

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
300 Hillgate Court and Ambermill Road  
2 Hillgate Court  
11th Election District  
5th Councilmanic District  
Victor E. Fiorenza, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-479-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback (addition) of 18 ft., in lieu of the minimum required 30 ft., and to amend the latest Final Development Plan of Lot No. 11, Block B, Section II, Phase 1B of Ambermill, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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ORDER RECEIVED FOR FILING  
Date 7/12/92  
By Dr. Hovak

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of July 1992 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the minimum required 30 ft., for an addition, and to amend the latest Final Development Plan of Lot No. 11, Block B, Section II, Phase 1B of Ambermill, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 7/12/92  
By Dr. Hovak

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Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 8, 1992

Mr. and Mrs. Victor E. Fiorenza  
2 Hillgate Court  
Baltimore, Maryland 21236

RE: Petition for Residential Zoning Variance  
Case No. 92-479-A

Dear Mr. and Mrs. Fiorenza:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

PETITION FOR ADMINISTRATIVE VARIANCE 92-479-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.B (1802.3.C.4) To allow a rear yard setback of 18 ft. in lieu of the minimum required 30 ft., and to amend the latest Final Development Plan of Lot 11 Block B Sect II Phase 1B of Ambermill in Sect. II Phase 1B of Whitmarsh to allow the same of the Zoning Regulations of Baltimore County for the following reasons: (please include a printed affidavit)

TO PERMIT MORE LIVING SPACE FOR MY FAMILY. MY PARENTS ARE EXPECTED TO MOVE INTO MY HOUSE IN EARLY 1993

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

I/we agree to pay expenses of the above posting and, if necessary, advertising, 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 penalty 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 State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

LEGAL OWNER(S):

VICTOR E. FIORENZA

SANDRA J. FIORENZA

2 Hillgate Ct No. 529-184

Baltimore, MD 21236

Phone

Address

City State Zip Code

Phone

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County that on the day of July 1992 that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED DATE 7/12/92  
ZONING COMMISSIONER OF BALTIMORE COUNTY

ESTIMATED POSTING DATE 7/12/92 ESTIMATED CLOSING DATE 7/12/92

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ORDER RECEIVED FOR FILING  
Date 7/12/92  
By Dr. Hovak

AFFIDAVIT  
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 2 Hillgate Ct

Baltimore, MD 21236

I/we based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please include a printed affidavit)

To Replace Existing Deck with a Family Room with the same DIMENSIONS 22' x 17' to accommodate MORE LIVING SPACE for Parents to move into house in 1993

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

VICTOR E. FIORENZA SANDRA J. FIORENZA

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of July, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Sandra Fiorenza

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Faith E. Rodgers

NOTARY PUBLIC

My Commission Expires December 12, 1995

92-479-A

Zoning Description  
#2 Hillgate Ct.

Beginning at a point on the southwest corner of Hillgate Ct and Ambermill Rd. Being lot no. 11 Block B, Sect. II, Phase 1B on a Plat entitled "Plat Two Ambermill Sect. II Phase 1B of Whitmarsh" as recorded in Plat Book 41 folio 151 containing a 167 ac. st. Also known as 2 Hillgate Ct. and located in the 11th Election District.

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 7/12/92

Posted for: Variance

Petitioner: Victor & Sandra Fiorenza

Location of property: 2 Hillgate Ct. Ambermill Rd.

Location of signs: Front roadway, approx. 15' E. road, at property of Baltimore

Remarks:

Posted by: M. Hovak Date of return: 7/12/92

Number of Signs: 7

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receipt

6/05/92	Account: 8-201-4180
PUBLIC HEARING FEES	QTY PRICE
010 - ZONING VARIANCE FILING	1 X \$50.00
080 - POSTING SIGNS / ADVERTISING	1 X \$35.00
	TOTAL: \$85.00
LAST NAME OF OWNER: FIORENZA	
Please Make Checks payable to Baltimore County \$85.00	
BA C012124PH04-05-92	

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

July 2, 1992 (410) 887-3353

Mr. & Mrs. Victor E. Fiorenza  
2 Hillgate Court  
Baltimore, MD 21236

RE: Item No. 509, Case No. 92-479-A  
Petitioner: Victor E. Fiorenza, et al  
Petition for Administrative Variance

Dear Mr. & Mrs. Fiorenza:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21286 (410) 887-3353

Your petition has been received and accepted for filing this  
21st day of June, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Victor E. Fiorenza, et ux  
Petitioner's Attorney:

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6/1/92 642 92  
8 JW

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 22, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 22, 1992  
Item 509

The Developers Engineering Division has reviewed  
the subject zoning item and we recommend the landscape  
manual's Class 'A' screen be provided along the property  
line of the adjacent residence.

