

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
 ZONING VARIANCE *
 SE/S Chestnut Hill Lane, 590 ft. * ZONING COMMISSIONER
 SW of c/l Terrytown Drive *
 117 Chestnut Hill Lane West * OF BALTIMORE COUNTY
 4th Election District *
 3rd Councilmanic District * Case No. 96-156-A
 Vincenza Glorioso
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Vincenza Glorioso for that property known as 117 Chestnut Hill Lane West in the Hathaway subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 5 ft., and a sum of side yard setbacks of 17 ft. in lieu of the required 7-1/2 ft. and 22-1/2 ft., respectively, for an open projection (carport), all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner has 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 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

ORDER RECEIVED FOR FILING
 Date 11/16/95
 By M. J. [Signature]

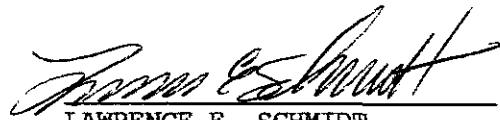
11/16/95

upon the Petitioner.

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 16TH day of November, 1995 that the Petition for a Zoning Variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 5 ft., and a sum of side yard setbacks of 17 ft. in lieu of the required 7-1/2 ft. and 22-1/2 ft., respectively, for an open projection (carport), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 30 day 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.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
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

LES:mmn

ORDER RECEIVED FOR FILING
 Date 11/16/95
 By Ch. Howard

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 15, 1995

Mr. Vincenza Glorioso
117 Chestnut Hill Lane, West
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-156-A
Property: 117 Chestnut Hill Lane, West

Dear Mr. Glorioso:

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 cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

96-156A

to the Zoning Commissioner of Baltimore County

for the property located at 117 Chestnut Hill Dr W.
which is presently zoned _____

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)

1 Bo2. 3. b, (208.3 old regs, 1965), 301, 1 A

To allow a side yard setback for an open projection (attached carport) of 5 feet and a sum of side yard set-backs of 17 feet in lieu of the required 7½ feet and 22½ feet respectively.

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

Exp, See reverse side

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/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Address

Phone No.

Name

City

State

Zipcode

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.

10/24/95

Zoning Commissioner of Baltimore County

REVIEWED BY: SAM DATE: 10-17-95



Printed with Soybean Ink on Recycled Paper

ITEM #: 163

ESTIMATED POSTING DATE: 10-29-95

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 117 Chestnut Hill Dr. W.
address
Riverstown 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)

I 66 years old and I'm not able to clean
the snow and I want to protect my car
on winter time I had problems on
icy driveway

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.

Vincenza Glorioso
(signature)



(signature)

(type or print name)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of September, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VINCENZA GLORIOSO

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.

Sept 28, 1995
Date

Elizabeth C. Steiner
NOTARY PUBLIC

My Commission Expires: Nov 1, 1996

[Faint, illegible text]

96-156-A

ZONING DESCRIPTION FOR 117 Chestnut Hill Lane West
election District 4th. Councilmanic District 3rd.

Beginning at a point on the Southeast side of Chestnut Hill Lane West
which is 50 feet wide at a distance of 590 feet Southwest of the
centerline of the nearest improved intersecting street Terry Town Dr.
which is 40 feet wide. *Being Lot # 9. Section # D in the
subdivision of Hathaway as recorded in Baltimore County Plat Book # 30,
Folio # 128, containing .308 acres + + .

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

No. 502

DATE 10-17-95 ACCOUNT R-001 G150

VINCENZA GEORICSO
117 CHESTNUT HILL LANE W
AMOUNT \$ 55⁰⁰

RECEIVED FROM: THOMPSON CONSTRUCTION
010 - RES. GARAGE (PARTIAL) 50
080 - 1 SIGN 35
FOR: TOTAL 85

96-156-A

RECORDED & INDEXED
BY NLS/30P/10-17-95 \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER # 163



Baltimore County
 Department of Permits and
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 163 Petitioner: VINCENZA GLORIOSO

Location: 117 CHESTNUT HILL LANE W.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Vincenza Glorioso

ADDRESS: 117 Chestnut Hill Ln, W.
Reisterstown, Md 21136

PHONE NUMBER: 410-833-7538

#163



Baltimore County
Department of Permits and
Development Management

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

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-156-A (Item 163)
117 Chestnut Hill Lane West
SE/S Chestnut Hill Lane, 590' SW of c/l Terrytown Drive
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 October 29, 1995. The closing date (November 13, 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.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Vincenza Glorioso





Baltimore County
Department of Permits and
Development Management

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

November 7, 1995

Mr. Vincenza Glorioso
117 Chestnut Hill S.W.
Reisterstown, MD 21136

RE: Item No.: 163
Case No.: 96-156-A
Petitioner: V. Glorioso

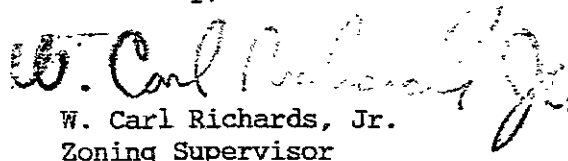
Dear Mr. Glorioso:

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 October 17, 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)

11/10/95



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: Nov. 6, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for November 6, 1995
Items 163, 165, 166, 167, 168, and 169 <

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

RWB:sw

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 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.

3. The Fire Marshall's Office has no comments at this time
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 164, 165,
167, 168, 169 & 170.

E.

163

REVIEWER: LT. ROBERT E. BAUFERWALT
Fire Marshal's Office. PHONE 887-4881. MR-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-25-95

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

RE: Baltimore County
Item No. 163 (JRA)

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,

Bob Small

for

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
Permits and Development
Management

DATE: October 31, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171⁸

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:

Sam L. Kerns

PK/JL

PETITION PROBLEMS

#162 -- MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 -- JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 -- MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 -- JLL

1. No review information on bottom of petition form.

#169 -- RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 -- MJK

1. No telephone number for legal owner.

#171 -- MJK

1. Notary section is incomplete.

Neighbors Affidavit in support of Administrative Variance 96-156-A

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 115 West Chestnut Hill Lane
✓ Reisterstown, Maryland 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)

In support of my next door neighbor's, Mrs. Glorioso, Variance,
 I ask that she be granted the additional 3 Feet in width to her
Drive-Way to accomodate construction of a car-port. She
 needs this because of side kitchen and basement doors exiting
 on the driveway. The 3 Feet would allow parking without
 interference with the exits.

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.

