

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Bond Avenue, 500 ft. E of	* ZONING COMMISSIONER
New Avenue	
63 Bond Avenue	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 96-50-A
Frank T. Palmisano, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank T. Palmisano and Jessica Palmisano, his wife, for that property known as 63 Bond Avenue in the Reisterstown section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a height of 20 ft., in lieu of the maximum permitted 15 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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, 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

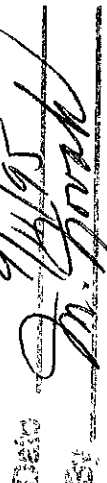
Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 11th day of September, 1995 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a height of 20 ft., in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

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.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
9/14/95
By: 

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Frank T. Palmisano
63 Bond Avenue
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-50-A
Property: 63 Bond Avenue

Dear Mr. and Mrs. Palmisano:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 63 BOND AVE REISTERSTOWN MD 21136
which is presently zoned DRS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 400.3

TO ALLOW AN ACCESSORY STRUCTURE (DETACHED GARAGE) WITH
A HEIGHT OF 20 FT IN LIEU OF THE MAXIMUM PERMITTED 15 FT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) REASON(S)

1. ORIGINAL BURNED DOWNED AND WOULD LIKE IT TO BE
SAME AS ORIGINAL GARAGE.

2. HOUSE HAS NO BASEMENT THEREFORE GARAGE IS PRIMARY
MEANS OF STORAGE

3. THE STRUCTURE WILL BE 5' HIGHER THAN COUNTY CODE

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.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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):

MR. FRANK TROY PALMISANO

(Type or Print Name)

X Frank Troy Palmisano
Signature

JESSICA GRODKIEWICZ PALMISANO

(Type or Print Name)

X Jessica Grodkiewicz Palmisano
Signature

(W) 410-659-0074
63 BOND AVE (H) 410-526-5467
Address Phone No.

REISTERSTOWN MD 21136
City State Zipcode

Name, Address and phone number of representative to be contacted

Frank Troy Palmisano
Name
63 BOND AVE 526-5467
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JA

DATE: 8-7-95

ESTIMATED POSTING DATE: 8/20



Printed with Soybean Ink
on Recycled Paper

ITEM #: 55

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) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 63 BOND AVE
address
REISTERSTOWN MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THE ORIGINAL GARAGE BURNED DOWN. I WISH
TO BUILD THE NEW GARAGE ON ORIGINAL LOCATION & ORIGINAL
HEIGHT. THE HOUSE HAS NO BASEMENT THEREFORE THE
GARAGE IS MY PRIMARY MEANS OF STORAGE.

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

Frank Troy Palmisano
(signature)
FRANK TROY PALMISANO
(type or print name)



Jessica Grodkiewicz Palmisano
(signature)
JESSICA GRODKIEWICZ PALMISANO
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of JULY, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRANK TROY PALMISANO - JESSICA GRODKIEWICZ PALMISANO

the Affiants(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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-31-95
date

NOTARY PUBLIC

ROSE ANN PICCHIO

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires:

My Commission Expires

5-1-98

ZONING DESCRIPTION

55

63 BOND AVE 96-50-A

- Beginning at a point on the north side of Bond Ave at the distance of 500 ft E of New Ave Thence running north 171 ft thence east 112 ft thence south 170 ft thence 109 ft to the point of beginnings containing 378 ac[±] Also known as 63 Bond Ave & located in the 4th Elect District.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 96-50-A (Item 55)
63 Bond Avenue
N/S Bond Avenue, 500' E of New Avenue
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) 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. They 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.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Frank and Jessica Palmisano



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-50-17

District: 4th Date of Posting: 8/19/95

Posted for: Vasano

Petitioner: Frank & Jessica Belmonte

Location of property: 63 Bond Ave., #5

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 8/25/95

Number of Signs: 1

MAILED

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

No.

#55

004919

DATE

8-7-95

ACCOUNT

961501A
R-001-6150

AMOUNT

\$ 85.00

RECEIVED
FROM:

Andy Lohmeyer

#010 - RES. Variance; ADON-filing fee - \$50.00
#080 - Sign & Posting 35.00

FOR:

owner; F. Palmisano
site: 63 Bond Ave.

01A0190200MICHRC

BA 0010:12AM08-07-95

Total \$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Frank Palmisano
63 Bond Avenue
Reisterstown, Maryland 21136

RE: Item No.: 55
Case No.: 96-50-A
Petitioner: F. Palmisano:

Dear Mr. and Mrs. Palmisano:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW

Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,
63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

08/23/95





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 055 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 29, 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kern

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 28, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Items 055, 056, 063, and 064

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

PETITION PROBLEMS

#29 --- JRA

1. Date on receipt is 7/25/95; date on petition is 8/9/95; posting date is 8/13/95; petitions on shelf for this week begin with #55. Where has this petition been??

#55 --- JJS

1. Zoning on petition says "D.R.-5.5"; zoning on folder says "D.R.-3.5". Which is correct?

#60 --- MJK

1. Receipt is still in file folder; was not given to petitioner/attorney.
2. No telephone number for legal owner.

#61 --- MJK

1. Receipt is still in folder; was not given to petitioner/attorney.
2. Need title of person signing for legal owner.
3. No telephone number for legal owner.

7/20/95

On March 19, 1995 my garage burnt down. 55
I am rebuilding the garage. It will be
20 feet high, and in the original place.
The undersigned agree to the construction.



