

88-105-A #491	E/S Summit Ave., 110' N of South Rd. <u>(2105 Summit Ave.)</u>	14th E.D.
8/13/87	Variance - filing fee \$35.00 - Santo DiFatta, et ux	
8/13/87	Hearing set for 9/21/87, 10:00 a.m., before Mr. Haines.	
9/21/87	Advertising and Posting - \$79.15	
9/25/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a window to tract boundary setback of 22' in lieu of the required 35' and to amend the Final Development Plan of the Resubdivision of a portion of Summit Farms (P.B. 7, F. 48), Lot 8, to permit construction outside of the building envelope is GRANTED with conditions.	

1988-105-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(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 ~~not~~^{should not} be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of September, 1987, that the herein Petition for Variance(s) to permit a window to tract boundary setback of 22 feet in lieu of the required 35 feet and to amend the Final Development Plan of the Resubdivision of a Portion of Summit Farms (P.B. 7, F. 48), Lot 8, to allow construction outside of the building envelope, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.


J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

PETITION FOR ZONING VARIANCE

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 1801.2-2.2.a - to permit a window to tract boundary setback of 22 feet in lieu of the required 35 feet and to amend the Final Development Plan of the Resubdivision of a Portion of Summit Farms (P.B. 7, F. 48), Lot 8, to...

allow construction outside of the building envelope of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

We need to build a 48' wide rancher on this particular lot but because the lot is not wide enough, we need to extend 16' over the track boundary line.

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
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Attorney's Telephone No.:
Address
City and State
Phone No.

Legal Owner(s):
Santo Di Fatta
(Type or Print Name)
Signature
Stephanie Di Fatta
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 1987, 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 21st day of September, 1987, at 10:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th
Posted for: Variance
Petitioner: Santo Di Fatta, et ux
Location of property: E/S Summit Ave., 110' N of South Rd., 2105 Summit Ave.
Location of Sign: Facing Summit Ave., approx. 10' from road way on property of petitioner.
Remarks:
Posted by: [Signature]
Date of return: 8/24/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 3, 1987
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 Sept 3, 1987.

THE JEFFERSONIAN,

Susan Stuedemann
Publisher

PETITION ZONING VARIANCE

2105 Summit Avenue
14th Election District

Beginning at a point on the east side of Summit Avenue, 50 feet wide at a distance of 110 feet north of South Road and running thence along the eastern right of way by a curve to the left with a radius of 200 feet for a distance of 25.14 feet; thence North 08 degrees 32 minutes 55 seconds West, 55.50 feet; thence leaving said right of way and running North 89 degrees 29 minutes 23 seconds East, 121.66 feet; thence South 80 degrees 32 minutes 55 seconds East, 80.79 feet; thence South 89 degrees 29 minutes 19 seconds West, 123.24 feet to the point of beginning.

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 13th day of August, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Santo Di Fatta, et ux
Petitioner's Attorney: [Signature]
Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 25, 1987

Mr. & Mrs. Santo DiFatta
8829 Avondale Road
Baltimore, Maryland 21234

RE: Petition for Zoning Variance
E/S Summit Avenue, 110' N of South Road (2105 Summit Avenue)
14th Election District, 7th Councilmanic District
Case No. 88-105-A

Dear Mr. & Mrs. DiFatta:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

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

Very truly yours,
J. ROBERT HAINES
Zoning Commissioner

JRH:bjs

Enclosures

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

14th Election District - 7th Councilmanic District
Case No. 88-105-A

LOCATION: East Side of Summit Avenue, 110 feet North of South Road (2105 Summit Avenue)

DATE AND TIME: Monday, September 21, 1987, 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 Zoning Variance to permit a window to tract boundary setback of 22 feet in lieu of the required 35 feet and to amend the Final Development Plan of the Resubdivision of a portion of Summit Farms - Lot 8, to permit construction outside of the building envelope

Being the property of Santo DiFatta, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner Date: September 3, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
Zoning Petition Nos. 88-105-A, 88-103-A, 88-104-A, 88-105-A, 88-106-A, 88-108-A, 88-109-A, 88-110-A, 88-111-A, 88-112-A
SUBJECT: 88-109-A, 88-110-A, 88-111-A, 88-112-A

There are no comprehensive planning factors requiring comment on the above numbered petitions.

[Signature]
Norman E. Gerber, AICP
Director

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

RECEIVED
SEP 14 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16, 1987

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

Mr. Santo DiFatta
8829 Avondale Road
Baltimore, Maryland 21234

RE: Item No. 491 - Case No. 88-105-A
Petitioner: Santo DiFatta, et ux
Petition for Zoning Variance

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

Dear Mr. DiFatta:
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,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

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

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. Flanagan
Traffic Engineer Associate II

MSF:lt

JUL 27 1988