William J. Hasert
(signature)
William J. Hasert
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

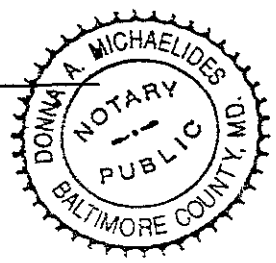
I HEREBY CERTIFY, this 28th day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William J. Hasert

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.
8/28/95
date

Donna Michaelides
 NOTARY PUBLIC
 My Commission Expires: 3/17/97



Neighbor's Affidavit

96-156-A

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 117 Chestnut Hill LA. W.
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)

MRS. GLORISO in my opinion Needs The
EXTRA 3 FT width IN order To BRing CAR IN
And out of CARPORT. The KITCHEN And BASEMENT
EXITS TAKE up 3 1/2 To 5' of SPACE in PROPOSE
CARPORT. 11 Feet of width WILL NOT Be enough
SPACE 14 Feet WILL MAKE CARPORT More
USEABLE.

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.

Eddie W. Matheson
(signature)



(signature)

Eddie W. MATHESON
(type or print name)

(type or print name)

118 Chestnut Hill LA. W. REISTERSTOWN MD 21136
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of August, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

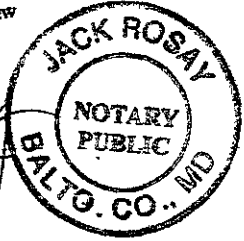
Eddie W. Matheson
of Maryland

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/26/95
date

Jack Rosay
NOTARY PUBLIC
My Commission Expires: 8/18/98



NEIGHBORS

96-156-A

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 117 W CHESTNUT HILL LANE
address
REISTENSTOWN 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 Glorioso's desire to build a 14' wide carport attached to the present home. This is acceptable to me. The extra width is needed to accommodate a car.

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.

John M Sarigianis
(signature)
117 W CHESTNUT HILL LANE
(name)
JOHN M SARIGIANIS
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:



(signature)

(type or print name)

I HEREBY CERTIFY, this 8 day of Sept, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John M Sarigianis

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
9/8/95
date

Barbara Dodge
NOTARY PUBLIC

My Commission Expires: 6/1/96

NOTARIAL

163

9/28/95 need 12 copies of this plan!

Plat to accompany Petition for Zoning Variance Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

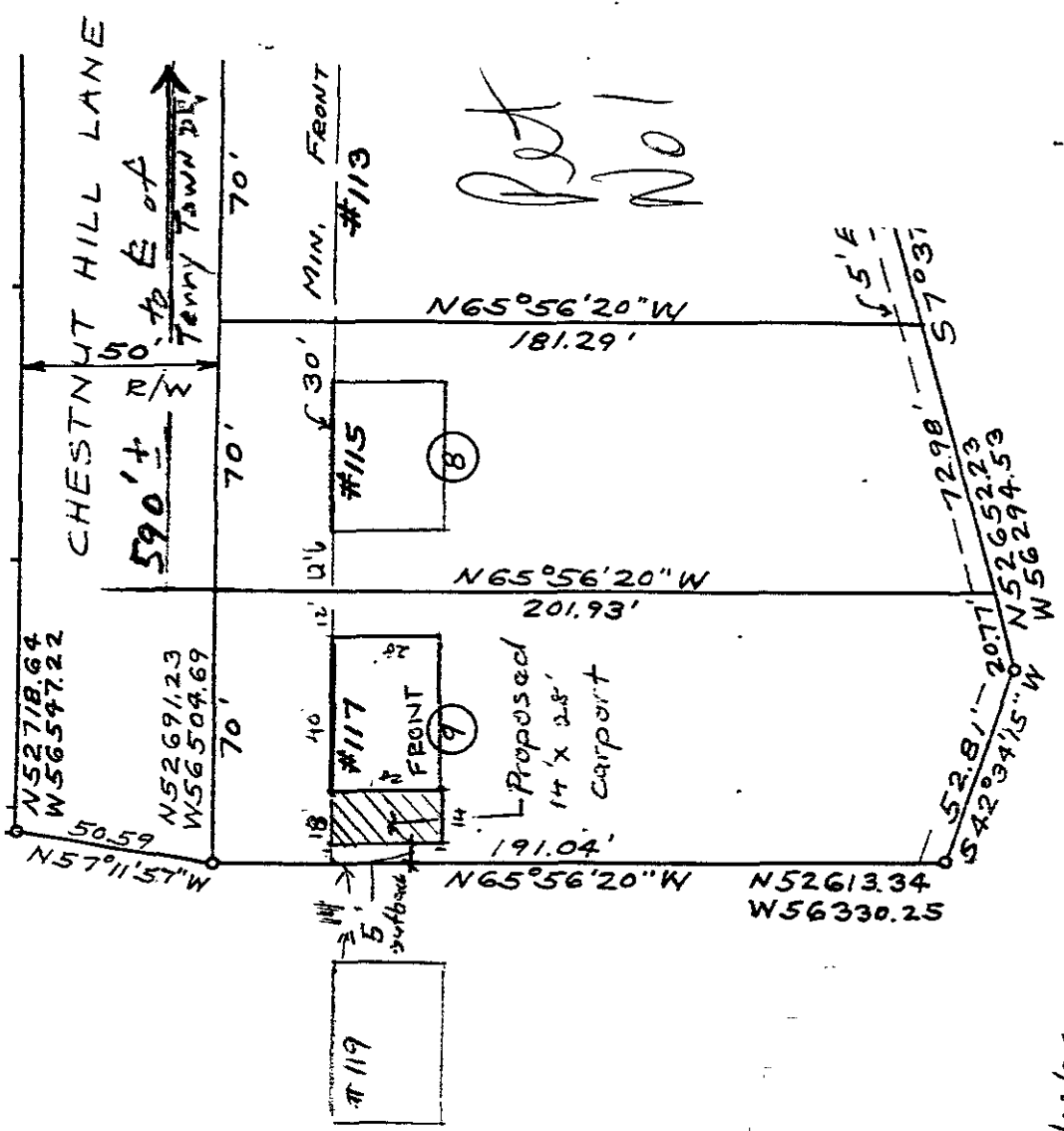
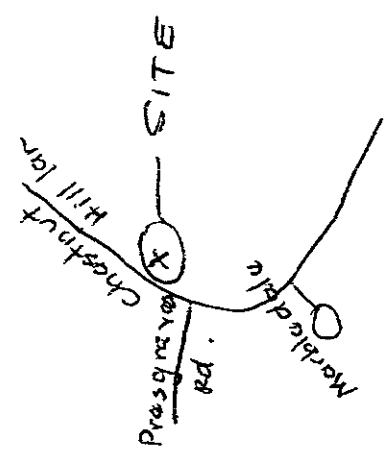
PROPERTY ADDRESS: 117 Chestnut Hill Ln. W

