

IN RE: PETITIONS FOR VARIANCE	* BEFORE THE
NW/S Harford Road, 85' and 134.50' SW	
of the c/l of Alverta Avenue	* ZONING COMMISSIONER
(9822 and 9824 Harford Road)	
9th Election District	* OF BALTIMORE COUNTY
6th Councilmanic District	
	* Case Nos. 97-344-A & 97-345-A
Santo DiFatta, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as combined Petitions for Variance for the adjoining properties known as 9822 and 9824 Harford Road, located in the vicinity of Alverta Avenue in Parkville. The Petitions were filed by the owners of the property, Santo and Stephanie DiFatta. In Case No. 97-344-A, the Petitioners seek relief from Sections 304.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 49.5 feet in lieu of the required 55 feet for a proposed dwelling on the property known as 9822 Harford Road. In Case No. 97-345-A, similar relief is sought from Sections 304.1 and 1B02.3.C.1 of the B.C.Z.R. for a lot width of 49.5 feet in lieu of the required 55 feet, and side yard setbacks of 8 feet each in lieu of the required 10 feet for an existing dwelling on the property known as 9824 Harford Road. The subject properties and relief sought are more particularly described on the respective site plans filed in each case which were accepted and marked into evidence as Petitioners' Exhibits 1.

Appearing at the hearing on behalf of the Petitions were Santo DiFatta, property owner, and Vincent J. Moskunas, Professional Engineer with M & H Development Engineering, Inc., who prepared the site plans in each case. Appearing as a Protestant in the matter was Kenneth Erdman, the adjoining property owner who resides at 9820 Harford Road.

ORDER RECEIVED FOR FILING

Date 5/29/97

By [Signature]

Testimony and evidence offered revealed that the properties which are the subject of these requests are adjoining lots, located in an older subdivision known as Erdmanor, which existed as far back as 1947, prior to the adoption of the B.C.Z.R. Both lots are identical in size and configuration, with frontage on Harford Road of 49.5 feet each, and a depth of 187 feet. The property, known as 9824 Harford Road, is improved with a one and one-half story frame dwelling and detached concrete block garage. The property known as 9822 Harford Road is presently unimproved, but for a macadam driveway which has been traditionally used by the owners of 9824 Harford Road to access the garage.

The Petitioners seek relief to approve the utilization of each lot for a single family dwelling, irrespective of the narrowness of each lot. That is, the B.C.Z.R. requires that the lot be a minimum width of 55 feet in the D.R. 5.5 zones. Although the lots contain sufficient acreage, (9,900 sq.ft. each, well above the 6,000 sq.ft. minimum) the lots fall short of the 55-foot width requirement by approximately 5.5 feet.

Testimony from the Petitioner and his expert witness was that the proposed dwelling at 9822 Harford Road would be appropriate for the neighborhood and not inconsistent with the use of similarly sized lots nearby. The Petitioners noted that there are apartments in the area and that the property immediately across from the subject site is improved with a church. Thus, it is argued that construction of a single family dwelling on the property is an appropriate use for this site. Although the Protestant, Mr. Erdman, did not offer extensive testimony, he apparently objects to the construction of a dwelling on an otherwise vacant lot.

Clearly, the Petitioner is not entitled to relief pursuant to Section 304 of the B.C.Z.R. That Section allows a property owner to

construct a single family dwelling on an undersized lot, or a lot of insufficient width, by right, under certain circumstances. The Petitioner is ineligible for relief under that Section in that adjoining properties, which collectively meet the width requirement, are owned by him. Thus, a variance, pursuant to Section 307, from the requirements of Section 1B02.3.C.1 of the B.C.Z.R., is required.

An adverse comment to the request was received from the Office of Planning. That agency believes that relief should not be granted and that the lot known as 9822 Harford Road should not be improved. I am appreciative of their comment, and in many respects, agree therewith. However, as Mr. Moskunas pointed out, the Petitioner could build a second dwelling without variance relief. Specifically, an exhibit was presented showing a proposed subdivision of the lots wherein the existing dwelling would remain and a new lot would be carved from the rear portion of both lots. Vehicular access to a public street by the newly created lot would be either by way of easement or panhandle driveway. Under this proposed configuration, a new dwelling could be constructed on what has been heretofore used as the entire rear yard of the dwelling known as 9824 Harford Road. As noted above, the lots each contain sufficient area to support a dwelling and the property lines could be adjusted so that all setback requirements are met.

However, that alternate proposal, in my judgment, results in a greater detriment than the proposal presented herein. That is, I believe it is more appropriate to allow the construction of a single family dwelling on each lot within the present lot lines, than the alternate subdivision.

Based on the testimony and evidence presented, I will therefore grant the Petition for Variance to permit a lot width of 49.5 feet in lieu

5/29/67
L. B. [Signature]

of the required 55 feet to allow construction of a single family dwelling on the property known as 9822 Harford Road. Furthermore, the existing dwelling at 9824 Harford Road, due to its orientation on the lot, does not meet the side yard setback requirements. Thus, a variance shall be granted to permit side yard setbacks of 8-feet in lieu of the required 10 feet for the dwelling known as 9824 Harford Road, as shown on the site plan. Notwithstanding the granting of this relief, same shall be conditioned. Specifically, I shall require the Petitioner to submit building elevation plans for the dwelling to be constructed at 9822 Harford Road to the Office of Planning for review and approval, to assure that the proposed dwelling is compatible with the surrounding neighborhood.

It should be noted that the Office of Planning suggested that additional conditions and limitations be imposed upon the granting of any relief. Specifically, their comment suggests that additional arrangements be made to provide off-street parking for both the existing and proposed dwellings. Their comment states no basis why such a requirement should be imposed. I decline to impose this condition as a requirement; however, if the Petitioner desires to construct a shared driveway or provide other means of off-street parking for these lots, this Order shall not be considered a prohibition against same.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the requested variances shall be granted.

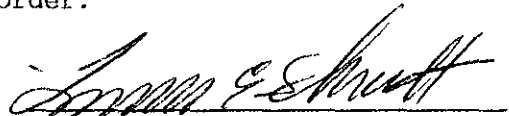
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of May, 1997 that the Petition for Variance filed in Case No. 97-344-A seeking relief from Sections 304.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width

of 49.5 feet in lieu of the required 55 feet for a proposed dwelling on the property known as 9822 Harford Road, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 97-345-A, seeking similar relief from Sections 304.1 and 1B02.3. C.1 of the B.C.Z.R. to permit a lot width of 49.5 feet in lieu of the required 55 feet, and side yard setbacks of 8 feet each in lieu of the required 10 feet for an existing dwelling on the property known as 9824 Harford Road, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that all of the relief granted herein is subject 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 relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall submit building elevation plans for the proposed dwelling to be constructed on 9822 Harford Road to the Office of Planning for review and approval to assure that the proposed dwelling is compatible with the surrounding neighborhood.
- 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:bjs

ORDER RECEIVED FOR PLAC
Date 5/29/07
By [Signature]

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF	*	
<u>SANTO DIFATTA, ET UX</u>	*	COUNTY BOARD OF APPEALS
FOR VARIANCE ON PROPERTY		
LOCATED ON THE NW/S HARFORD RD*		OF
85' SW OF THE C/L OF ALVERTA		
AVENUE (9822 HARFORD ROAD)	*	BALTIMORE COUNTY
9TH ELECTION DISTRICT		
6TH COUNCILMANIC DISTRICT	*	CASE NO. 97-344-A
* * * *	*	* * * *

ORDER OF DISMISSAL

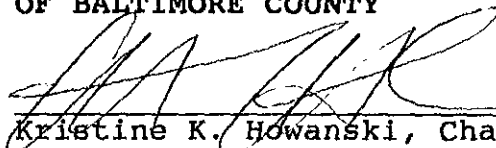
This case comes before this Board on appeal from a decision of the Zoning Commissioner dated May 29, 1997 in which the subject Petition for Variance was granted.