*Robert W. Bowling DAK*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s  
Encl.

RECEIVED  
JUN 22 1992  
ZONING OFFICE

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development  
Management

FROM: Ervin McDaniel, Chief  
Development Review Section  
Office of Planning and Zoning

DATE: June 17, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 15, 1992

The Office of Planning and Zoning has no comments on the  
following petitions:

Robert A. Yeatsan - Item 504  
Joseph & Aurelia Loveman - Item 505  
Timothy & Carol Ann Frost - Item 506  
James & Brenda Thomas - Item 507  
Victor & Sandra Fiorenza - Item 509

If there should be any further questions or if this office can  
provide additional information, please contact Francis Morsey  
in the Office of Planning and Zoning at 887-3211.

6\_15\_92.txt  
Petitns.txt

RECEIVED  
JUN 22 1992  
ZONING OFFICE

Development Review Committee Response Form  
Authorized signature: *Roscoe J. Family* Date 6/22/92

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: Waiver Number: Zoning Issue: Meeting Date:

90476 ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

Washington Homes, Inc	504	N/C	6-15-92
Aurelia Loveman For Joseph H. Loveman	505	N/C	
Timothy W. And Carol Anne M. Frost	506	N/C	
James B. And Brenda G. Thomas	507	N/C	
James E. Bishop, Sr.	508	N/C	
Victor E. And Sandra J. Fiorenza	509	N/C	
Lena Guise	510	N/C	
Howard W. Dawson, Sr.	503	N/C	6-8-92

FINAL TOTALS  
COUNT 9

06/16/92

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature: *John P. Keenan* Date 6-22-92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Robert N. And Joan M. Greene	466		in process 5-18-92
Baltimore Gas And Electric Company	475		in process
Albert F. And Ann B. Nocar	478		written comments 6-1-92
Gene Nelson And Paulette Ensor	489		in process
Lawrence F. And Ruth C. Solomon	493		in process
Washington Homes, Inc	504		6-15-92 in process
Aurelia Loveman For Joseph H. Loveman	505		
Timothy W. And Carol Anne M. Frost	506		NO COMMENTS
James B. And Brenda G. Thomas	507		NO COMMENTS
James E. Bishop, Sr.	508		in process
Victor E. And Sandra J. Fiorenza			MICROFILMED NO COMMENTS

COUNT 3

RECEIVED  
JUN 15 1992  
ZONING OFFICE

MICROFILMED

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500 (410) 887-4500

JUNE 12, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: VICTOR E. FIORENZA AND SANDRA J. FIORENZA  
Location: #2 HILLGATE COURT  
Item No.: \*509 (JJS) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl V. Pfeiffer* Noted and Approved  
Planning Group U Fire Prevention Bureau  
Special Inspection Division

JP/KEK

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Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature: *John P. Keenan* Date 6/23/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Washington Homes, Inc	504	No Comments	6-15-92
Aurelia Loveman For Joseph H. Loveman	505	No Comments	
Timothy W. And Carol Anne M. Frost	506	No Comments	
James B. And Brenda G. Thomas	507	No Comments	
James E. Bishop, Sr.	508	No Comments	
Victor E. And Sandra J. Fiorenza	509	No Comments	
Lena Guise	510	No Comments	

COUNT 7

FINAL TOTALS  
COUNT 7

\*\*\* END OF REPORT \*\*\*

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

JUNE 12, 1992

Victor and Sandra Fiorenza  
2 Hillgate Court  
Baltimore, Maryland 21226

Re: CASE NUMBER: 92-479-A  
LOCATION: 2 Hillgate Court and Inverhill Road  
11th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- Your property will be posted on or before June 21, 1992. The closing date is July 6, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