Charles L. Taylor Sr.
65 Bond Ave.
Reisterstown Md 21336

William W. Taylor
61 Bond Avenue
Reisterstown, MD 21136

PROPERTY ADDRESS: 63 Bond Ave

see pages 5 & 6 of the CHECKLIST for additional recommendations

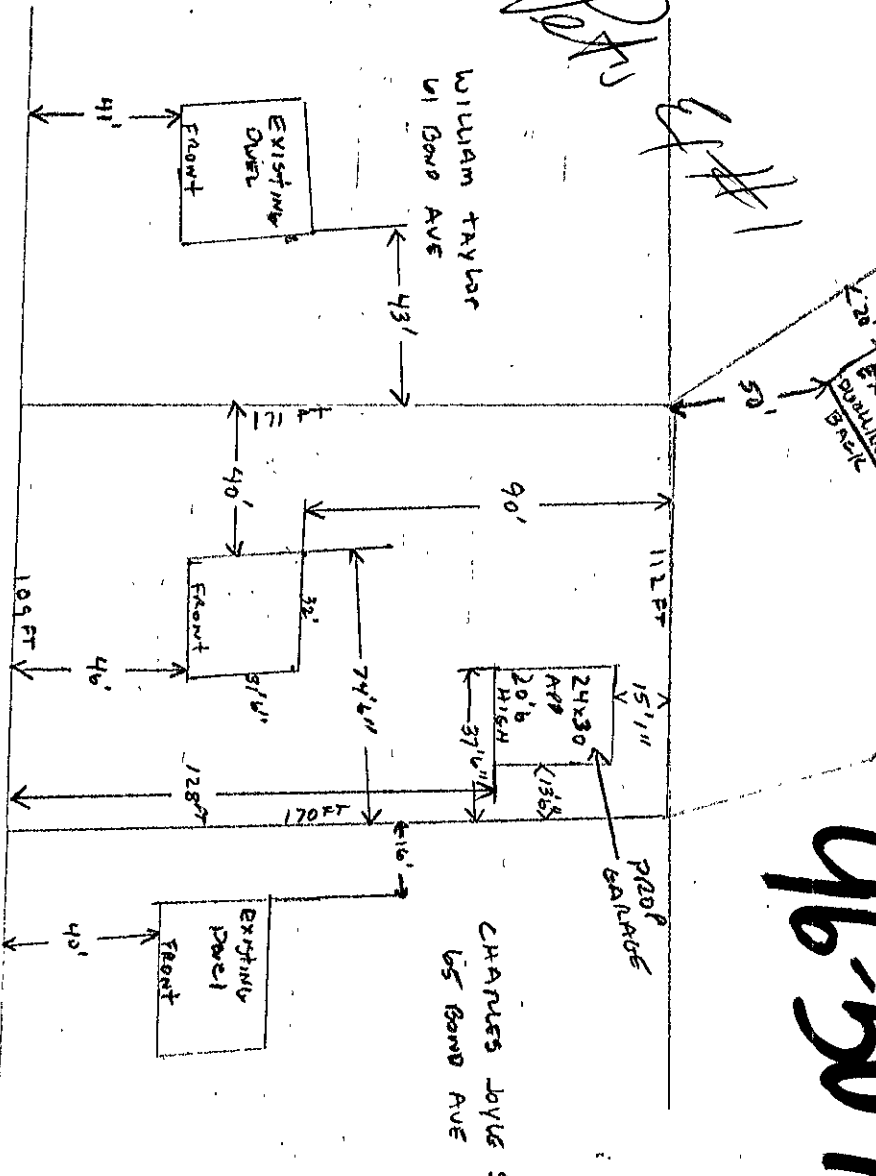
Subdivision name:

7/1A

plat book# —, folio# —, lot# —, section# —

OWNER: FRANK & JESSICA PALMISANO

96-50-A



Vicinity Map
Scale: 1"=1000'

Vicinity Map
scale: 1"=1000'

Election District: 4

Councilman District: 3

r=200' scale map#:

Zoning: DR3.5

Lot size: X 0.378 X 16,5000

square feet

☒ SEWER:

WATER: ☒

☐ yes ☒ no

Prior Zoning Hearings: **NO**

Zoning Office USE ONLY!!

reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

ITEM #

CASE#:

North
date: 7-31-95
prepared by:

Scale of Drawing: 1" = 50'

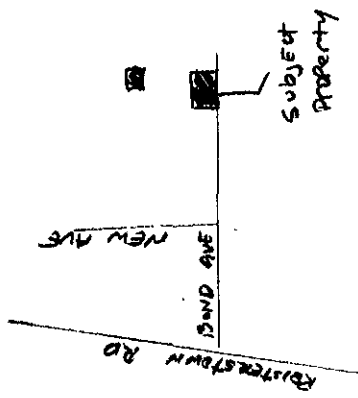
MICROFILMED

Pla

PROPERTY ADDRESS: 63 Bono Ave

Subdivision name: N/A
 plat book# -, folio# -, lot# -, section# -

OWNER: FRANK & JESSICA PALMISANO



North

Vicinity Map
scale: 1"=1000'

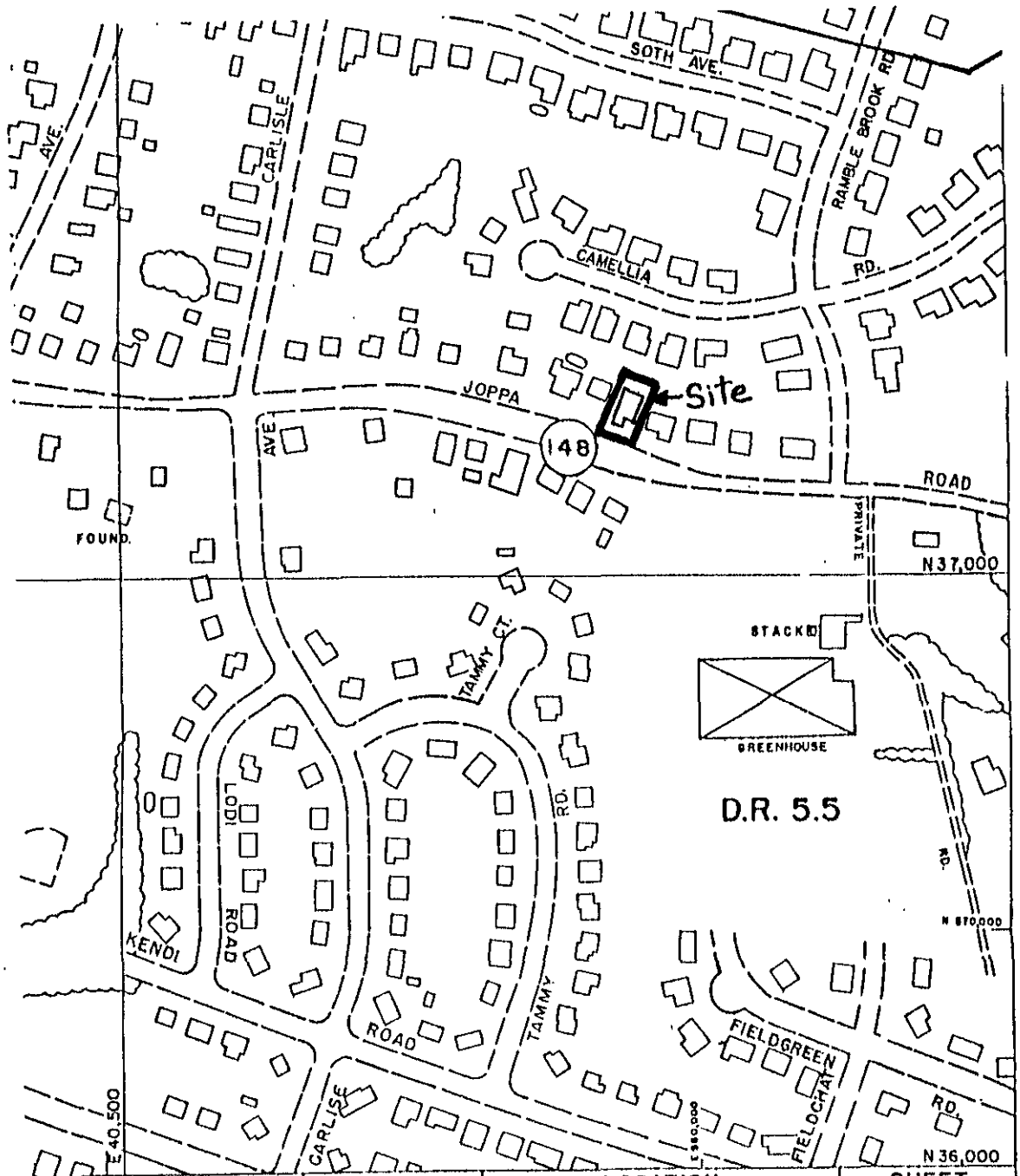
Prior Zoning Hearings: No

reviewed by:	ITEM #:	CASE#:

Scale of Drawing: 1" = 50'

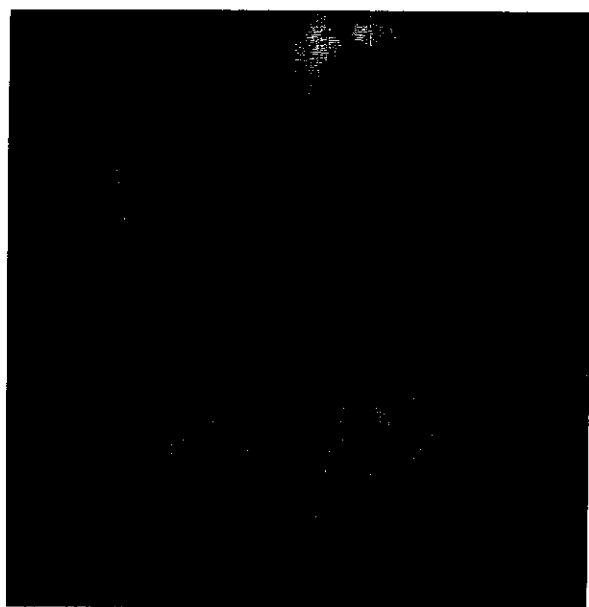
EXAMPLE 4 - Zoning Map

- 1 copy



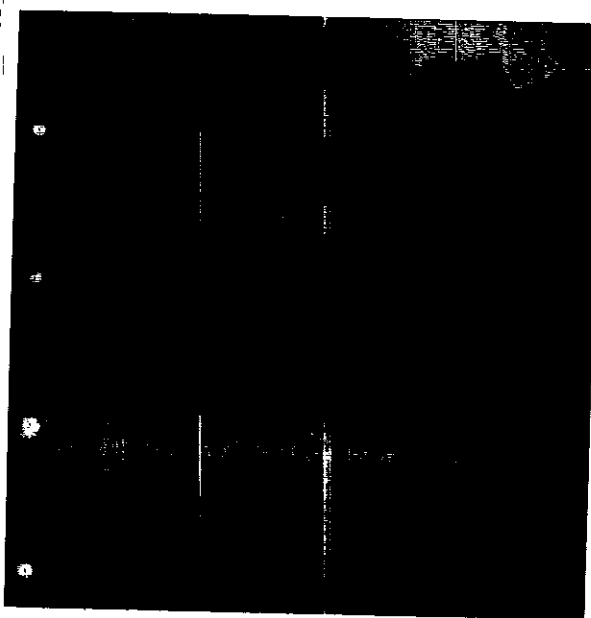
SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		10-G