WHEREAS, the Board is in receipt of an executed Consent Agreement between Petitioner, Santo Difatta, and Protestants /Appellants, Kenneth and Mary Ann Erdman, filed December 9, 1997 (a copy of which is attached hereto and made a part hereof); and

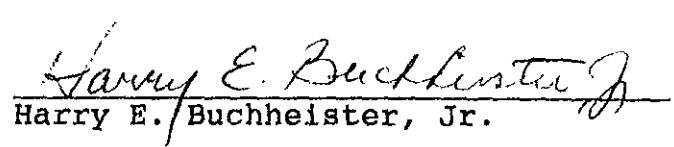
WHEREAS, pursuant to paragraph 3 of said Consent Agreement said Appellant dismissed their appeal designated as Case No. 97-344-A upon execution of said Consent Agreement;

IT IS HEREBY ORDERED this 11th day of December, 1997 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Kristine K. Howanski, Chairman


Thomas P. Melvin


Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

December 11, 1997

Mr. and Mrs. Kenneth Erdman
9820 Harford Road
Baltimore, MD 21234

RE: Case No. 97-344-A
Santo Difatta, et ux -Petitioners

Dear Mr. and Mrs. Erdman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in Case No. 97-344-A pursuant to the Consent Agreement reached between the parties to this matter.

Very truly yours,

A handwritten signature in cursive script, reading "Kathleen C. Bianco".

Kathleen C. Bianco
Administrator

encl.

cc: Mr. and Mrs. Santo Difatta
Vincent J. Moskunas /M&H Development Engineering
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



IN THE MATTER OF
THE APPLICATION OF
SANTO DIFATTA, ET UX
FOR VARIANCE ON PROPERTY
LOCATED ON THE NW/S HARFORD RD*
85' SW OF THE C/L OF ALVERTA
AVENUE (9822 HARFORD ROAD)
9TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
OF
* BALTIMORE COUNTY
* CASE NO. 97-344-A

* * * * *

CONSENT AGREEMENT

Recitals

1. Santo and Stephanie Difatta, Petitioners, own the subject property at 9822 and 9824 Harford Road.
2. In the instant case, the Difattas sought a variance to permit a lot width of 49.5 feet in lieu of the required 55 feet for a proposed dwelling on the property known as 9822 Harford Road. A copy of the proposed plat is attached hereto as Joint Exhibit 1.
3. The Protestants, Kenneth and Mary Ann Erdman, reside at 9820 Harford Road.

Agreement

Mr. Difatta and Mr. and Mrs. Erdman, having come on for hearing, have reached an agreement as set forth below:

1. The Difattas will be permitted to construct a rancher consistent with the plat marked as Joint Exhibit 1.
2. After the Erdmans have had an opportunity to view the house and construction is complete, the Difattas agree, if requested by the Erdmans, to provide evergreen plantings sufficient to screen the subject property.
3. Upon execution of this Consent Agreement, the Erdmans will dismiss their appeal designated as Case No. 97-344-A.

Approved as to form and substance:

Santo Difatta
Santo Difatta

Kenneth Erdman
Kenneth Erdman

Mary Ann Erdman
Mary Ann Erdman



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 29, 1997

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

RE: PETITIONS FOR VARIANCE
NW/S Harford Road, 85' and 134.50' SW of the c/l of Alverta Avenue
(9822 and 9824 Harford Road)
9th Election District - 6th Councilmanic District
Santo DiFatta, et ux - Petitioners
Case Nos. 97-344-A & 97-345-A

Dear Mr. & Mrs. DiFatta:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Vincent J. Moskunus, M & H Development Engineering
200 E. Joppa Road, Towson, Md. 21286

Mr. Kenneth Erdman
9820 Harford Road, Baltimore, Md. 21234

People's Counsel; Case Files

RE: PETITION FOR VARIANCE
9822 Harford Road, NW/S Harford Road,
85'+/- SW of c/l Alverta Avenue
9th Election District, 6th Councilmanic

Santo and Stephanie DiFatta
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-344-A

* * * * *

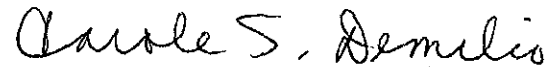
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

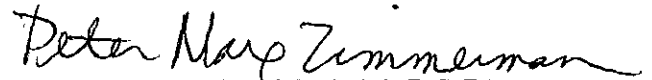
400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to M & H Dev. Eng., 200 E. Joppa Road, Towson, MD 21204, representative for Petitioners.



PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 9822 HARFORD ROAD.

97-344-A

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & 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) 304.1 & 1802.3.C.1; BCZR,

TO PERMIT A LOT WIDTH OF 49.5' IN LIEU OF THE REQUIRED 55' FOR A SINGLE FAMILY DWELLING.

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 DIMENSION OF PROPERTY IS 99', THE DENSITY ALLOWS (2) TWO LOTS. DIVIDING THE ORIGINAL LOT IN HALF, THE LOT WIDTH CAN ONLY BE 49.5' FOR EACH LOT. A PANHANDLE WOULD WORK, PLANNING WOULD SAY IT IS NOT COMPATABLE.
2. ORIGINAL RECORDED PLAT HAS 56 LOTS LAYOUT AT 50', WE CAN ONLY ACCOMODATE 49.5' BECAUSE OF OWNERSHIP.

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.

(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 or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Santo DiFatta
(Type or Print Name)

Signature

Stephanie DiFatta
(Type or Print Name)

Signature

8829 Avondale Road

661-2507

Address

Phone No

Baltimore, MD 21234

City

State

Zipcode

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

M&H Dev. Eng.

Name

200 E. Joppa Rd.

828-9060

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL OTHER

REVIEWED BY:

DATE 2-18-97

344

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING
3/29/97
661-2507
DATE

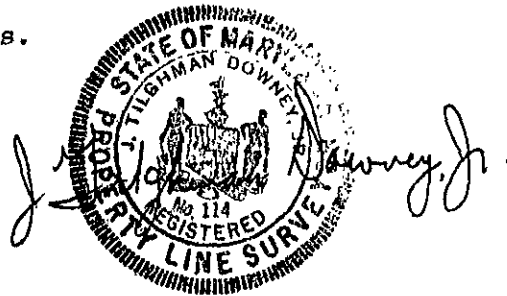
97-344-A

FEBRUARY 3, 1997

ZONING DESCRIPTION FOR
#9822 HARFORD ROAD
BALTIMORE COUNTY, MD

BEGINNING at a point being measured as 85 feet northeasterly from the intersection of the centerline of Alverta Avenue, 30' right-of-way, and the northwest side of Harford Road, 40' right-of-way; thence N 47° W, 199.00 feet; thence N 34° 29' E, 49.49 feet; thence S 47° E, 199.50 feet; thence binding S 36° W, 49.50 feet to the Point of Beginning. Being part of that tract of parcel of land as recorded in Deed Liber 9727, folio 144.

Containing 0.2 of an acre, more or less.



J. Tilghman Downey, Jr.

50
ft



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/neighboring 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 344

Petitioner: Santo and Stephanie DiFatta

Location: 3822 Hartford Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Santo and Stephanie DiFatta

ADDRESS: 8829 Arundale Road

Balto. MD. 21234

PHONE NUMBER: 661-2507

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-344-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To Permit A Lot width of 49.5' in
Lieu of The Required 55' For A Single
Family Dwelling.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-344-A
9822 Harford Road
NW/SE Harford Road, 85 +/-
SW of Athena Avenue
9th Election District
6th Councilmanic
Legal Owner(s):
Santo Difazio and Stephanie
Difazio

Variance: to permit a lot width of 49.5 feet in lieu of the required 55 feet for a single family dwelling.
Hearing: Tuesday, April 1, 1997 at 9:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

3/03/00 March 6 C124377

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/6, 1997.

THE JEFFERSONIAN,
A. H. Erickson
LEGAL AD. - TOWSON

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

344 No.

032632

DATE 2-18-97 ACCOUNT R001-0150

AMOUNT \$ 50.00

RECEIVED FROM: S. DIFATTA 7822 Madison Co.