Subdivision name: HATHAWAY

96-156-A

plat book # 30, folio # 125, lot # 9, section # D

OWNER: VINCENTZA OLIVOSO



LOCATION INFORMATION

Election District: 4 th
 Councilmanic District: C-3
 1"=200' scale map#: NVV 14-J
 Zoning: DR 3.5
 Lot size: 308 13,412 square feet
 acreage

public private
 SEWER:
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: SMA ITEM #: 163 CASE #:

North
 date: 8/28/95
 prepared by: VG

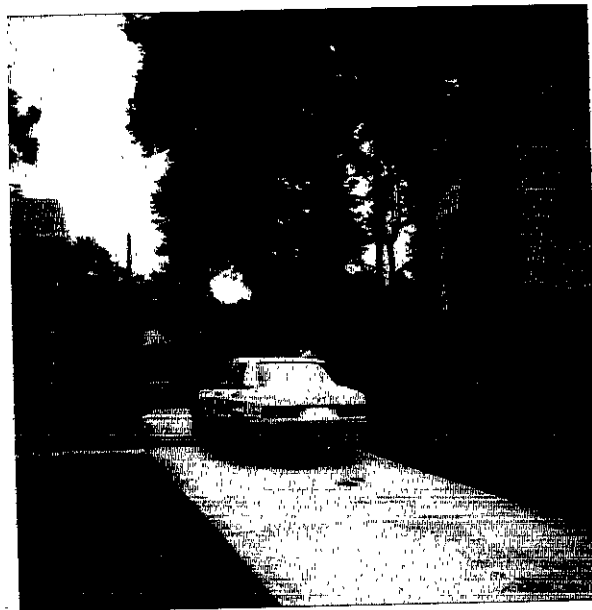
Scale of Drawing: 1" = 50'