04-08-081160
NS Road
500 E NEW AVE
100/05



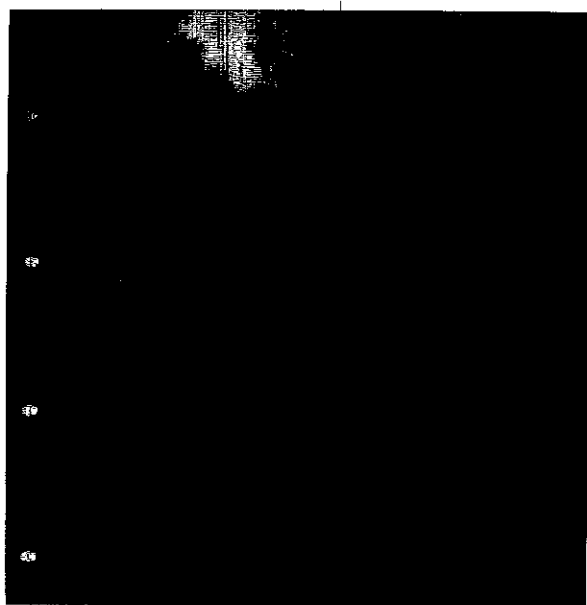
Looking
North -

55 Existing
Propagator Foundation



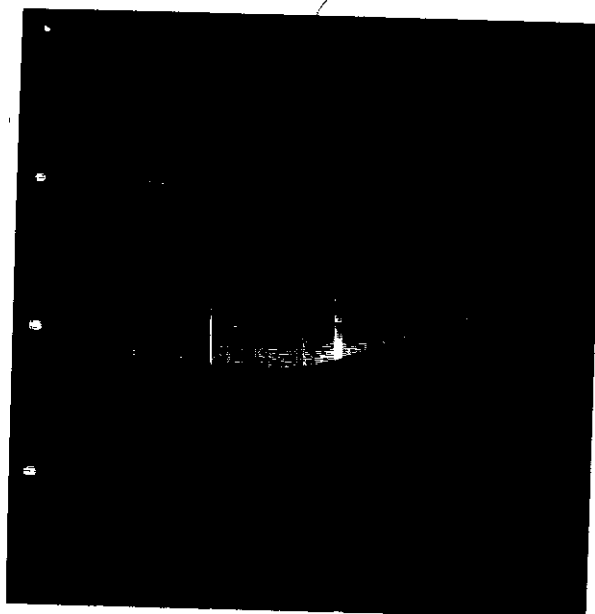
North

55

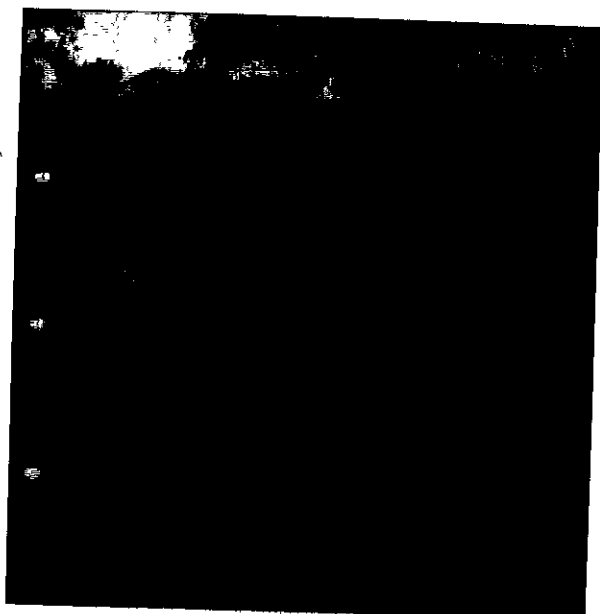


West

55

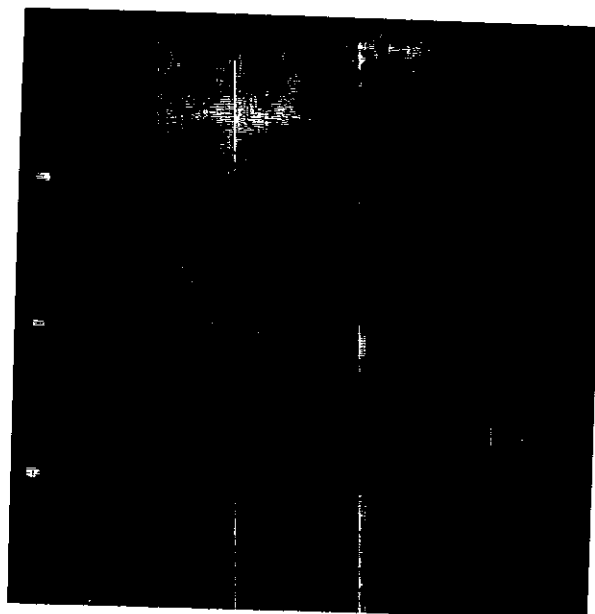


East



West

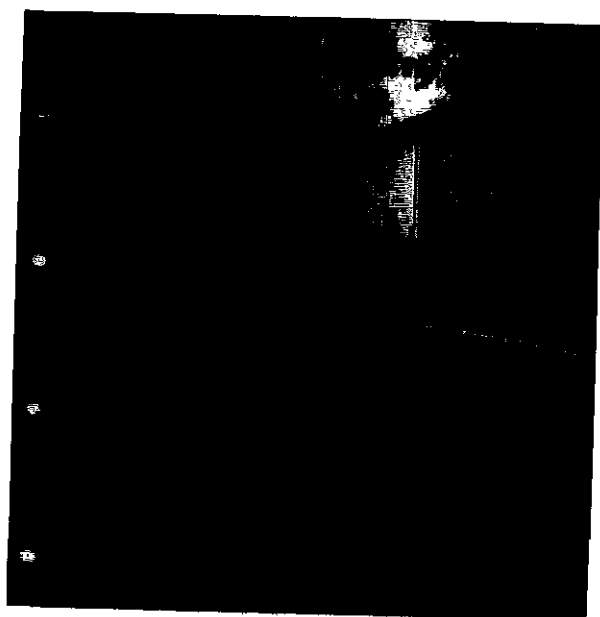
55



North East

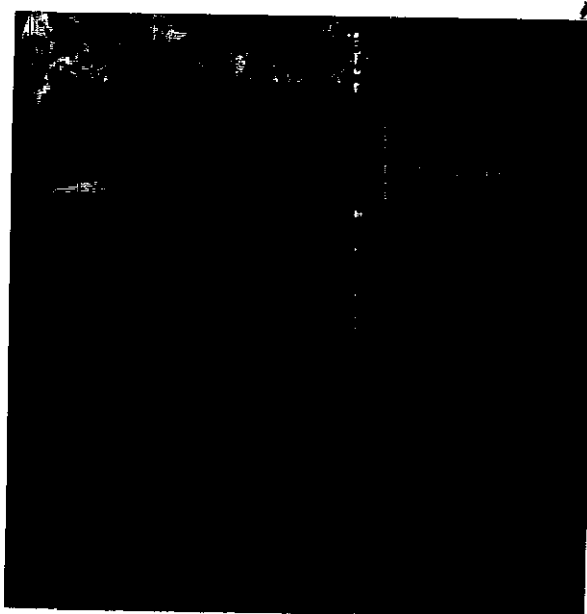