FOR: WAR. (010)

336110050MICHRE 650.00
RG CODE 29AND7-18-97

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

JLM

For Dorothy D.
CADO Book
R-214

CERTIFICATE OF POSTING

RE: Case No.: 97-344-A

Petitioner/Developer:
(Santo DiFatta)
Date of Hearing/Closing:
(April 1, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

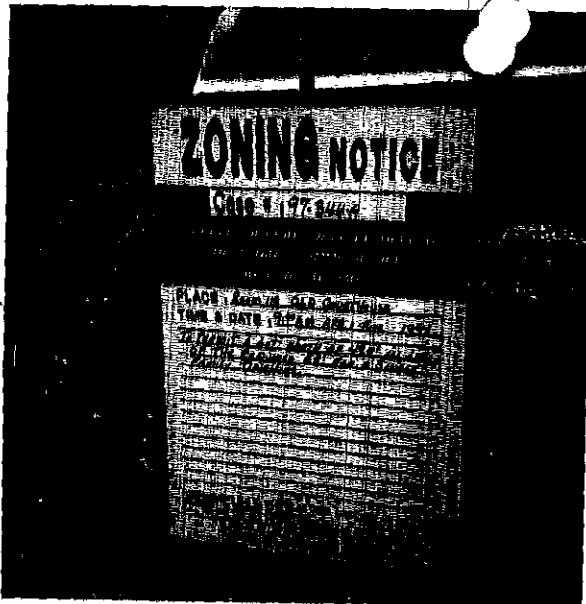
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ No address at this time Harford Road Baltimore, Maryland 21234 _____

**The sign(s) were posted on _____ March 14, 1997 _____
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

97-344-A

CERTIFICATE OF POSTING

RE: Case No.: 97-344A

Petitioner/Developer: SANTO &

STEPHANIE DIFATTA

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 9824 HARFORD RD.

The sign(s) were posted on 7/11/97 ✓
(Month, Day, Year)

Sincerely,

Gary Freund

(Signature of Sign Poster and Date)

GARY FREUND

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

TO: PUTUMENT PUBLISHING COMPANY
March 6, 1997 Issue - Jeffersonian

Please forward billing to:

Santo and Stephanie DiFatta
8829 Avondale Road
Baltimore, MD 21234
661-2507

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-344-A
9822 Harford Road
NW/S Harford Road, 85'+/- SW of c/l Alverta Avenue
9th Election District - 6th Councilmanic
Legal Owner(s): Santo DiFatta and Stephanie DiFatta

Variance to permit a lot width of 49.5 feet in lieu of the required 55 feet for a single family dwelling.

HEARING: TUESDAY, APRIL 1, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

February 28, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-344-A
9822 Harford Road
NW/S Harford Road, 85'+/- SW of c/l Alverta Avenue
9th Election District - 6th Councilmanic
Legal Owner(s): Santo DiFatta and Stephanie DiFatta

Variance to permit a lot width of 49.5 feet in lieu of the required 55 feet for a single family dwelling.

HEARING: TUESDAY, APRIL 1, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Santo and Stephanie DiFatta
M & H Dev. Eng.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 17, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

September 26, 1997

NOTICE OF ASSIGNMENT

CASE #: 97-344-A

IN THE MATTER OF: SANTO DiFATTA, ET UX -Petitioners
9822 Harford Road 9th E; 6th C

(Petition for Variance GRANTED by Z.C; appeal taken
from 97-344-A only.)

ASSIGNED FOR:

TUESDAY, DECEMBER 9, 1997 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should
consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C,
Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons;
said requests must be in writing and in compliance with Rule 2(b) of
the Board's Rules. No postponements will be granted within 15 days of
scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

cc: Appellants /Protestants : Mr. and Mrs. Kenneth Erdman
Petitioners : Mr. and Mrs. Santo DiFatta
M & H Development Engineering : Vincent J. Moskunus
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney





Baltimore County
Department of Permits and
Development Management

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

March 27, 1997

Mr. and Mrs. Santo DiFatta
8829 Avondale Road
Baltimore, MD 21234

RE: Item No.: 344
Case No.: 97-344-A
Petitioner: Santo DiFatta, et ux

Dear Mr. and Mrs. DiFatta:

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 February 18, 1997.

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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 10, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 10, 1997
Item Nos. 344 & 345

The Development Plans Review Division has reviewed the subject zoning items. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File

ZONE310.344

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and Development Management

DATE: March 11, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9822 & 9824 Harford Rd.

INFORMATION:

Item Number:

344 & 345

Petitioner:

DiFatta Property

Property Size

Zoning:

DR 5.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This proposal should be denied for the following reasons:

1. Both lots are under the same ownership and both lots are undersized.
2. Driveway access to #9824 is provided via #9822. Also, #9822 is used for off-street parking for #9824. There is only 1 off-street parking space on #9824.

If this request is granted, the following conditions should be met:

1. An additional off-street parking space should be provided in the rear yard of #9824.
2. At least two off-street parking spaces should be provided in the rear yard of #9822
3. The existing parking area in the front yard of #9822 should be removed.
4. The existing macadam drive is in poor condition and should be resurfaced.

Prepared by:

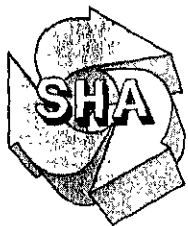
Dennis Wertz

Division Chief:

Gary L. Kerns

AFK/JL:lsn

ZAC:LSN/DZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3.4.97
Item No. 344 JCM

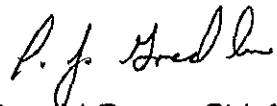
Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

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 Government
Fire Department



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

(410) 887-4500

DATE: March 4, 1997

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 MARCH 3, 1997

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:~~

344, 345, 346, 348, 349, 350, 351, and 352

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 3, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

344

345

346

347

348

350

352

RBS:sp

BRUCE2/DEPRM/TXTSBP

PETITION PROBLEMS

#344 --- JCM

1. Sign form is incomplete.

#345 --- JCM

1. Sign form is incomplete.

#347 --- MJK

1. Sign form is incomplete.

#348 --- CAM

1. Acreage on folder says ".67" - .67 what???
2. Notary section is incomplete.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

4/1/97
97-345 P

TO: Arnold Jablon, Director
Department of Permits and Development Management

DATE: March 11, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9822 & 9824 Harford Rd.

INFORMATION:

Item Number: 344 & 345
Petitioner: DiFatta Property
Property Size
Zoning: DR 5.5
Requested Action:
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This proposal should be denied for the following reasons:

1. Both lots are under the same ownership and both lots are undersized.
2. Driveway access to #9824 is provided via #9822. Also, #9822 is used for off-street parking for #9824. There is only 1 off-street parking space on #9824.

If this request is granted, the following conditions should be met:

1. An additional off-street parking space should be provided in the rear yard of #9824.
2. At least two off-street parking spaces should be provided in the rear yard of #9822
3. The existing parking area in the front yard of #9822 should be removed.
4. The existing macadam drive is in poor condition and should be resurfaced.

Prepared by:

Dennis Wertz

Division Chief:

Gary L. Kerns

AFK/JL:lsn

ZACL SN/PZONE/ZAC1

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B Permit Number

File w/ 97-344-A

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Santo & Stephanie DiFatta 8829 Avondale Ave. Balto. MD 21234 (AID) 661-2507
Print Name of Applicant Address Telephone Number

☐ Lot Address 8822 Harvard Rd. Election District 9 Council District 6 Square Feet 9900

Lot Location N/E S side / corner of Harvard Road 85 feet from N/E S W corner of Alverta Avenue
(street) (street)

Land Owner Santo & Stephanie DiFatta Tax Account Number 0708006410

Address 8829 Avondale Ave. Telephone Number (AID) 661-2507
Baltimore MD 21234

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☒	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	☒	☐
4. Building Elevation Drawings	☐	☒
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$85)
Accepted by ZADM
Date _____

RECEIVED

FEB 21 1997

PLANNING

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

The Office of Planning staff recommends that this undersized lot be denied for the following reasons:

1. The owner of this lot also owns the adjoining lot to the North (#9824) which is also an undersized lot.
2. This lot provides driveway access and off-street parking for #9824. There is only one off-street parking space on lot #9824.