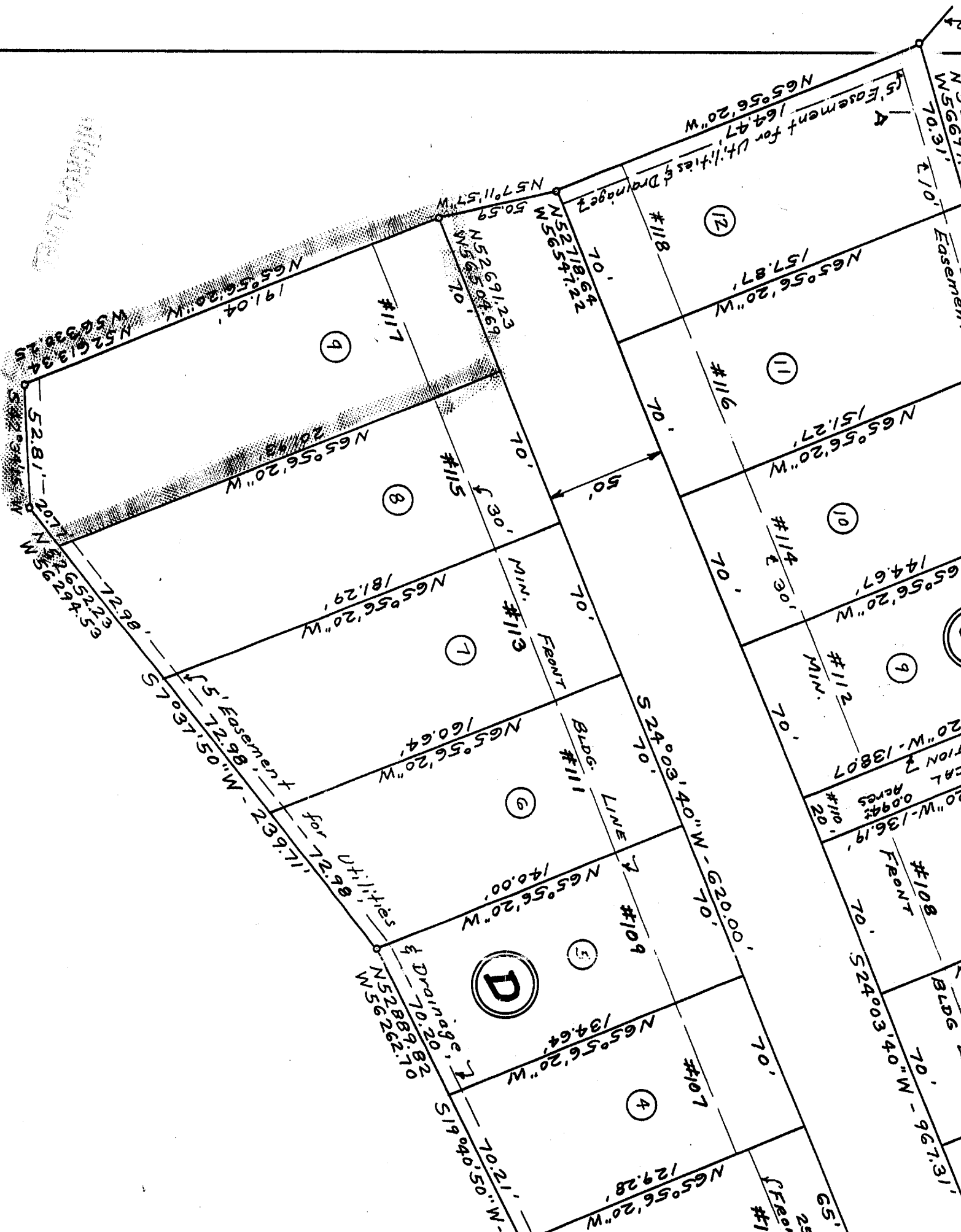
163

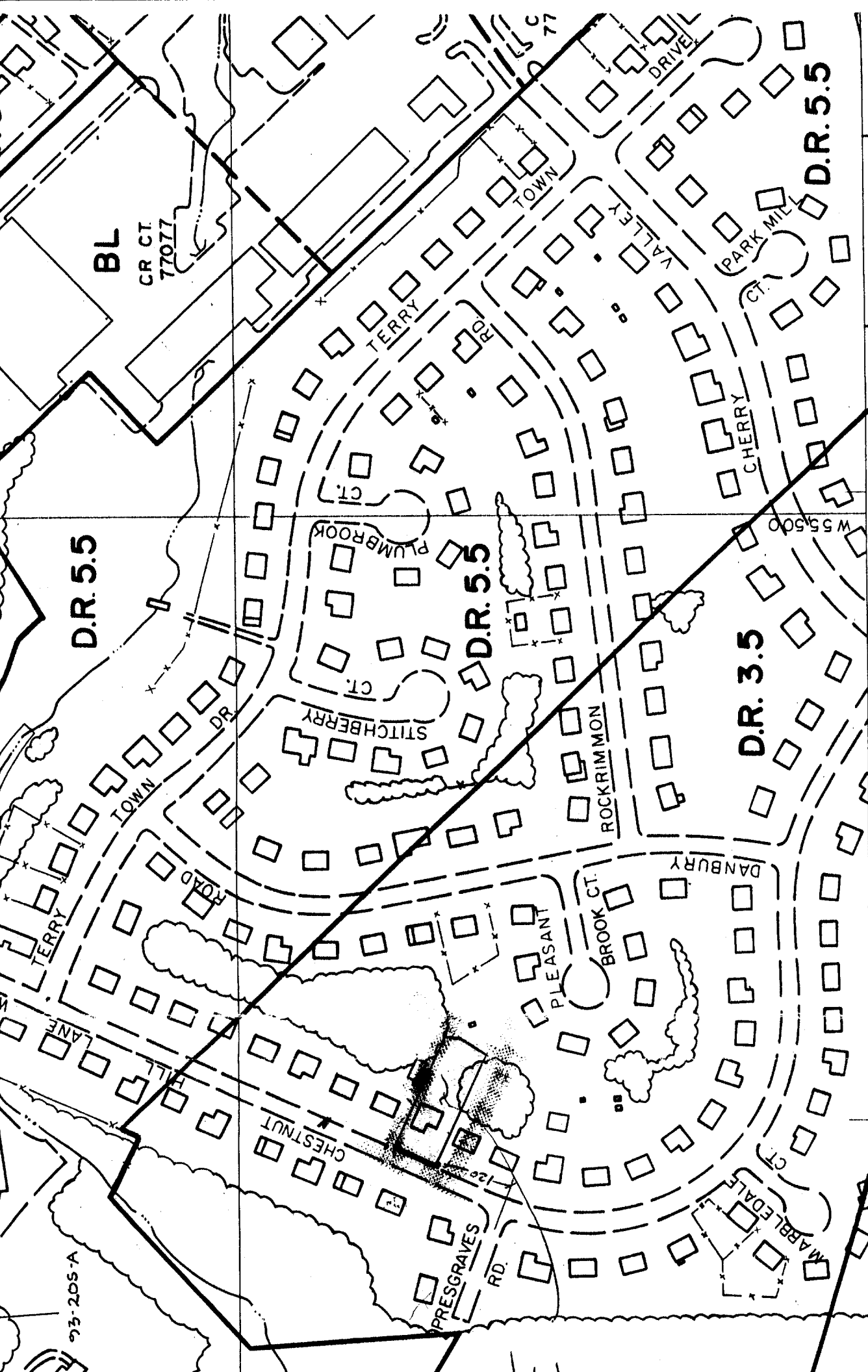


163



163





1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council

Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

96-156-7

SCALE
 1" = 200' ±

DATE
 OF
 PHOTOGRAPHY

COUNTY ZONING

G AND ZONING

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
 SE/5 Chestnut Hill Lane, 590 ft. SW of c/1 Terrytown Drive
 117 Chestnut Hill Lane West 4th Election District
 3rd Councilmanic District Vincenza Glorioso
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Vincenza Glorioso for that property known as 117 Chestnut Hill Lane West in the Hathaway subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1802.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 5 ft., and a sum of side yard setbacks of 17 ft. in lieu of the required 7-1/2 ft. and 22-1/2 ft., respectively, for an open projection (carport), all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner has 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 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 Petitioner.

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 16th day of November, 1995 that the Petition for a Zoning Variance from Sections 1802.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 5 ft., and a sum of side yard setbacks of 17 ft. in lieu of the required 7-1/2 ft. and 22-1/2 ft., respectively, for an open projection (carport), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 30 day 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.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
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
 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

LES:mmn
 encl.

ORDER RECEIVED FOR FILING
 Date 11/16/95
 By Ch. J. Probst

ORDER RECEIVED FOR FILING
 Date 11/16/95
 By Ch. J. Probst

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

November 15, 1995

Mr. Vincenza Glorioso
 117 Chestnut Hill Lane, West
 Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
 Case No. 96-156-A
 Property: 117 Chestnut Hill Lane, West

Dear Mr. Glorioso:

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,

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER

LES:mmn
 encl.

Printed with Soybean Ink on Recycled Paper

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 117 Chestnut Hill Lane West
 which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 Sections 1802.3.B, 301.1.A, 301.1.B, (208.3 old regs, 1965), 301.1.A To allow a side yard setback for an open projection (attached carport) of 5 feet and a sum of side yard setbacks of 17 feet in lieu of the required 7 1/2 feet and 22 1/2 feet respectively, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Exp. See reverse side

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/Lessee: _____
 Type of Print Name: _____
 Signature: _____
 Address: _____
 City: _____ Date: _____ Zip Code: _____
 Attorney for Petitioner: _____
 Type of Print Name: _____
 Signature: _____
 Address: _____ Phone No: _____
 City: _____ State: _____ Zip Code: _____
 Name: _____
 Address: _____ Phone No: _____
 City: _____ State: _____ Zip Code: _____

Very truly yours,
Vincenza Glorioso
 Vincenza Glorioso
Vincenza Glorioso
 Vincenza Glorioso
 117 Chestnut Hill Lane West
 Reisterstown MD 21136
 City: _____ State: _____ Zip Code: _____
 Name: _____ Address and phone number of representative: to be contacted _____

A Public Hearing having been received and held as required by the Zoning Law of Baltimore County, the undersigned, legal owner(s) of the property which is the subject of this Petition, do hereby petition for a Variance from Sections 1802.3.B, 301.1.A, 301.1.B, (208.3 old regs, 1965), 301.1.A To allow a side yard setback for an open projection (attached carport) of 5 feet and a sum of side yard setbacks of 17 feet in lieu of the required 7 1/2 feet and 22 1/2 feet respectively, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

REVIEWED BY: SAJ DATE: 10/17/95
 ESTIMATED POSTING DATE: 10-29-95
 ITEM #: 163

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/does presently reside at 117 Chestnut Hill Lane West
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: residence

I 66 years old and I am not able to clean the snow and I want to protect myself on winter time. I had problems on my driveway

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

Vincenza Glorioso
 Vincenza Glorioso

I HEREBY CERTIFY, this 28th day of September, 1995, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared
Vincenza Glorioso

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 Notary Seal.
Sept 28, 1995
Edward C. Linton
 My Commission Expires Nov 1, 1996

ZONING DESCRIPTION FOR 117 Chestnut Hill Lane West
 election District 4th. Councilmanic District 3rd.