55

MICROFILMED



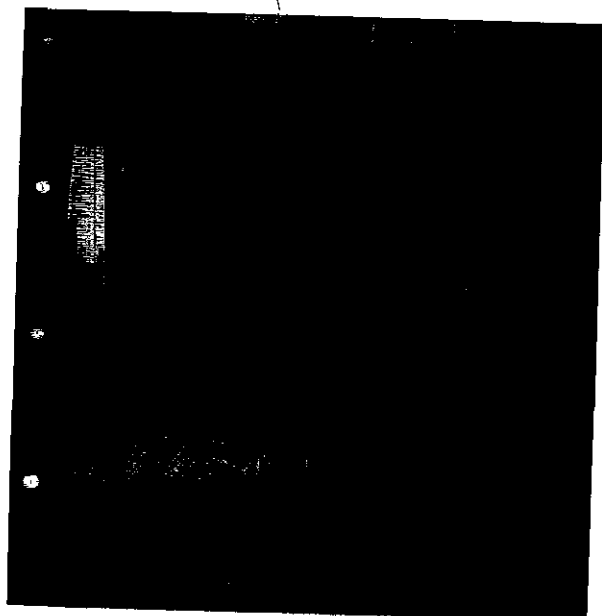
EAST

55



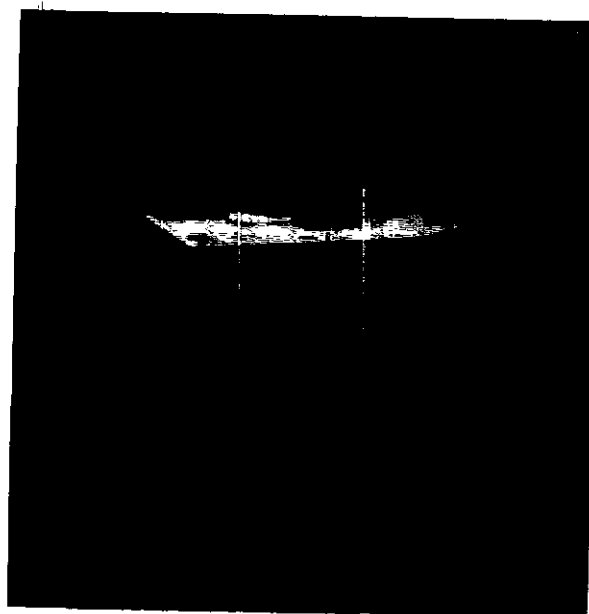
SOUTH

55



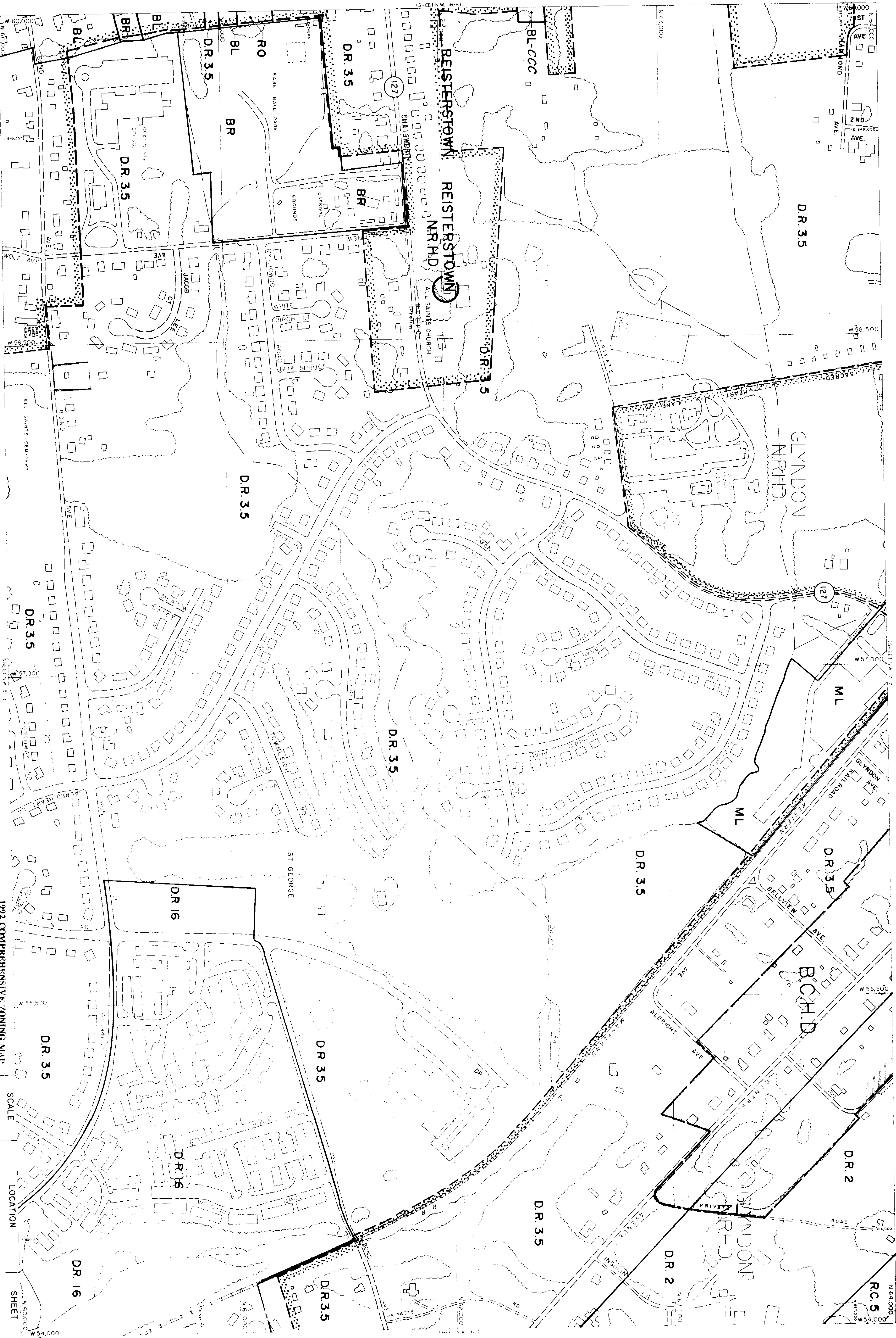
NORTH

55



WEST

55



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

X-SE W-SW

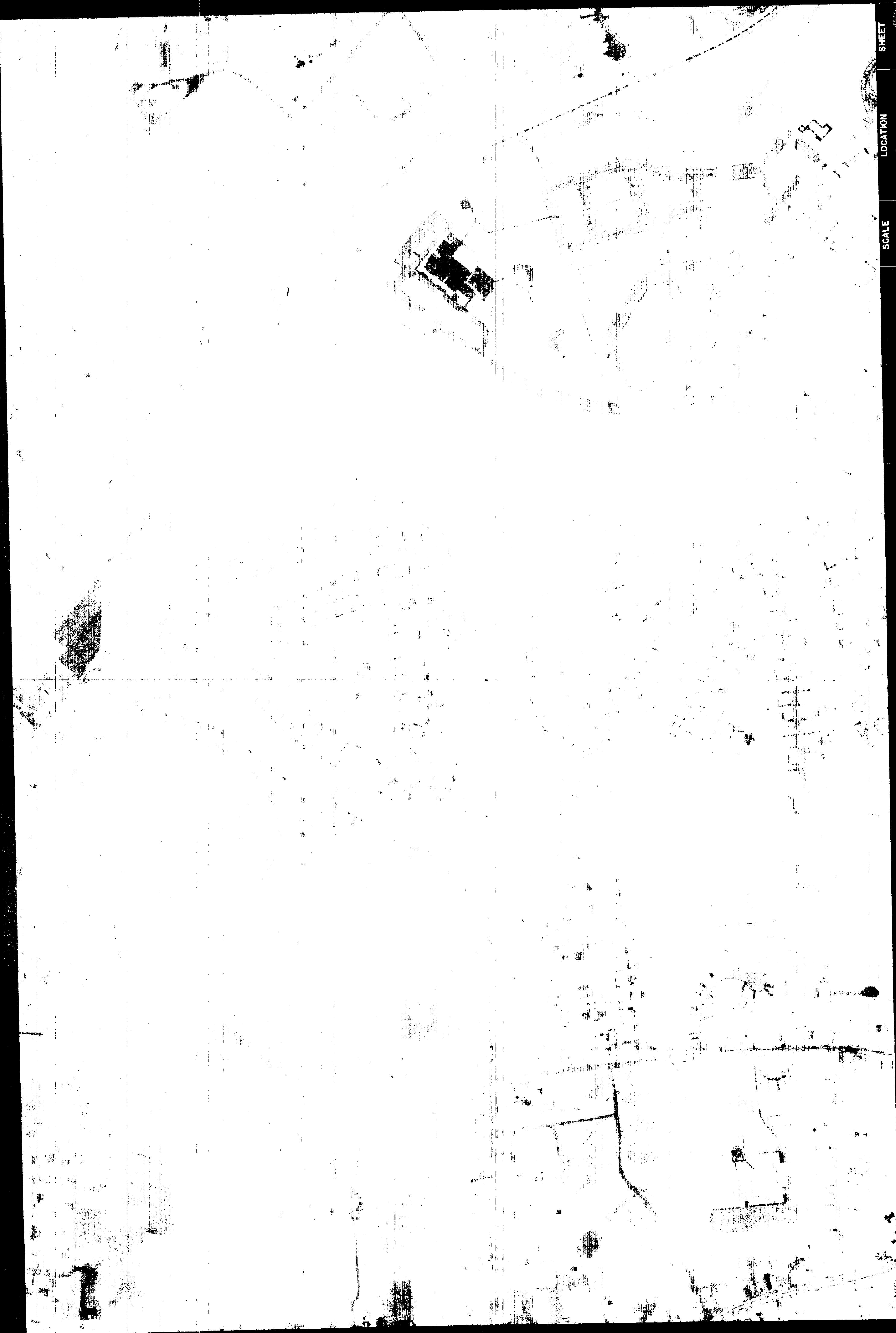
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	REISTERSTOWN GLYNDON
SHEET	N W 16-J