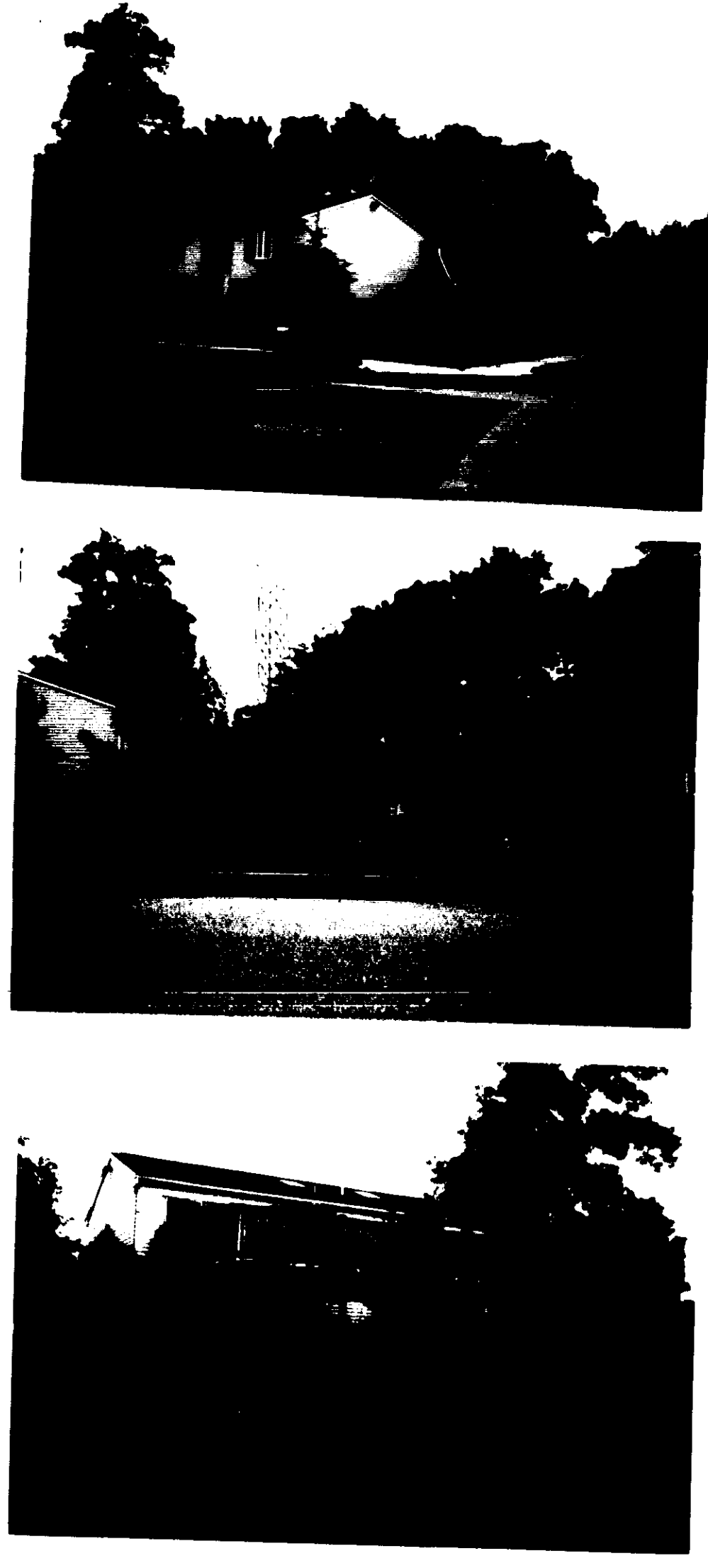
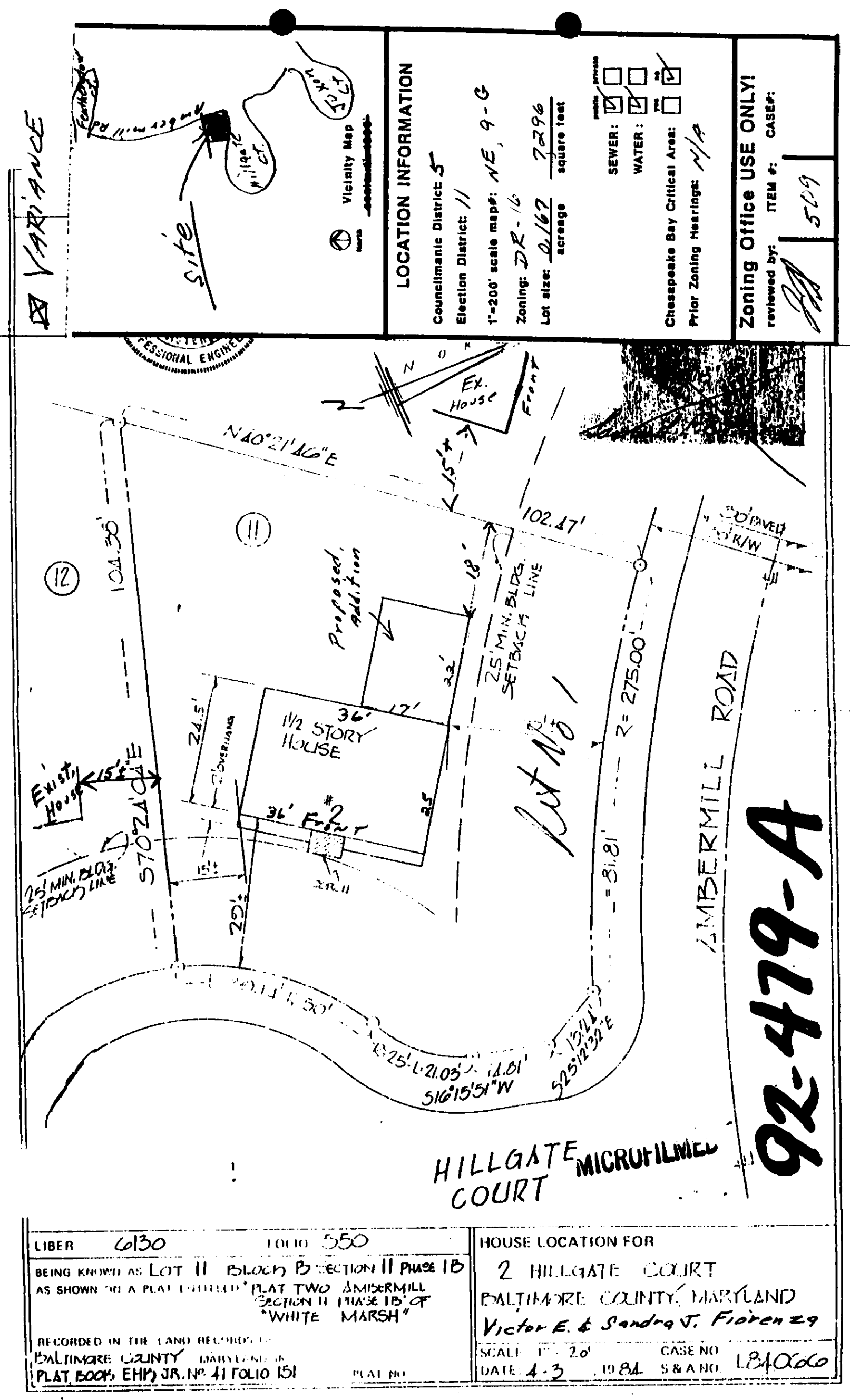
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County