Beginning at a point on the Southeast side of Chestnut Hill Lane West which is 50 feet wide at a distance of 590 feet Southwest of the centerline of the nearest improved intersecting street Terry Town Dr. which is 40 feet wide. *Being Lot # 9. Section # D in the subdivision of Hathaway as recorded in Baltimore County Plat Book # 30, Folio # 128, containing .308 acres + + .

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

DATE: 10-17-95 ACCOUNT: R-001 G150
 VINCENTA GLORIOSO
 117 CHESTNUT HILL LANE W
 AMOUNT: \$ 55.00

RECEIVED FROM: TRIM LANE CONSTRUCTION
OIC - Res. VARIANCE (Admin) 30
OSC - 1 SIGN 3
TRAIL 3

FOR: 96-156-A \$85.00
 BA 001336FA10-17-95

VALIDATION OR SIGNATURE OF CASHIER # 163

Baltimore County
 Department of Permits and Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to petitions which are the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
 Item No.: 163 Petitioner: VINCENZA GLORIOSO
 Location: 117 CHESTNUT HILL LANE W.
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: Vincenza Glorioso
 ADDRESS: 117 Chestnut Hill Lane W.
Reisterstown, Md 21136
 PHONE NUMBER: 410-833-7538

Printed with Soybean Ink on Recycled Paper

Baltimore County
 Department of Permits and Development Management

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

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-156-A (Item 163)
 117 Chestnut Hill Lane West
 SE/5 Chestnut Hill Lane, 590' SW of c/1 Terrytown Drive
 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 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 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 reporting 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
 Arnold Jablon
 Director

cc: Vincenza Glorioso

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

November 7, 1995

Mr. Vincenza Glorioso
117 Chestnut Hill S.W.
Reisterstown, MD 21136

RE: Item No.: 163
Case No.: 96-156-A
Petitioner: V. Glorioso

Dear Mr. Glorioso:

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 October 17, 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.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 6, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for November 6, 1995
Items 163, 165, 166, 167, 168, and 169

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

RWB:sw

Baltimore County Government
Fire Department



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

(410) 887-1500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW Zoning Agenda:

Reference:

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

2. The Fire Department has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 163, 165, 166, 167, 168, 169, 170, 171.

REVIEWER: LT. ROBERT P. BALFORD
Fire Marshal, 700 East Joppa Road, Baltimore, MD 21286

Per File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-25-95

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

RE: Baltimore County
Item No. 163 (JRA)

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,

Bob Small
for 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 DATE: October 31, 1995
Permits and Development
Management

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

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 887-3489.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kline*

PK/JL

ITEM161/PZONE/ZAC1

PETITION PROBLEMS

#162 — MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 — JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 — MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 — JLL

1. No review information on bottom of petition form.

#169 — RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 — MJK

1. No telephone number for legal owner.

#171 — MJK

1. Notary section is incomplete.

Neighbors
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/does not presently reside at 115 West Chestnut Hill Lane
Reisterstown, Maryland 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: (please restate or paraphrase succinctly)

In support of my next door neighbor's, Mrs. Glorioso, Variance, I ask that she be granted the additional 3 feet in width to her Drive-way to accommodate construction of a car-port. She needs this because of side kitchen and basement doors exiting on the driveway. The 3 Feet would allow parking without interference with the exits.

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.

William J. Hasert
Signature
William J. Hasert
Type or print name

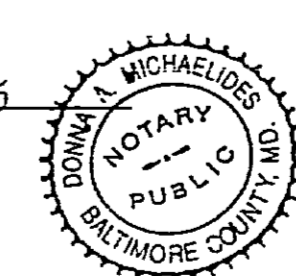
STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 23rd day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
William J. Hasert

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
8/28/95

Anna Michaelis
NOTARY PUBLIC
My Commission Expires: 2/17/97



163

Neighbors
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/does not presently reside at 117 Chestnut Hill LA W
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: (please restate or paraphrase succinctly)

MRS. GLORISO in my opinion needs the extra 3 FT width to bring car in and out of carport. The kitchen and basement exits take up 3 1/2 to 5' of space in proposed carport. 11 Feet of width will not be enough space. 14 Feet will make carport more useable.

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.

Eddie W. Matheson
Signature
Eddie W. Matheson
Type or print name

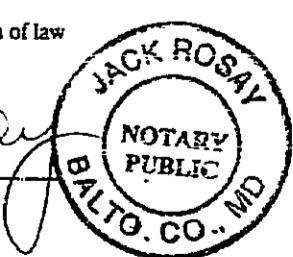
STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 26 day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
E. W. Matheson

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
8/26/95

Jack Rosay
NOTARY PUBLIC
My Commission Expires: 2/18/98



163

NEIGHBORS

96-156-A

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 thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 117 W CHESTNUT HILL LANE

BALTIMORE MD 21131

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 indicate facts or personal difficulty)

The owner's desire to build a 14' wide
carport attached to the present home
is so acceptable to me
the extra width is needed to
accommodate a car

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.

John M. Sargis
117 W Chestnut Hill Lane
Notary Public
State of Maryland

I HEREBY CERTIFY, this 8 day of Sept, 1995, before me, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared

John M. Sargis

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.