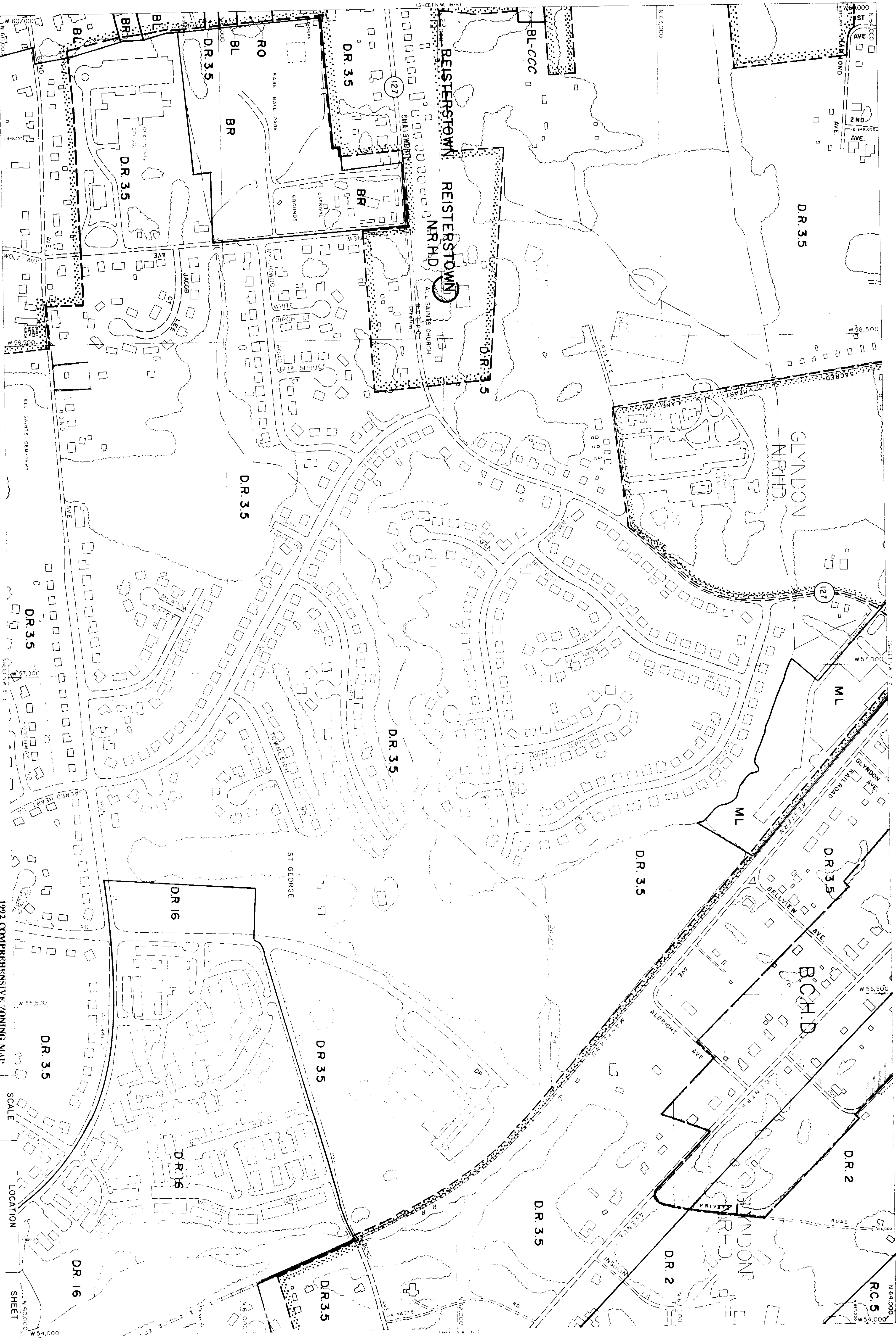
96-50-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN GLYNDON	N.W. 16-J
DATE OF PHOTOGRAPHY	JANUARY 1986	

96-50-A



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

X-SE W-SW

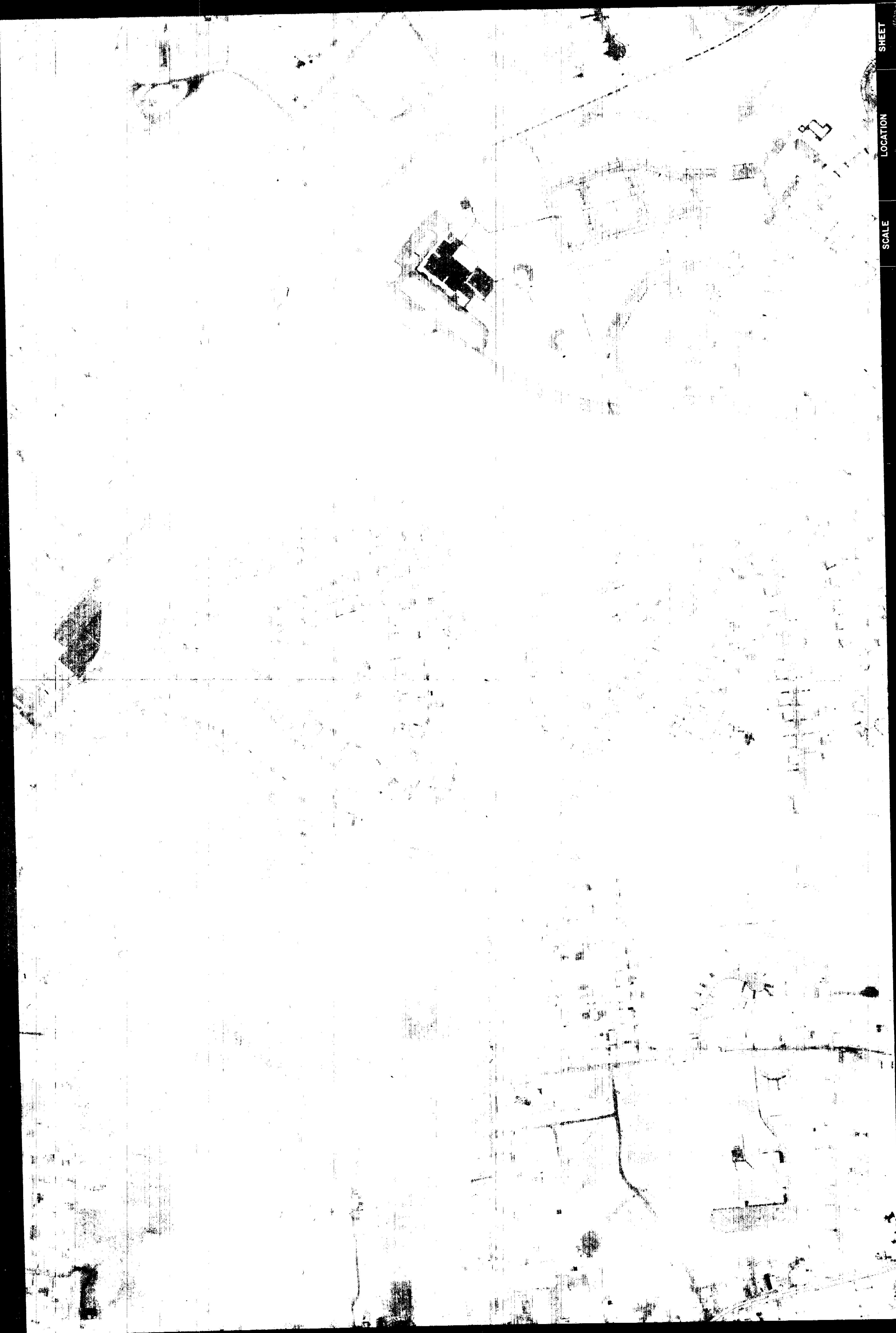
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SHEET	N W 16-J