MICROFILMED

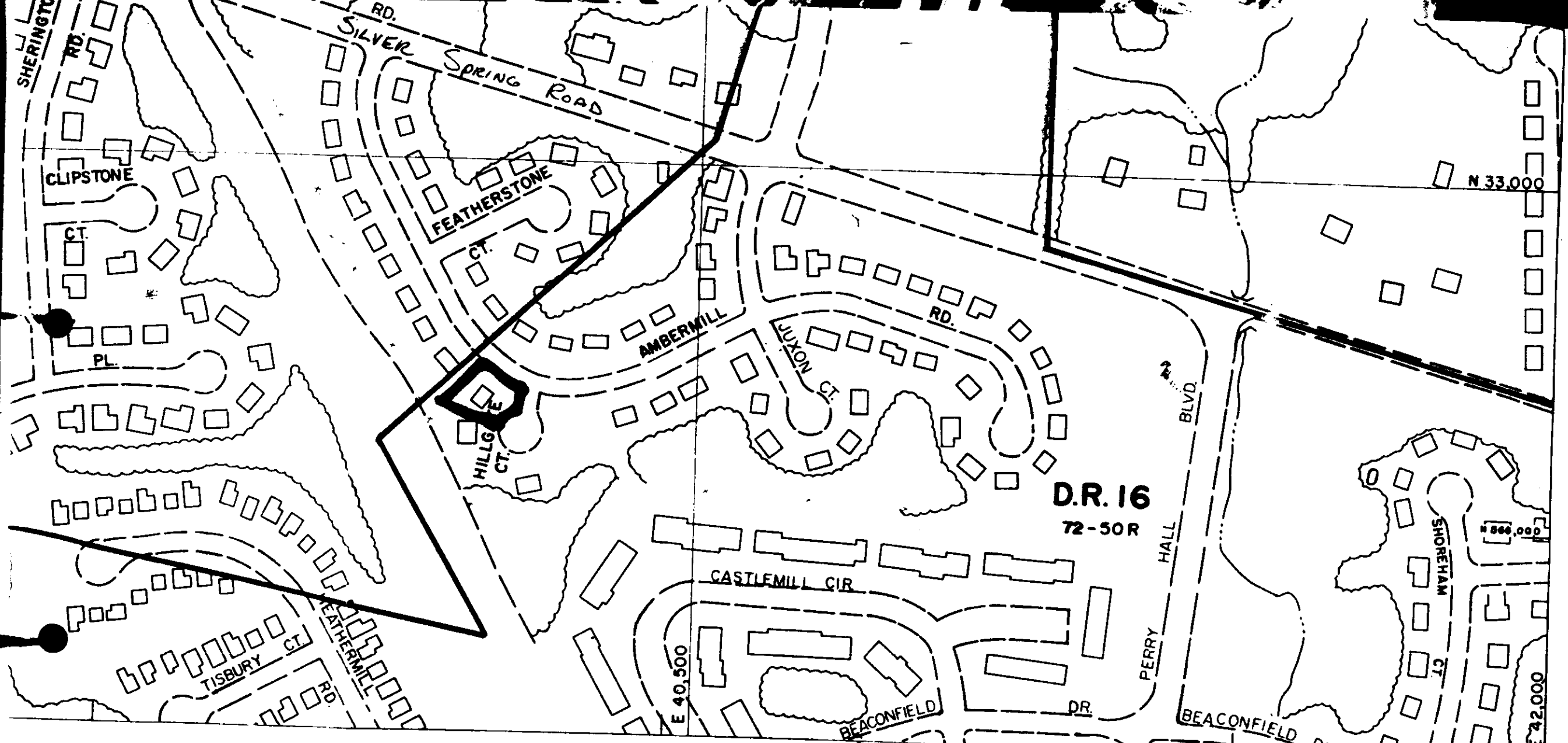
#509

I, being a neighbor within 1000 feet of the property of 2 Hillgate Court, have no objections to the building of an addition to said property. We acknowledge the need for a variance.

Mr. & Mrs. J. J. ... 4 Hillgate Ct.  
Mr. & Mrs. ... 6 Hillgate Ct.  
Mr. & Mrs. ... 5 Hillgate Ct.  
Mr. & Mrs. W. L. Smith 3 Hillgate Ct.  
Mr. & Mrs. ... 1 Hillgate Ct.  
Mrs. ... 4620 Ambemill Rd.  
Dorothy ... 458 ...  
Anthony ... 4519 Ambemill Rd.



92-479-A



**JNTY AND ZONING MAP**

**SCALE**  
1" = 200' ±

**DATE OF PHOTOGRAPHY**  
JANUARY 1986

**LOCATION**  
PERRY HALL

**SHEET**  
N.E. 9-G

**92-479-A**

PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP**

#509

**SCALE**  
1" = 200' ±

**DATE OF PHOTOGRAPHY**  
JANUARY 1986

**LOCATION**  
PERRY HALL

**SHEET**  
N.E. 9-G

**92-479-A**

**#509**

**MICROFILMED**



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
2 Hillgate Court and Ambermill Road  
11th Election District  
5th Councilmanic District  
Victor E. Fiorenza, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-479-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback (addition) of 18 ft., in lieu of the minimum required 30 ft., and to amend the latest Final Development Plan of Lot No. 11, Block B, Section II, Phase 1B of Ambermill, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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ORDER RECEIVED FOR FILING  
Date 9/2/92  
By Dr. J. J. J.

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of July, 1992 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the minimum required 30 ft., for an addition, and to amend the latest Final Development Plan of Lot No. 11, Block B, Section II, Phase 1B of Ambermill, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 9/2/92  
By Dr. J. J. J.

MICROFILMED

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 8, 1992

Mr. and Mrs. Victor E. Fiorenza  
2 Hillgate Court  
Baltimore, Maryland 21236

RE: Petition for Residential Zoning Variance  
Case No. 92-479-A

Dear Mr. and Mrs. Fiorenza:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

PETITION FOR ADMINISTRATIVE VARIANCE 92-479-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.B (1802.3.C.4) To allow a rear yard setback of 18 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan of Lot 11 Block B Sect II Phase 1B of Ambermill in Sect. II Phase 1B of Whitmarsh to allow the same of the Zoning Regulations of Baltimore County for the following reasons: (unless hereby or printed otherwise)

To PERMIT MORE Living space for my Family. My Parents are EXPECTED TO MOVE INTO MY house in EARLY 1993

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

I/we agree to pay expenses of the above posting and, if necessary, advertising, 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 penalty 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 State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Phone

Other

Other

Legal Owner(s):

VICTOR E. FIORENZA

Sandra J. Fiorenza

Sandra J. Fiorenza

*Sandra J. Fiorenza*

2 Hillgate Ct No. 529-184

Baltimore, Md. 21236

City State Zip Code

Phone

Other

Other

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of July, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

RECEIVED DATE 9/2/92

DATE 9/2/92

DATE 9/2/92



ZONING COMMISSIONER OF BALTIMORE COUNTY

Item # 529

MICROFILMED

ORDER RECEIVED FOR FILING  
Date 9/2/92  
By Dr. J. J. J.