9/8/95

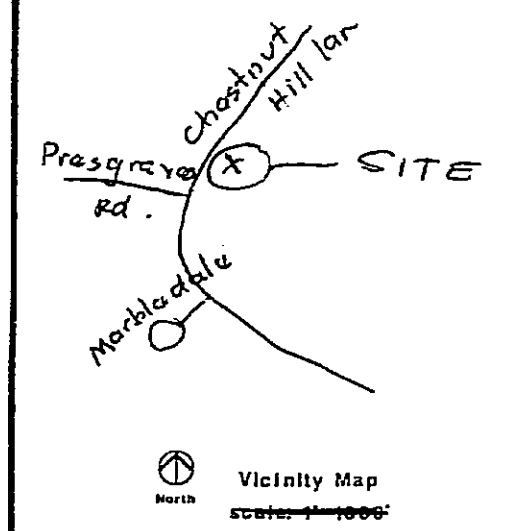
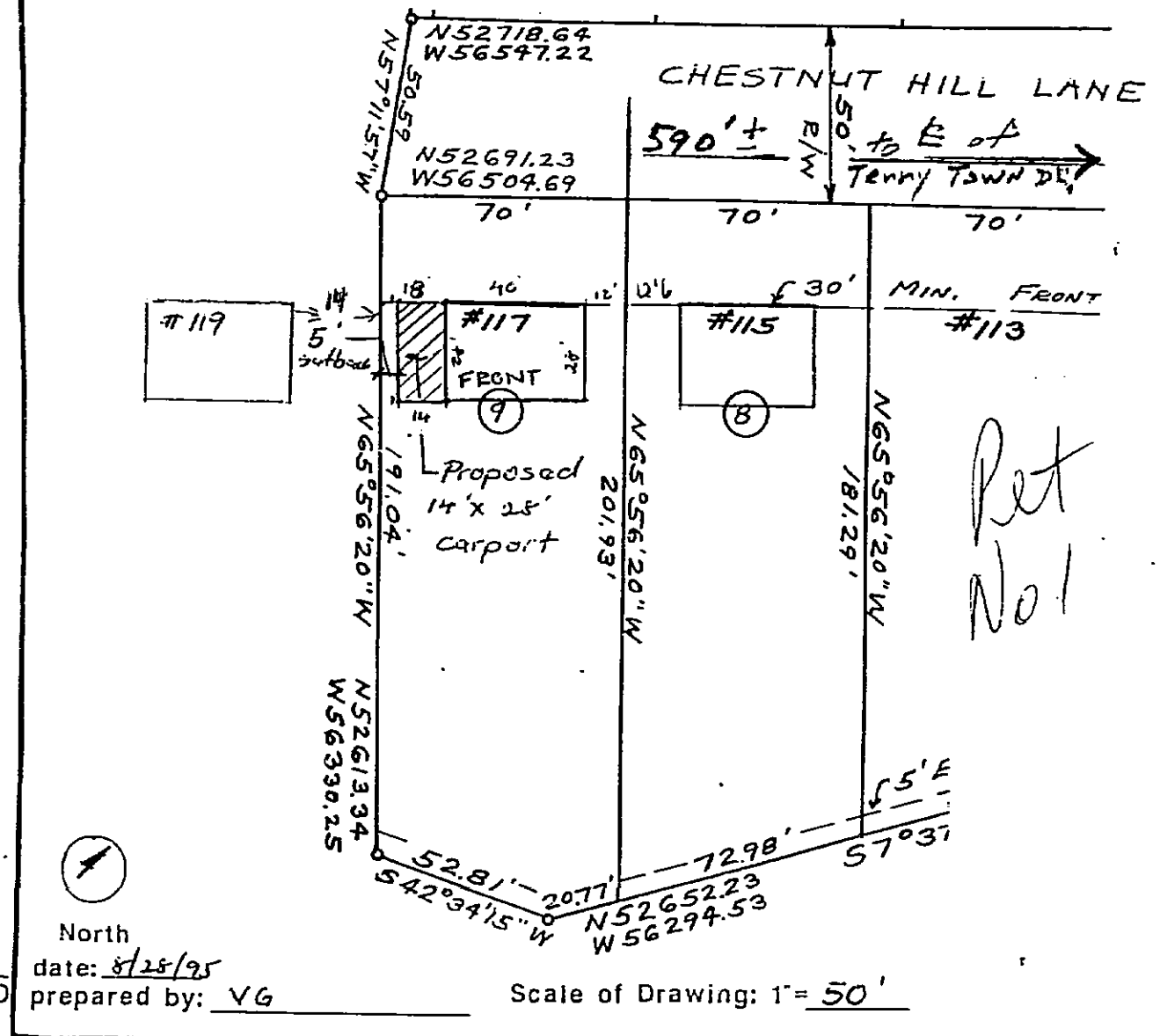
Barbara S. Dodge
Notary Public
My Commission Expires: 6/1/96

163

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 117 Chestnut Hill Ln. W

Subdivision name: HATHAWAY
lot book # 30, folio 121, lot # 7, section D, 96-156-A
OWNER: VINCENTZA OLORIOSO



LOCATION INFORMATION

Election District: 4 B
Councilmanic District: C-3
1"=200' scale map: NW 14-J
Zoning: DR 3.5
Lot size: .308 acreage, 13,412 square feet

SEWER: WATER:
Chesapeake Bay Critical Area: Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: SMA ITEM #: 163 CASE#:

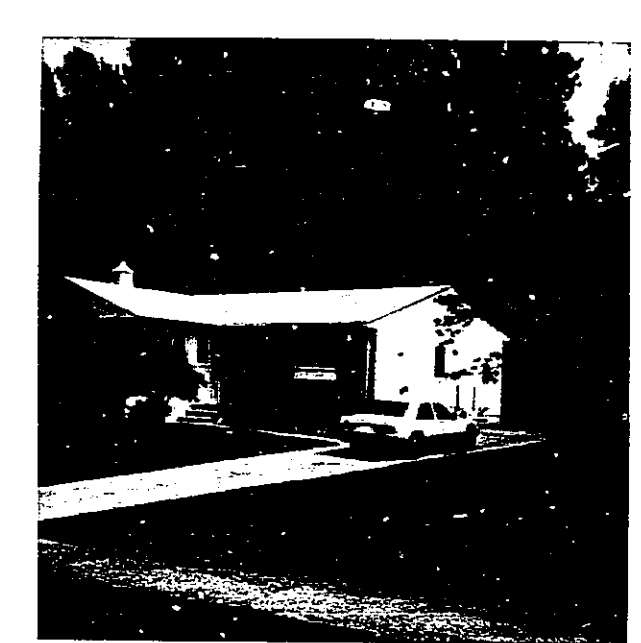
North
date: 8/28/95
prepared by: VG Scale of Drawing: 1"=50'

9/28/95 noted 12 copies of this plan!