96-50-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN GLYNDON	N.W. 16-J
DATE OF PHOTOGRAPHY	JANUARY 1986	

96-50-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
N/S Bond Avenue, 500 ft. E of New Avenue
63 Bond Avenue
4th Election District
3rd Councilmanic District
Frank T. Palmisano, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-50-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank T. Palmisano and Jessica Palmisano, his wife, for that property known as 63 Bond Avenue in the Reisterstown section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a height of 20 ft., in lieu of the maximum permitted 15 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a height of 20 ft., in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

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.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Frank T. Palmisano
63 Bond Avenue
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-50-A
Property: 63 Bond Avenue

Dear Mr. and Mrs. Palmisano:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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 897-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 63 BOND AVE REISTERSTOWN MD 21136
which is presently zoned D.R.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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(s) 400.3 7 TO ALLOW AN ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 20 FT. IN LIEU OF THE MAXIMUM PERMITTED 15 FT of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty).

1. ORIGINAL GARAGE BURNED DOWN AND WOULD LIKE IT TO BE SAME AS ORIGINAL GARAGE.
 2. HOUSE HAS NO BASEMENT THEREFORE GARAGE IS PRIMARY MEANS OF STORAGE.
 3. THE STRUCTURE WILL BE 5' HIGHER THAN COUNTY CODE.
- 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.

Legal Owner(s)
Type or Print Name
Signature
Address
City
State
Zip Code
Type or Print Name
Signature
Address
City
State
Zip Code
Name, Address and phone number of representative, if so requested
Signature
Address
City
State
Zip Code

MR. FRANK TROY PALMISANO
Frank Troy Palm
JESSICA GRODKIEWICZ PALMISANO
Jessica Grodkiewicz Palmisano
63 BOND AVE (W) 410-551-0074 (H) 410-520-5467
REISTERSTOWN MD 21136
63 BOND AVE 520-5467

A Public Hearing having been requested and/or failed to be required, as ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, as required by the Zoning Regulations of Baltimore County, on two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: LES DATE: 8-7-95
ESTIMATED POSTING DATE: 8/20
ITEM #: 55

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) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 63 BOND AVE
Reisterstown MD 21136

That 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 describe hardship or practical difficulty)

THE ORIGINAL GARAGE BURNED DOWN. I WISH TO BUILD THE NEW GARAGE ON ORIGINAL LOCATION & ORIGINAL HEIGHT. THE HOUSE HAS NO BASEMENT THEREFORE THE GARAGE IS MY PRIMARY MEANS OF STORAGE

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

Frank Troy Palmisano
Jessica Grodkiewicz Palmisano

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 31st day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank Troy Palmisano - Jesska Grodkiewicz Palmisano

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 knowledge and belief.

AS WITNESS my hand and Notarial Seal

7.31.95

NOTARY PUBLIC
My Commission Expires: 5-1-98
ROSE ANN PICCHIO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires: 5-1-98

ZONING DESCRIPTION
63 BOND AVE 96-50-A

- Beginning at a point on the north side of Bond Ave at the distance of 500 ft E of New Ave thence running north 171 ft thence east 118 ft thence south 170 ft thence 109 ft to the point of beginning containing .378 acrt. Also known as 63 Bond Ave E located in the 4th Elect District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 8/18/95
Posted for: Variance
Petitioner: Frank & Jessica Palmisano
Location of property: 63 Bond Ave, R.D.
Location of Sign: Reisterstown, Md. City, 21136
Remarks:
Posted by: William Date of return: 8/25/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8-7-95 ACCOUNT: R-001-6150 AMOUNT: \$ 85.00
RECEIVED FROM: Andy Lohmeyer
#010 - Res. Variance - Town - Filing fee - \$50.00
#010 - Sign & Posting 35.00
FOR: owner: F Palmisano Total: \$85.00
SITE: 63 Bond Ave VALUATION OR SIGNATURE OF CASHIER
DATE: 8/11/95 TIME: 12:00 PM

Baltimore County
Department of Permits and Development Management

August 18, 1995

Re: CASE NUMBER: 96-50-A (Item 55)
63 Bond Avenue
N/S Bond Avenue, 500' E of New Avenue
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 897-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) 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. They 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.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Frank and Jessica Palmisano



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Frank Palmisano
63 Bond Avenue
Reisterstown, Maryland 21136

RE: Item No.: 55
Case No.: 96-50-A
Petitioner: F. Palmisano

Dear Mr. and Mrs. Palmisano:

The Zoning Advisory Committee (ZAC), which consists of representa-
tives from Baltimore County approval agencies, has reviewed the plans
submitted with the above referenced petition, which was accepted for
processing by Permits and Development Management (PDM), Zoning Review, on
August 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or
request information on your petition are attached. These comments are not
intended to indicate the appropriateness of the zoning action requested,
but to assure that all parties (zoning commissioner, attorney, petitioner,
etc.) are made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case. Only those comments
that are informative will be forwarded to you; those that are not
informative will be placed in the permanent case file.