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: 3/6/97

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. MURPHY on 2-18-97
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 2-27 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3-14 C (B-3 Work Days)

TENTATIVE DECISION DATE 3-17 B (A + 30 Days)

*Usually within 15 days of filing

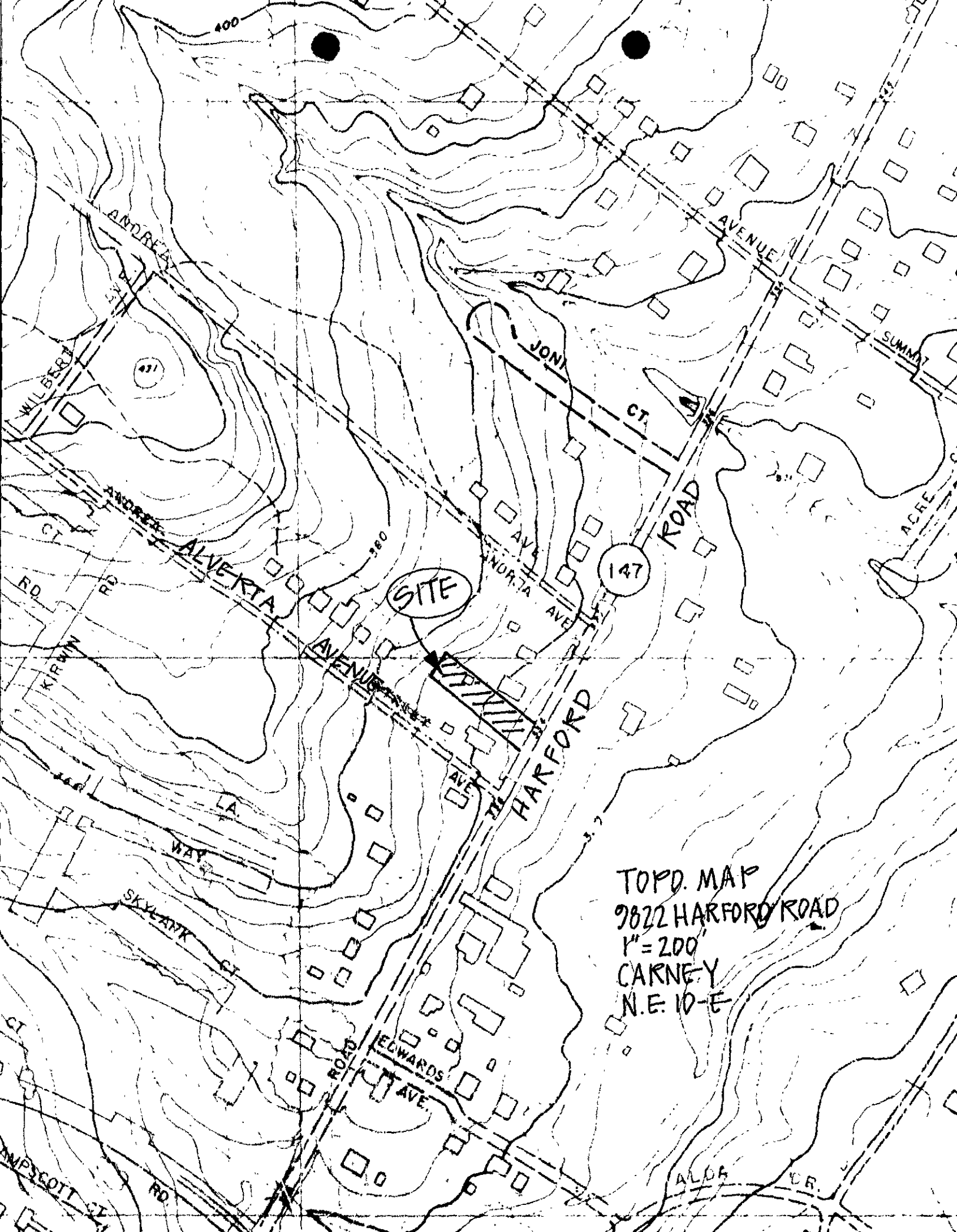
CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



TOPD. MAP
9822 HARFORD ROAD
1"=200'
CARNEY
N.E. 10-E



Baltimore County
Department of Permits and
Development Management

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

July 2, 1997

Mr. and Mrs. Santo DiFatta
8829 Avondale Road
Baltimore, MD 21234

RE: Petition for Zoning
Variance
NW/S Harford Rd, 85' and
134.50' SW of the c/l of
Alverta Avenue
(9822 Harford Road)
9th Election District
6th Councilmanic District
Santo Difatta, et ux -
Petitioners
Case No. 97-344-A

Dear Mr. and Mrs. DiFatta:

Please be advised that an appeal of the above-referenced case was filed in this office on June 30, 1997 by Kenneth and Mary Ann Erdman. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON
Director

AJ:rye

c: Mr. Vincent J. Moskunas
People's Counsel



APPEAL

Petition for Zoning Variance
NW/S Harford Rd, 85' SW of the c/l of Alverta Avenue
(9822 Harford Road)
9th Election District - 6th Councilmanic District
Santo Difatta, et ux - Petitioners
Case No. 97-344-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Zoning Advisory Committee Comments

Petitioners and Protestants Sign-In Sheets

Petitioners' Exhibit: A - Copy of 200' Scale Map
 Al-7 - Seven Copies of Photographs
 B - Copy of Record Plat
 C - Site Plan
 D - Sewer Drawing
 E - Site Plan

Zoning Commissioner's Order dated May 29, 1997 (Granted)

Notice of Appeal received on June 30, 1997 from Kenneth and Mary Ann Erdman

c: Mr. and Mrs. Kenneth Erdman, 9820 Harford Rd., Baltimore, MD 21234
Mr. and Mrs. Santo DiFatta, 8829 Avondale Road, Baltimore, MD 21234
Mr. Vincent J. Moskunas, M & H Development Engineering, 200 E.
Joppa Road, Towson, MD 21286
People's Counsel of Baltimore County, M.S. 2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

Case No. 97-344-A

VAR -To permit lot width of 49.5' illo rq'd 55' at
9822 Harford Road.

5/29/97 -Z.C.'s Order in which Petition for
Variance was GRANTED.

9/26/97 - Notice of Assignment for hearing scheduled for Tuesday,
December 9, 1997 at 10:00 a.m. sent to following:

Mr. and Mrs. Kenneth Erdman
Mr. and Mrs. Santo DiFatta
M & H Development Engineering /Vincent J. Moskunas
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

12/09/97 -Board convened for hearing. Parties appeared and indicated for the
record that settlement had been reached; Consent Agreement signed by
Petitioner and Appellants /Protestants; appeal withdrawn. Order of
Dismissal to be issued by the Board. (K.M.B.)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 21, 1998
Permits & Development Management

FROM: Charlotte E. Radcliffe 
County Board of Appeals

SUBJECT: Closed File:
97-344-A /Santo DiFatta, et ux

As no further appeals have been taken in the above captioned case, which was dismissed by Order dated December 11, 1997, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. 97-344-A)

Kenneth & Mary Ann Erdman
9820 Harford Road
Baltimore, Maryland 21234
410-668-8439

July 3, 1997

Attention: Roslyn
County Office Building
111 W. Chesapeake Avenue
Room 111
Baltimore, Md. 21204

Dear Roslyn:

As you requested by our phone conversation of July 2, this is a letter of ammendment of my first letter dated June 24 to appeal a case. We will be appealing only one case number and that is 97-344-A.

Thank you for your prompt attention to this matter.