AFFIDAVIT  
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 2 Hillgate Ct  
Baltimore, MD 21236

If based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (unless hereby or printed otherwise)

To REPLACE EXISTING DECK with a FAMILY ROOM WITH THE SAME DIMENSIONS 22' X 17' to ACCOMMODATE MORE LIVING SPACE for Parents to MOVE INTO house IN 1993

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Victor E. Fiorenza*  
VICTOR E. FIORENZA  
*Sandra J. Fiorenza*  
SANDRA J. FIORENZA

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of July, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

*Sandra J. Fiorenza*

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

*Faith E. Rodgers*

My Commission Expires December 15, 1995.

MICROFILMED

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Posted for: Variance  
Petitioner: Victor & Sandra Fiorenza  
Location of property: 2 Hillgate Ct. Ambermill Rd.  
Location of signs: Front roadway, approx. 15' E. road, at property of Baltimore  
Remarks:  
Posted by: [Signature]  
Number of Signs: 7

MICROFILMED

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: 8-301-4180

Number: 1

6/05/92

H9200509

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE FILING	1 X	\$50.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

Please Make Check payable to Baltimore County \$85.00  
BA C012124PH04-05-92

Cashier Validation

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

July 2, 1992

(410) 887-3353

Mr. & Mrs. Victor E. Fiorenza  
2 Hillgate Court  
Baltimore, MD 21236

RE: Item No. 509, Case No. 92-479-A  
Petitioner: Victor E. Fiorenza, et al  
Petition for Administrative Variance

Dear Mr. & Mrs. Fiorenza:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21286 (410) 887-3353

Your petition has been received and accepted for filing this  
21st day of June, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Victor E. Fiorenza, et ux  
Petitioner's Attorney:

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6/1/92 642 92  
8 JW

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 22, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 22, 1992  
Item 509

The Developers Engineering Division has reviewed  
the subject zoning item and we recommend the landscape  
manual's Class 'A' screen be provided along the property  
line of the adjacent residence.

*Robert W. Bowling DAK*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s  
Encl.

RECEIVED  
JUN 22 1992  
ZONING OFFICE

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development  
Management

FROM: Ervin McDaniel, Chief  
Development Review Section  
Office of Planning and Zoning

DATE: June 17, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 15, 1992

The Office of Planning and Zoning has no comments on the  
following petitions:

Robert A. Yeatsan - Item 504  
Joseph & Aurelia Loveman - Item 505  
Timothy & Carol Ann Frost - Item 506  
James & Brenda Thomas - Item 507  
Victor & Sandra Fiorenza - Item 509

If there should be any further questions or if this office can  
provide additional information, please contact Francis Morsey  
in the Office of Planning and Zoning at 887-3211.

6\_15\_92.txt  
Petitns.txt

RECEIVED  
JUN 22 1992  
ZONING OFFICE

Development Review Committee Response Form  
Authorized signature: *Roscoe J. Family* Date 6/22/92

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: Waiver Number: Zoning Issue: Meeting Date:

90476 ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

Washington Homes, Inc	504	N/C	6-15-92
Aurelia Loveman For Joseph H. Loveman	505	N/C	
Timothy W. And Carol Anne M. Frost	506	N/C	
James B. And Brenda G. Thomas	507	N/C	
James E. Bishop, Sr.	508	N/C	
Victor E. And Sandra J. Fiorenza	509	N/C	
Lena Guise	510	N/C	
Howard W. Dawson, Sr.	503	N/C	6-8-92

FINAL TOTALS  
COUNT 9

06/16/92

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature: *John P. Keenan* Date 6-22-92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Robert N. And Joan M. Greene	466		in process 5-18-92
Baltimore Gas And Electric Company	475		in process
Albert F. And Ann B. Nocar	478		written comments 6-1-92
Gene Nelson And Paulette Ensor	489		in process
Lawrence F. And Ruth C. Solomon	493		in process
Washington Homes, Inc	504		6-15-92 in process
Aurelia Loveman For Joseph H. Loveman	505		
Timothy W. And Carol Anne M. Frost	506		NO COMMENTS
James B. And Brenda G. Thomas	507		NO COMMENTS
James E. Bishop, Sr.	508		in process
Victor E. And Sandra J. Fiorenza	509		MICROFILMED NO COMMENTS

COUNT 3

RECEIVED  
JUN 15 1992  
ZONING OFFICE

MICROFILMED

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500 (410) 887-4500

JUNE 12, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: VICTOR E. FIORENZA AND SANDRA J. FIORENZA  
Location: #2 HILLGATE COURT  
Item No.: \*509 (JJS) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl V. Pfeiffer* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

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Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature: *John P. Keenan* Date 6/23/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Washington Homes, Inc	504	No Comments	6-15-92
Aurelia Loveman For Joseph H. Loveman	505	No Comments	
Timothy W. And Carol Anne M. Frost	506	No Comments	
James B. And Brenda G. Thomas	507	No Comments	
James E. Bishop, Sr.	508	No Comments	
Victor E. And Sandra J. Fiorenza	509	No Comments	
Lena Guise	510	No Comments	

