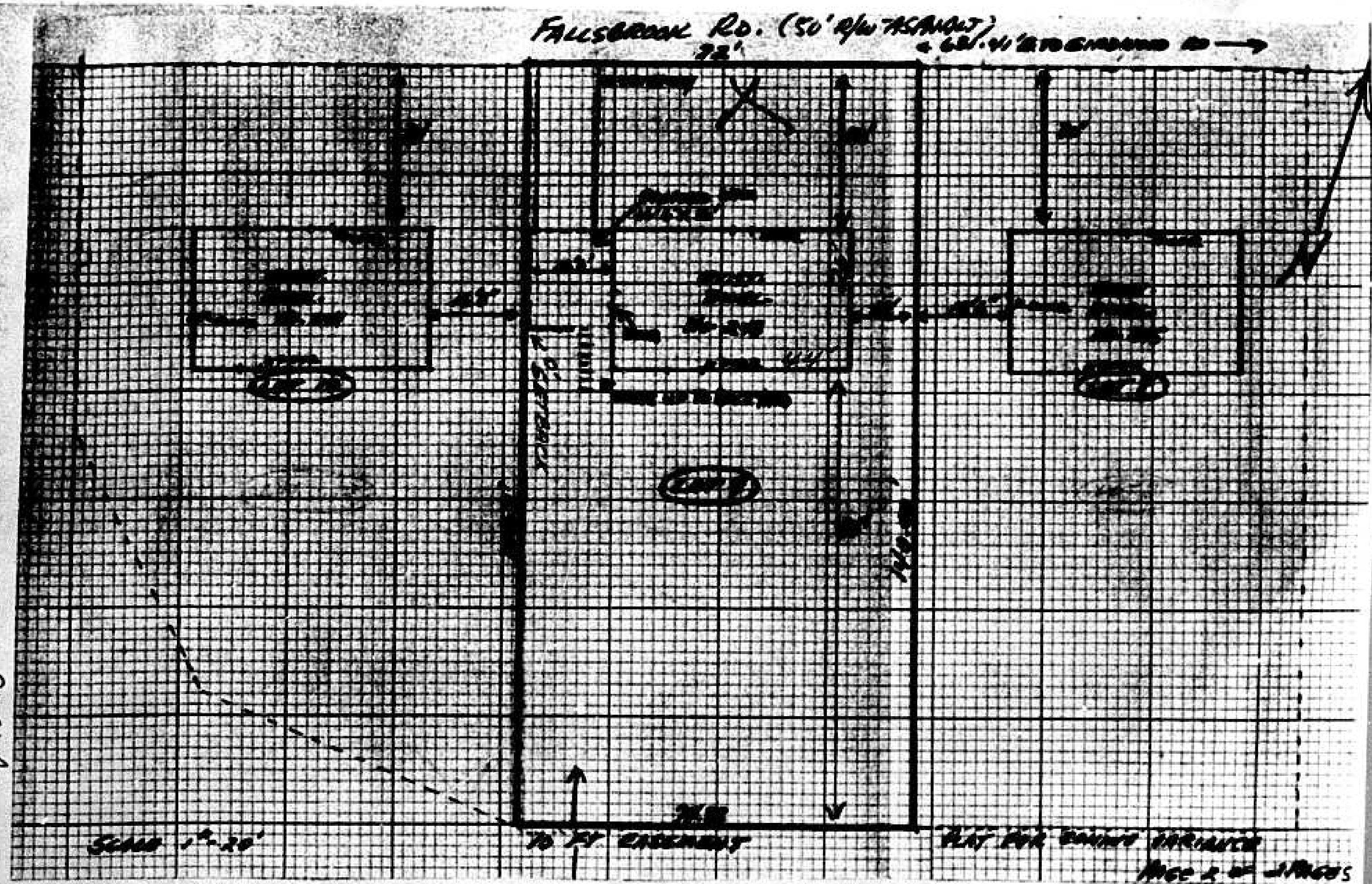
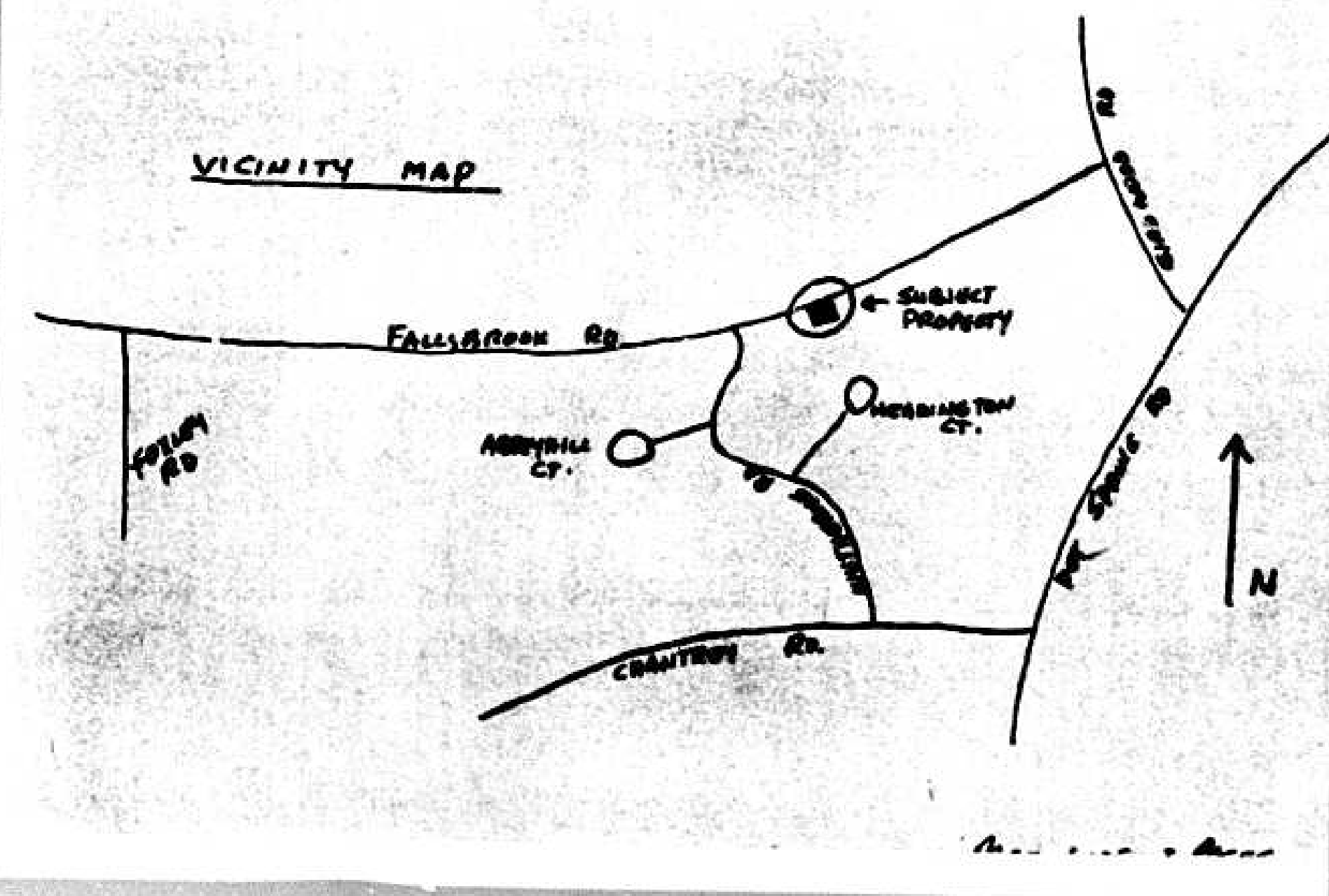
Petitioner: Gary P. Ponzoli (deceased) Received by: James E. Dyer, Inc.
Petitioner's Attorney at US Chairman, Zoning Plans Advisory Committee

July 25, 1988



PLAT FOR ZONING VARIANCE
 OWNER - PENelope M. PUNZON
 GARY P. ANZALI (DECEASED)
 DISTRICT 8, ZONED D.R. 3.5
 SUBDIVISION - SPRINGLAKE
 LOT 9, BLOCK E, BOOK No. 25, FOLIO 85
 EXISTING UTILITIES IN FALLSBROOK RD.
 SCALE 1" = 20'

PETITIONER'S EXHIBIT 1



OFFICE COPY
 88-81-4
 486