If you need further information or have any questions regarding these
comments, please do not hesitate to contact the commenting agency or Joyce
Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW Zoning Agenda:

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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,
63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 055 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to
approval as it does not access a State roadway and is not affected by any State
Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 29, 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Gary L. Kern

PK/JL

ITEM29/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 28, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Items 055, 056, 063, and 064

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:ew

PETITION PROBLEMS

#29 - JRA

1. Date on receipt is 7/25/95; date on petition is 8/9/95; posting date is 8/13/95;
petitions on shelf for this week begin with #55. Where has this petition
been??

#55 - JJS

1. Zoning on petition says "D.R.-5.5"; zoning on folder says "D.R.-3.5". Which
is correct?

#60 - MJK

1. Receipt is still in file folder; was not given to petitioner/attorney.
2. No telephone number for legal owner.

#61 - MJK

1. Receipt is still in folder; was not given to petitioner/attorney.
2. Need title of person signing for legal owner.
3. No telephone number for legal owner.

On March 19, 1995 my garage burnt down. 55
I am rebuilding the garage. It will be
30 feet high, and in the original place.
The undersigned agree to the construction.
Charles L. Joyce Sr.
65 Bond Ave.
Reisterstown, MD 21136
William W. Taylor
61 Bond Avenue
Reisterstown, MD 21136

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 63 Bond Ave

Subdivision Name: N/A

Plat Book: _____, _____, _____, _____, _____, _____

OWNER: FRANK & JESSICA PALMISANO

96-50-A

WILLIAM TAYLOR
61 BOND AVE

CHARLES JOYCE SR
65 BOND AVE

EXISTING GARAGE

PROPOSED GARAGE

50' TO NEW AVE

North

date: 7-21-95

prepared by: _____

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1"=200' scale map: NW-16-J

Zoning: DR3.5

Lot size: 10,318 square feet

16,500 square feet

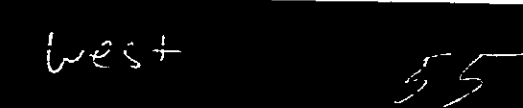
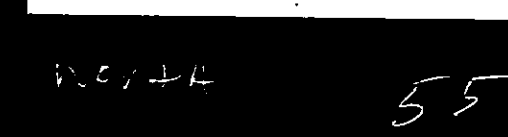
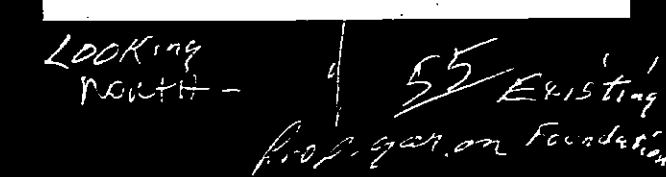
SEWER: ☒ WATER: ☒

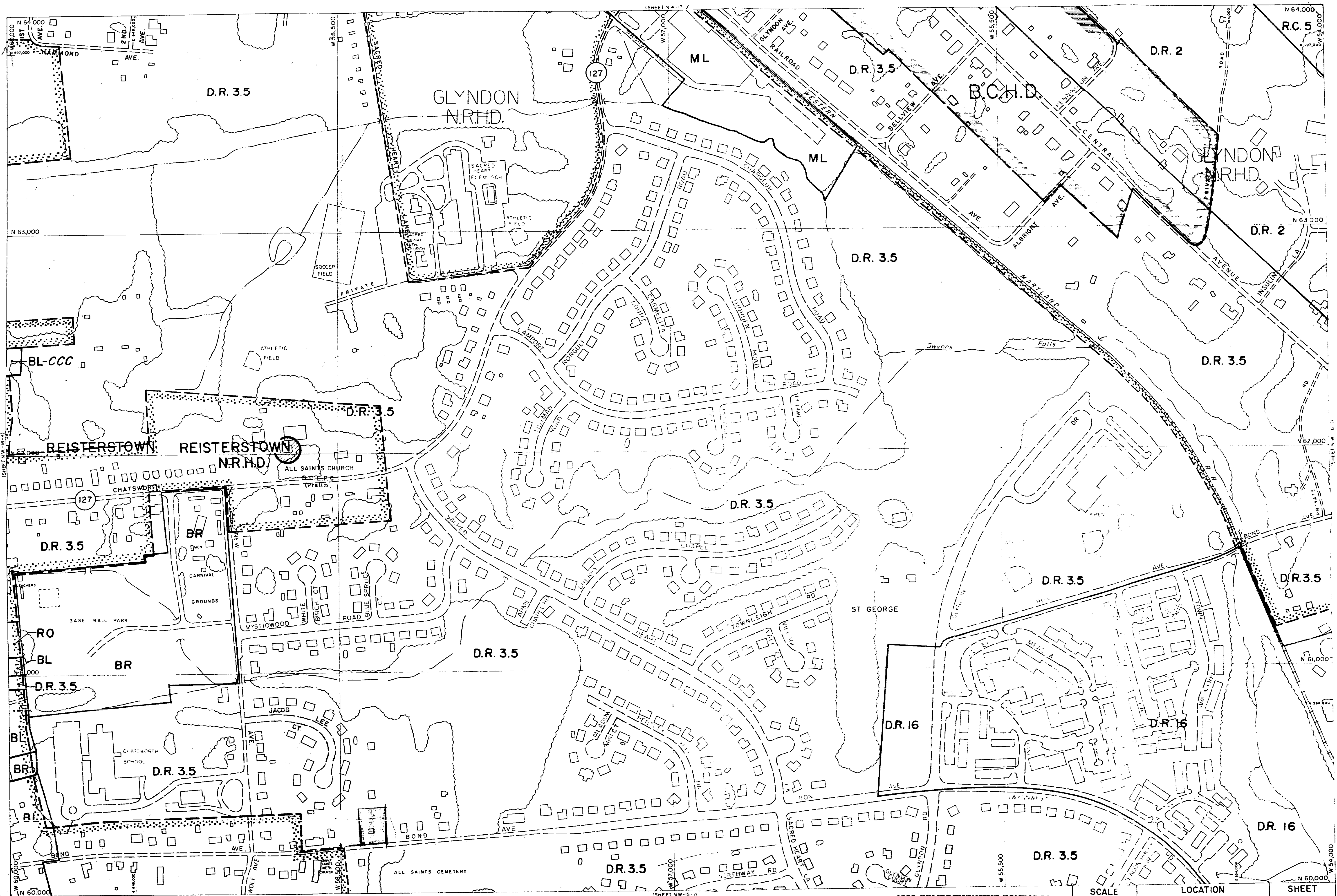
Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: NO

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: 55 CASE#:





X-SE W-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

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

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

1 Nos. 153-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	REISTERSTOWN	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	GLYNDON	16 - J

96-50-A

96-50-A

55

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	GLYNDON	16-J

13