Sincerely,

Mary Ann Erdman

Mary Ann Erdman

107 P 10
-7 10/11
1

Mr. & Mrs. Santo Di Fatta
8829 Avondale Road
Baltimore, Maryland 21234
(410) 661-2507

July 7, 1997

County of Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

RE: Case #97-344-A

Dear Ms. Kathleen Bianco:

We received a letter on July 2nd, 1997, stating that there was an appeal against our case, a zoning variance. We understand that there must be a hearing on this case now, and we are asking that this hearing be heard as soon as can be for we have an interested party who would like a house to be built on this particular lot and at the present time they are in process of selling their house in Rosedale. If at all possible, could our case be heard in the very near future. Thank you for your attention to this important matter.

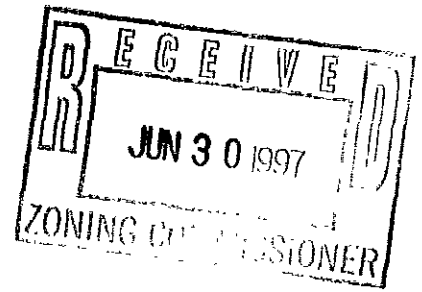
Sincerely,



Santo Di Fatta

97 JUL -8 AM 11:55
RECEIVED
COUNTY BOARD OF APPEALS

Kenneth & Mary Ann Erdman
9820 Harford Road
Baltimore, Maryland 21234
410-668-8439



June 24, 1997

Mr. Lawrence E. Schmidt
Zoning Commissioner for Balto. Co.
Suite 112 Courthouse
Towson, Maryland 21204

Dear Mr. Schmidt:

Please accept this letter as a **request to appeal** Case Nos. 97-344-A & 97-345-A.

re: Petitions for Variance
NW/S Harford Road, 85' and 134/50' SW of the c/1 of Alverta Ave.
(9822 and 9824 Harford Road)
9th Election District - 6th Councilmanic District
Santo DiFatta, et ux - Petitioners

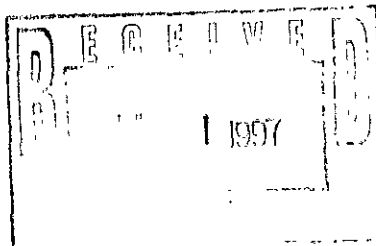
Also find enclosed a check in the amount of \$210 for the cost of the appeal and sign.

If you would let us know what the next step is in this process, we would greatly appreciate it. Thank you.

Sincerely,

Mary Ann Erdman

Mary Ann Erdman



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

M & N DEV. ENG. ^{NAME} INC.
VINCENT J. MOSKUNAS
Sanito Di Jutte

ADDRESS

200 E. Joppa Rd. Towson 21286
8829 AVONDALE RD 21234



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

KENNETH ERDMAN

9820 HARFORD RD 21229

~~AMANDA DAVIS~~

~~2226 GOLF RD 21229~~

ZONING MAP

CARNEY N.E. 10-E

SCALE: 1"=200'

#0022 HARFORD RD.

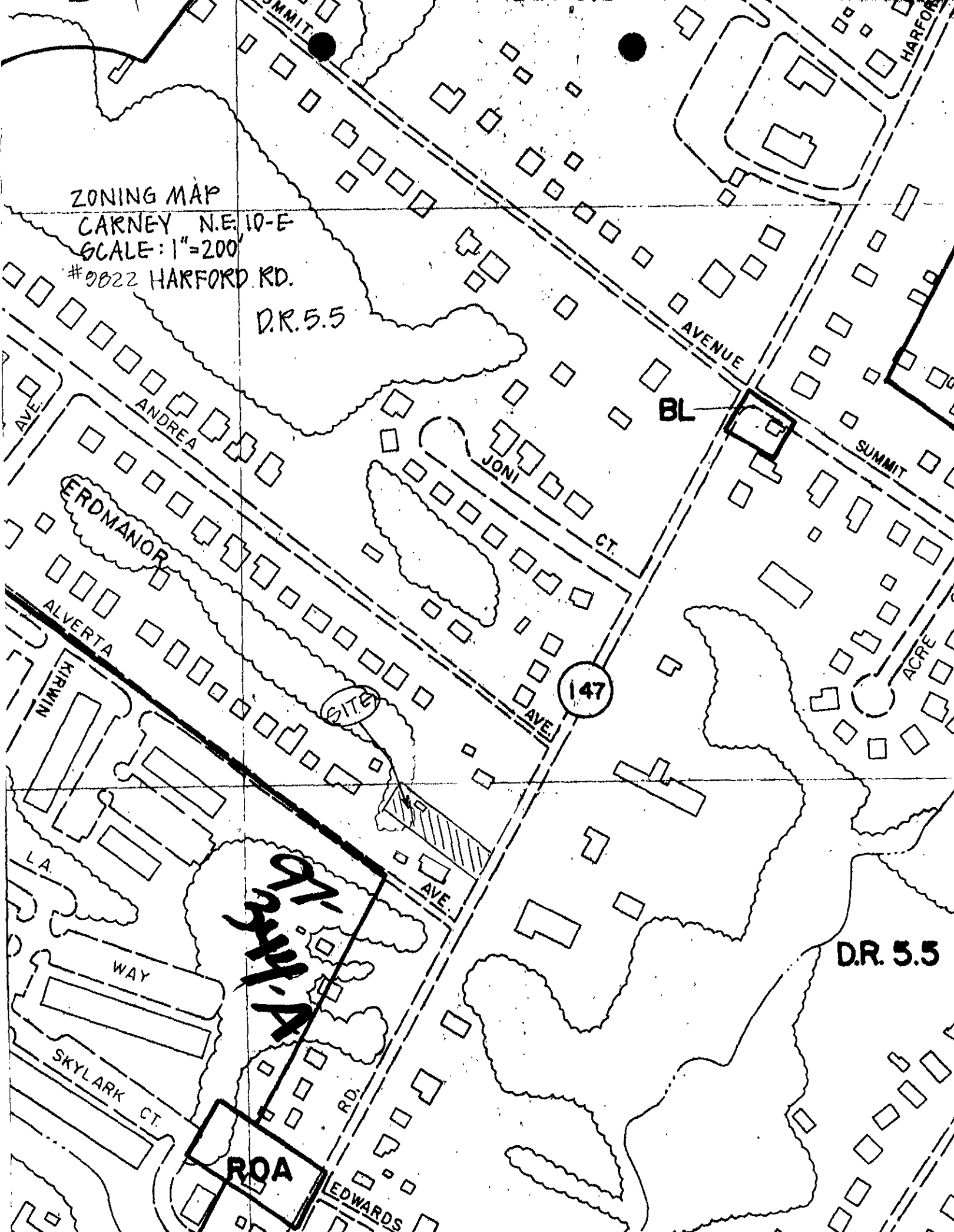
D.R. 5.5

BL

D.R. 5.5

*27
3-4-74*

ROA



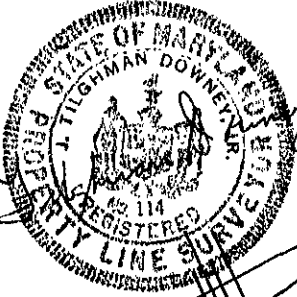


200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

SIZE PLAN
9822 Harvard Road
"DiFatta Property"
Election District N° 9
Baltimore County, MD
Scale: 1" = 30'
April 10, 1998

Minor Subdivision N° 97031M
Zoning History: Case N°s 97-344-A
97-345-A

T.B.S. 14/50



LOT 66
JOHN & GLADYS DOWNS
0904502911
4021/354

KENNETH & MARYANN
ERDMAN
905740220/0221
5590/872

LOT 1
0.225 AC.±

LOT 2
0.225 AC.±

ALVERTA AVENUE

L.O.D.
3403

EX. 1 STY.
FRAME
DWLG.
#9820

PROP. 1 STY.
DWLG.
46'x28'
#9822

EX. 1 1/2 STY.
FRAME
DWLG.
#9824

EX. 1 1/2
FRAM
DWLG.
#982

STONE
DRIVE
49.495'

WOOD
DECK

PROP. 18'x17'
PARKING AREA

EX. CONC.
BLOCK
GAR. (TO BE RAZED)