COUNT 7

FINAL TOTALS  
COUNT 7

\*\*\* END OF REPORT \*\*\*

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

JUNE 12, 1992

Victor and Sandra Fiorenza  
2 Hillgate Court  
Baltimore, Maryland 21226

Re: CASE NUMBER: 92-479-A  
LOCATION: 2 Hillgate Court and Inverhill Road  
11th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- Your property will be posted on or before June 21, 1992. The closing date is July 6, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

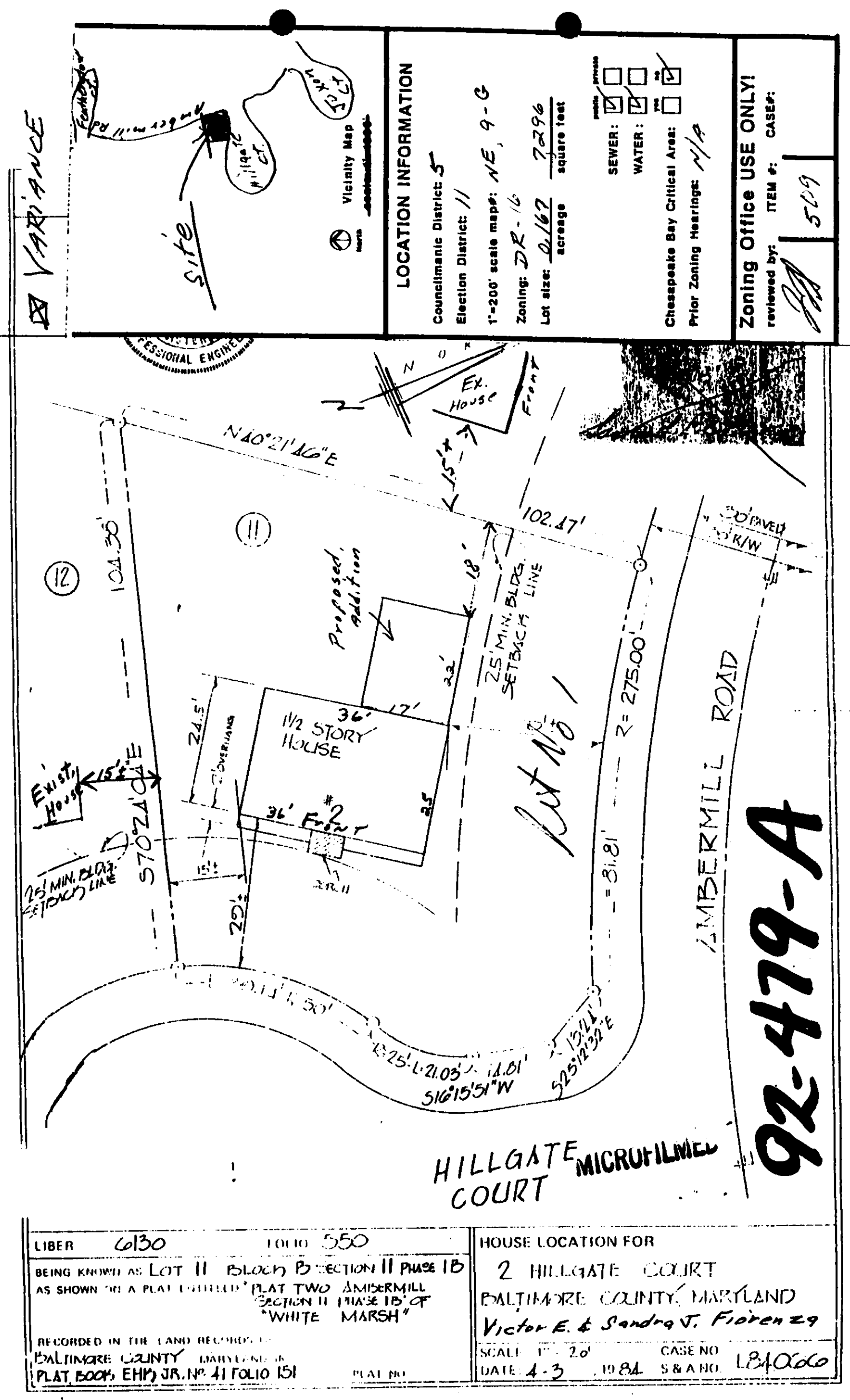
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County