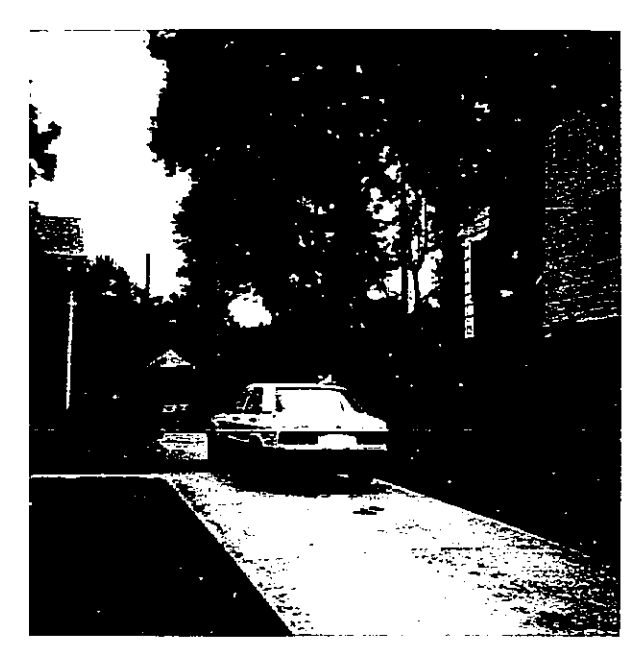
Ret No!