PROP. 18'x17'
PARKING AREA

BUILDING
ENVELOPE

BUILDING
ENVELOPE

HARFORD

ROAD

P.O.B. LOT 2 - 184.16'
E ALVERTA AVE.
STATE ROAD N°

97-7854

PLAT TO ACCOMPANY PETITION FOR ZONING
 VARIANCE FOR LOT WIDTH & UNDERSIZE LOT APPROVAL
 #9822 HARFORD ROAD
 "ERDMANOR"
 BALTIMORE CO., MD
 SCALE: 1"=50'
 JANUARY 29, 1997

200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 828-9060

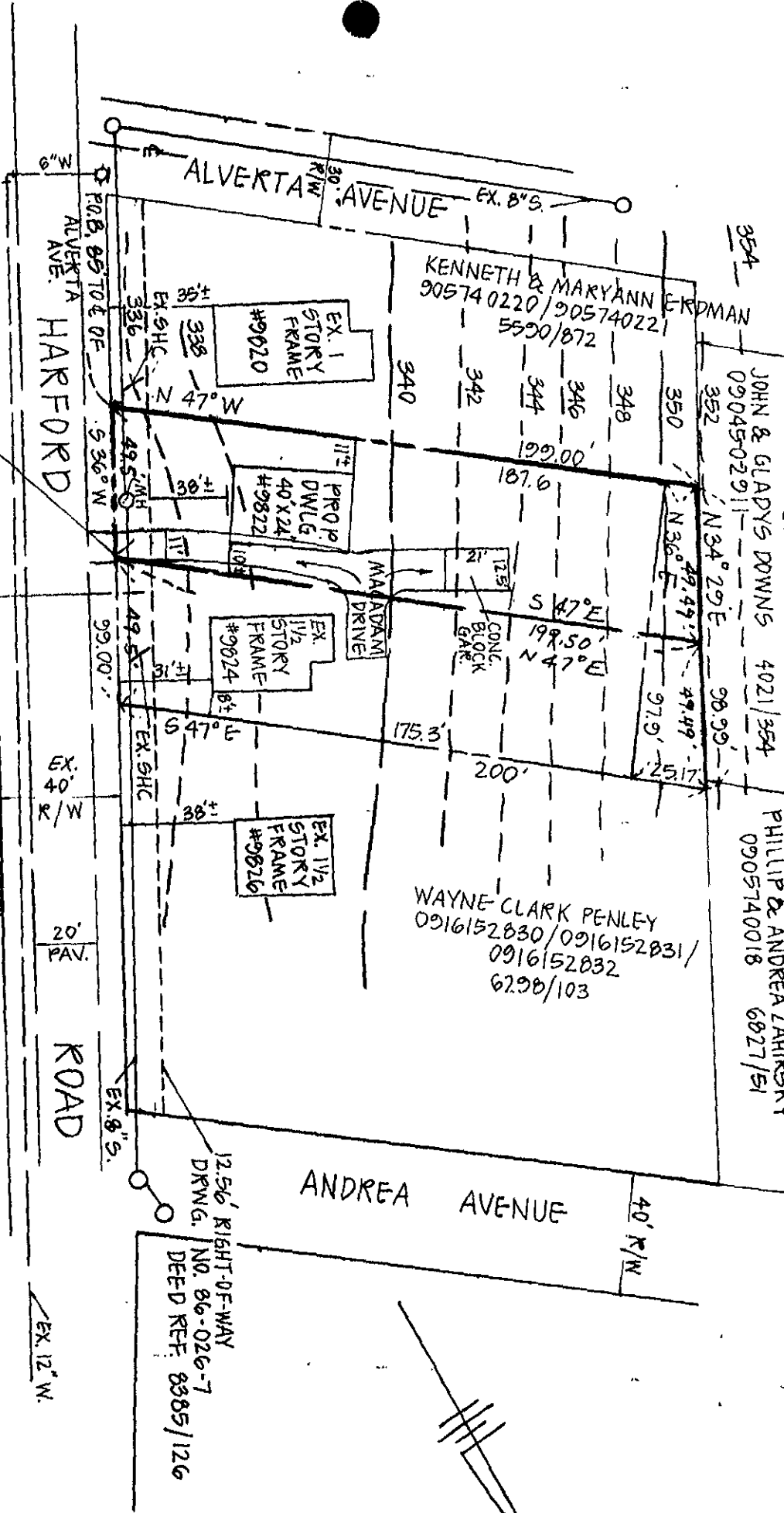
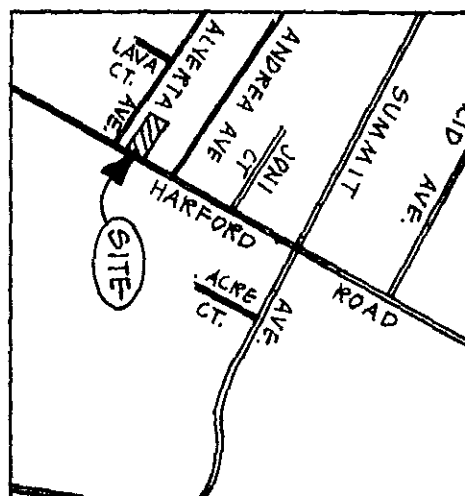
OWNER: SANTO & STEPHANIE DIATTA
 6829 AVONDALE ROAD
 BALTIMORE, MD 21234
 TAX ACCT NO.: 0906006410
 DEED REF: 9727/144
 TAX MAP: 71
 GRID: 10 PARCEL: 1426



Printed by #1

COUNCILMANIC DISTRICT: 6
 ELECTION DISTRICT: 9
 1"=200' SCALE MAP: N.E. 10-E
 ZONING: DR 5.5
 LOT SIZE: 0.2 ± : ACREAGE
 9900 : SQ. FT.
 SEWER: PUBLIC
 WATER: PUBLIC
 CHESAPEAKE BAY CRITICAL AREA
 NO
 PRIOR ZONING HEARING: NONE

VICINITY MAP
 SCALE: 1"=1000'



ZONING OFFICE USE ONLY
 REVIEWED BY: ITEM # CASE #

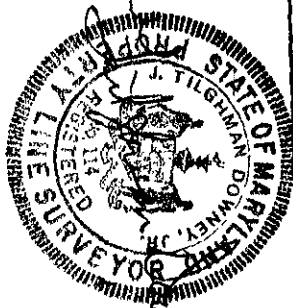
BALTIMORE CO, MD
 SCALE: 1"=50'
 JANUARY 29, 1997

"ERDMANOR"

PLAT TO ACCOMPANY PETITION FOR ZONING
 VARIANCE FOR LOT WIDTH & UNDER-SIZE LOT APPROVAL
 # 9822 HARFORD ROAD

DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 828-9060



OWNER: SANTO & STEPHANIE DIFATTA
 8829 AVONDALE ROAD
 BALTIMORE, MD 21234
 TAX ACCT NO.: 0908006410
 DEED REF: 9727/144
 TAX MAP: 71
 GRID: 10 PARCEL: 1426