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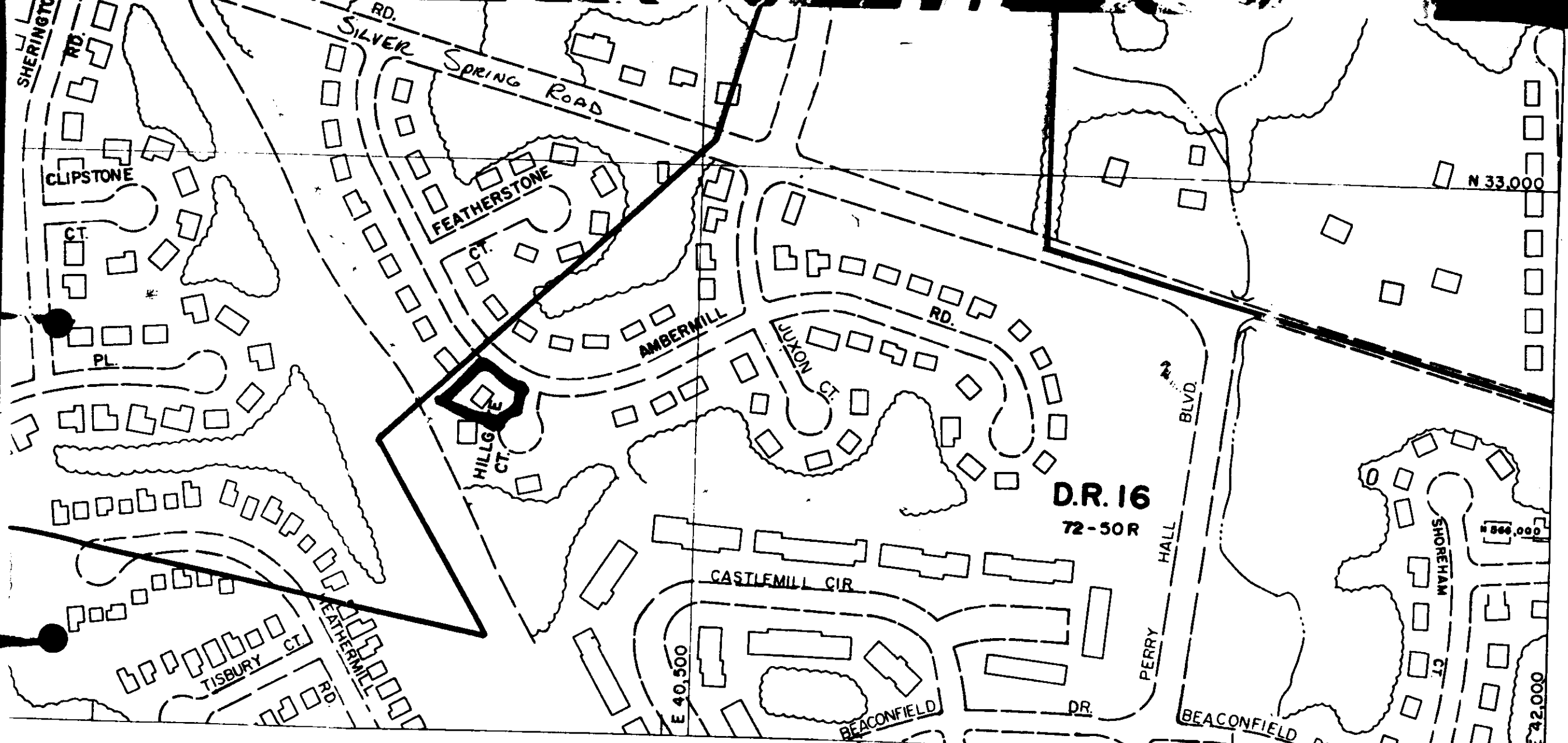
#509

I, being a neighbor within 1000 feet of the property of 2 Hillgate Court, have no objections to the building of an addition to said property. We acknowledge the need for a variance.

Mr. & Mrs. J. J. ... 4 Hillgate Ct.  
Mr. & Mrs. ... 6 Hillgate Ct.  
Mr. & Mrs. ... 5 Hillgate Ct.  
Mr. & Mrs. W. L. Smith 3 Hillgate Ct.  
Mr. & Mrs. ... 1 Hillgate Ct.  
Mrs. ... 4620 Ambemill Rd.  
Dorothy ... 458 ...  
Anthony ... 4519 Ambemill Rd.



92-479-A



JNTY AND ZONING MAP 92-479-A	SCALE 1" = 200' ±	LOCATION PERRY HALL	SHEET N.E. 9-G
	DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	

PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

#509

SCALE 1" = 200' ±	LOCATION 92-479-A PERRY HALL	SHEET N.E. 9-G
DATE OF PHOTOGRAPHY JANUARY 1986	#509	MICROFILMED