163

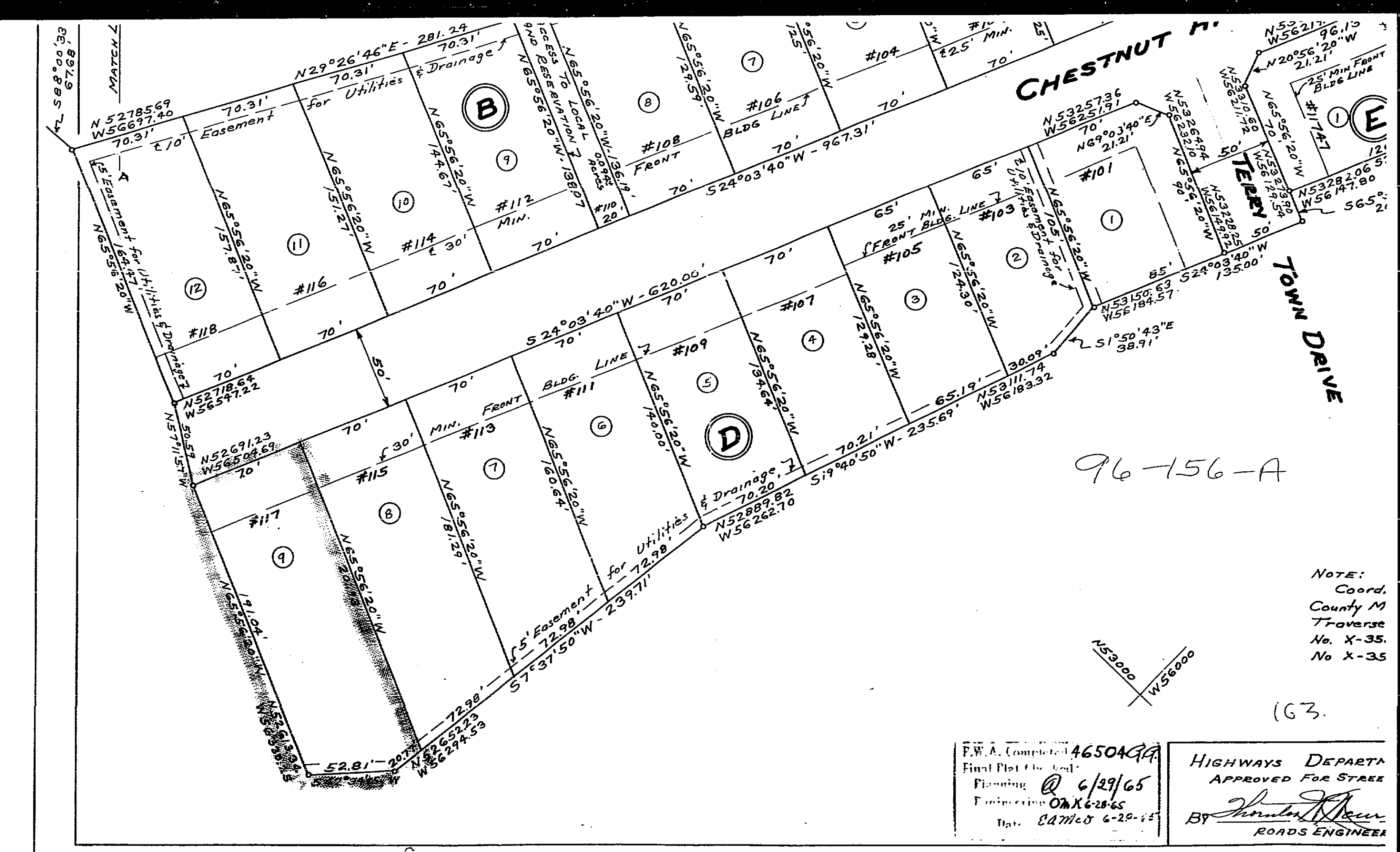


163



163

96-156-A

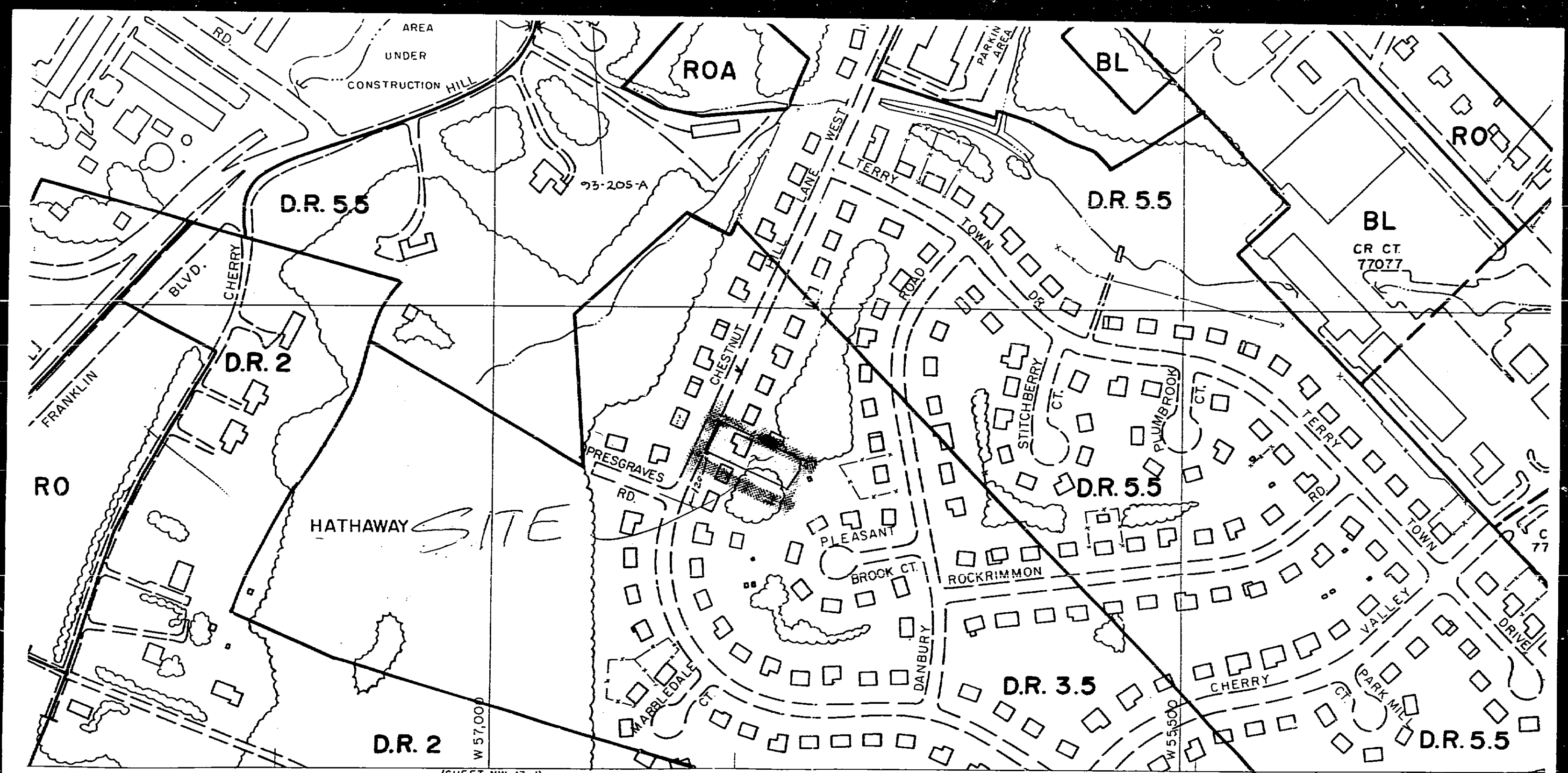


96-156-A

NOTE:
Coord.
County M
T-averse
No. X-35.
No. X-35

163

F.W.A. Commission 4650494
First Plat the Land
Planning @ 6/29/95
Engineering OAK 63845
Date: 8/27/95 6-29-95
HIGHWAYS DEPART
APPROVED FOR STREE
BY James J. Moore
ROADS ENGINEER



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

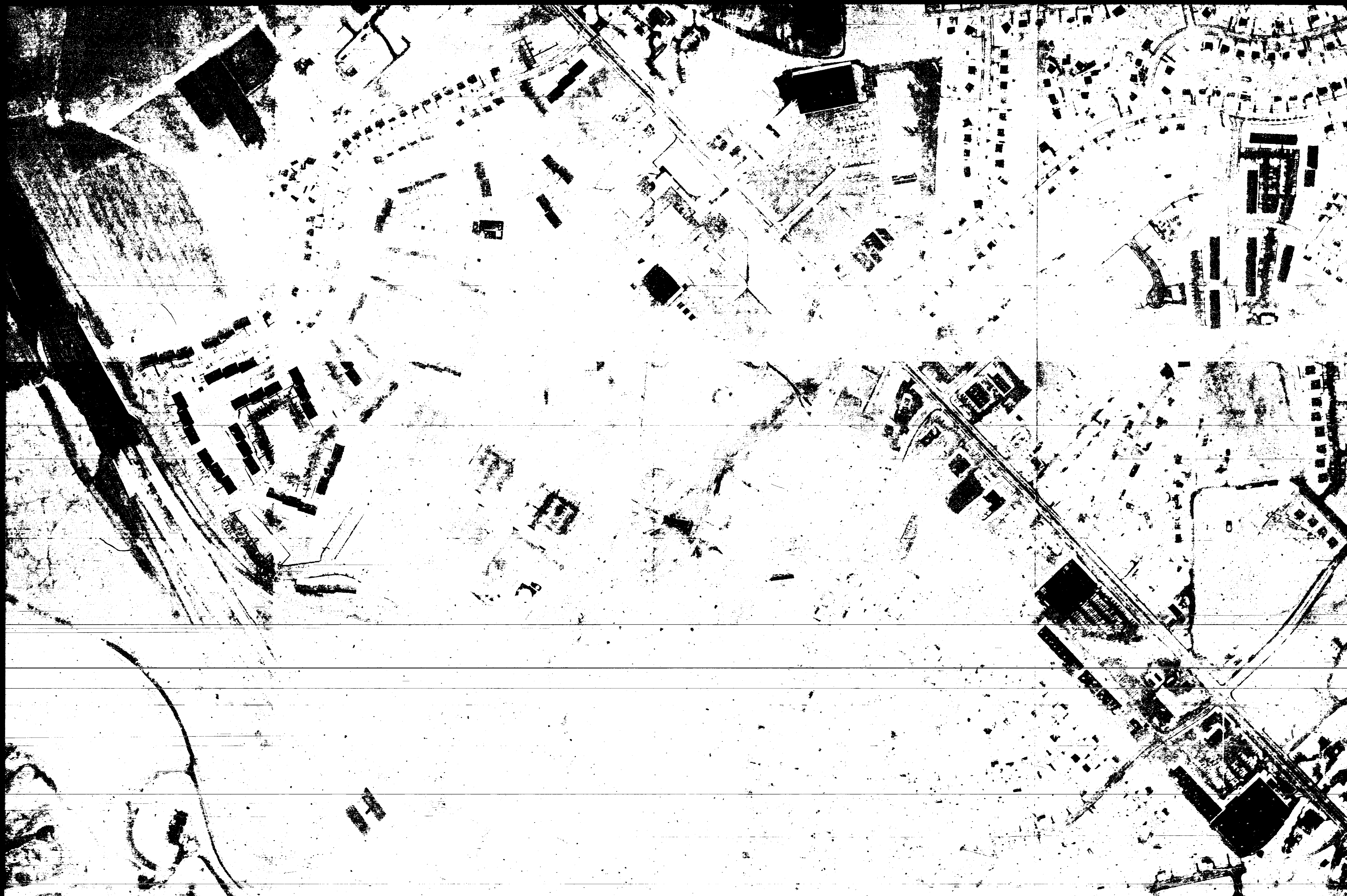
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE 1" = 200' ±	DE
DATE OF PHOTOGRAPHY JANUARY 1986	

96-156-A
NW, 14-J

163



BALTIMORE COUNTY *96-156-A*
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 26151

SCALE 1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	DELIGHT	N.W. 14-J