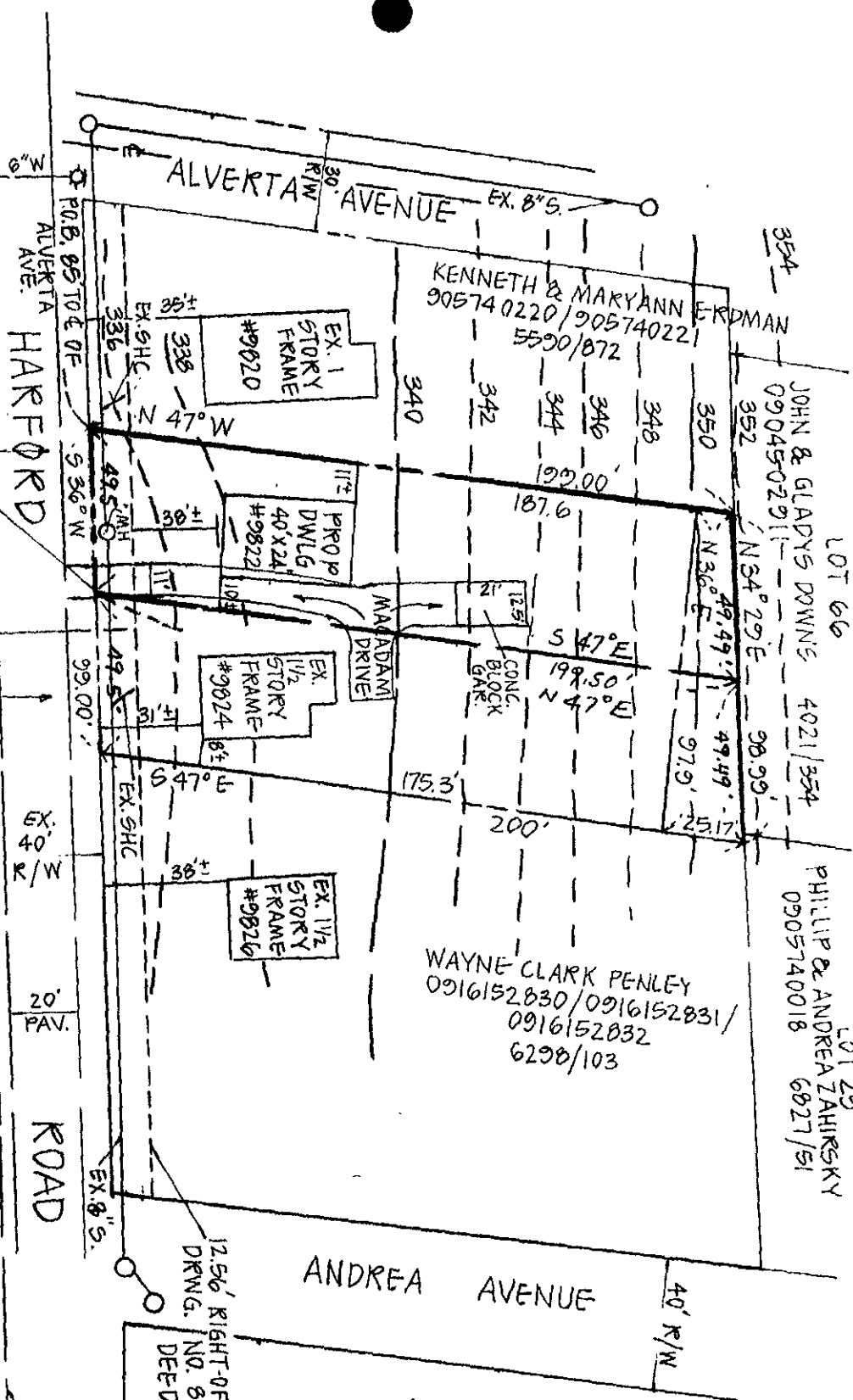
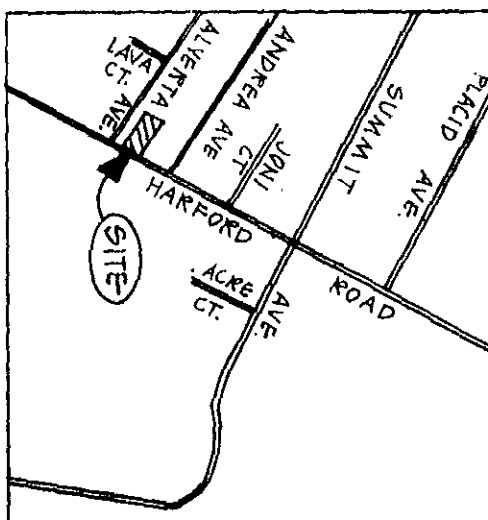
PLANNING

FEB 21 1997

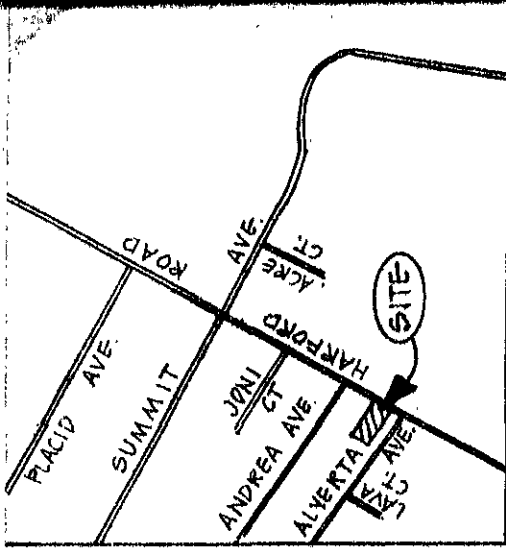
RECEIVED

COUNCILMANIC DISTRICT: 6
 ELECTION DISTRICT: 9
 1"=200' SCALE MAP: N.E. 10-E
 ZONING: DR 5.5
 LOT SIZE: 0.2 ± : ACREAGE
 9900 : SQ. FT.
 SEWER: PUBLIC
 WATER: PUBLIC
 CHESAPEAKE BAY CRITICAL AREA
 NO
 PRIOR ZONING HEARING: NONE

VICINITY MAP
 SCALE: 1"=1000'



ZONING OFFICE USE ONLY
 REVIEWED BY: _____ ITEM # _____ CASE # _____



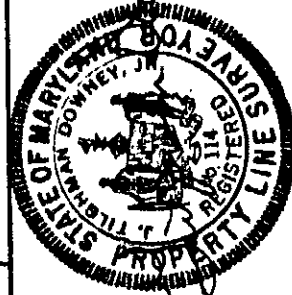
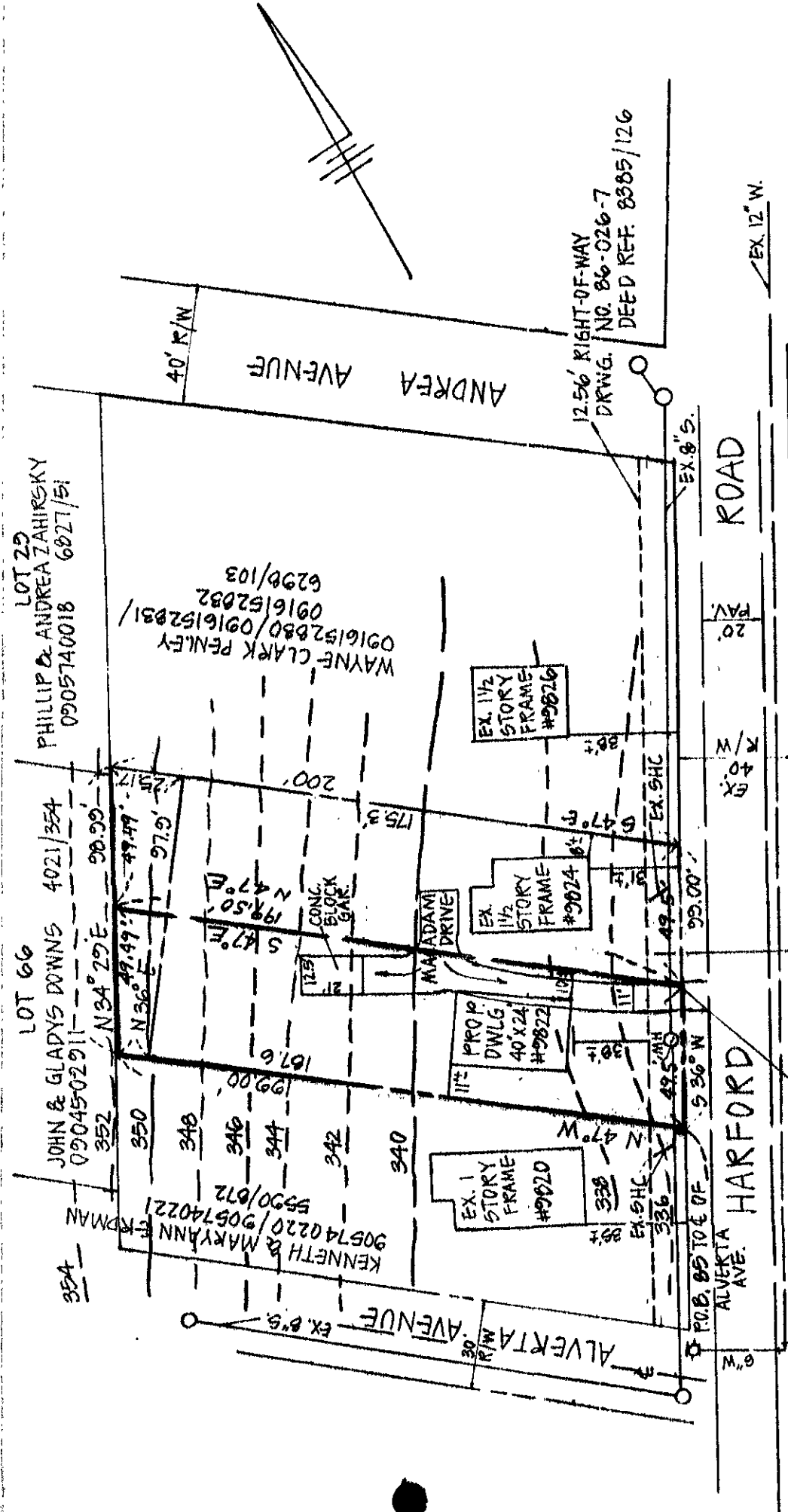
VICINITY MAP
SCALE: 1"=1000'

COUNCILMANIC DISTRICT: G
ELECTION DISTRICT: 9
1"=200' SCALE MAP: N.E. 10-E
ZONING: DR 5.5
LOT SIZE: 0.2 ± ACRES
9900 ± SQ. FT.
SEWER: PUBLIC
WATER: PUBLIC
CHESAPEAKE BAY CRITICAL AREA:
NO
PRIOR ZONING HEARING: NONE

Joint Exhibit #1

#97-7854

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM # CASE #



OWNER: SANTO & STEPHANIE DIFATTA
8829 AVONDALE ROAD
BALTIMORE, MD 21234
TAX ACCT. NO.: 0906006410
DEED REF: 9727/144
TAX MAP: 71
GRID: 10 PARCEL: 1426

M&H DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
878-0940

PLAT TO ACCOMPANY PETITION FOR ZONING
VARIANCE FOR LOT WIDTH & UNDERSIZE LOT APPROVAL

#9822 HARFORD ROAD
"ERDMANOR"

BALTIMORE CO., MD
SCALE: 1"=50'
JANUARY 29, 1997

P.O.B. 13450 TO
E OF ALVERTA AVE.

SAVINGS &
EXCEPTING

Case # 97-344 A
Santo De Fatta
Joint Exhibit

For
Exhibit #1
For
Exhibit #2

Joint Exh #1 - Plot of 9822 Stanford Rd. "Edmanor"

DEPARTMENT OF COUNTY

PLAN AND LOCATION

of
OWNER'S SIGNATURE

"ERDMANOR"

SUBDIVISION BY MRS. GERTRUDE W. ERDMAN

SCALE 1"=100' DATE OCT 18, 47

WM. M. MARYNADIER SURVEYOR

HAT THE REQUIREMENTS AS SET FORTH
IN THE CHARTER TO ARTICLE 17 OF THE ANNOTATED
(1939 ADDITION) TITLE "CLERKS OF COURTS" AS
IS THE MAKING OF THIS PLAN HAVE BEEN COMPLIED WITH.

Gertrude W. Erdman
OWNER

NOTE - TRUE MERIDIAN BASED ON TRAVERSE SYSTEM USED
BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
STATION 5510 N39069.67 E27556.25 USED
STATION 5511 N39027.02 E28076.73

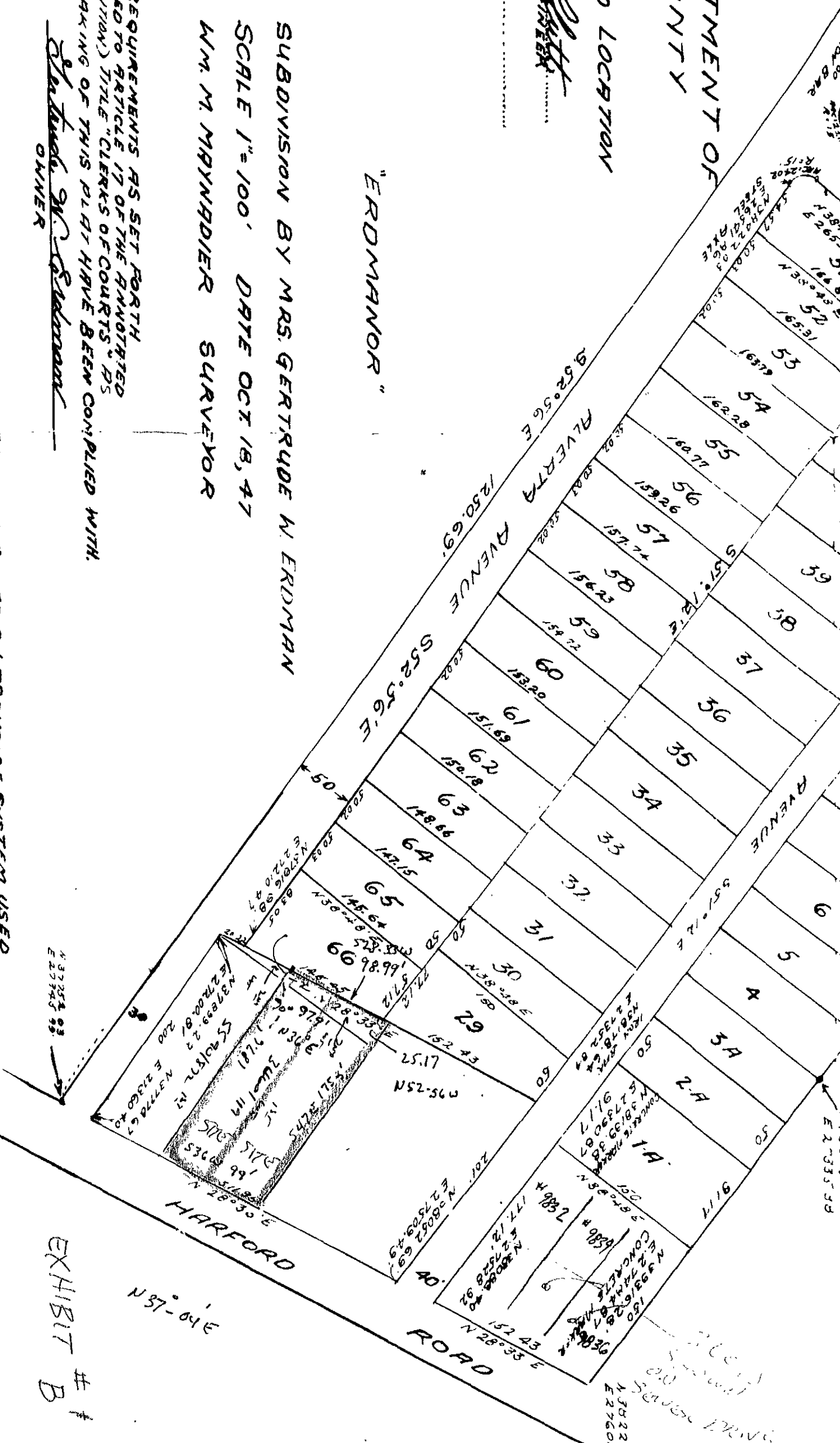


EXHIBIT #1
B

FILED FOR RECORD WITH
HARRY E. DEBAY, JR.
10 BARCLAY ST. E. 10th F.
Dec 1947
Tol - John W. 1947
C.A.S.

PLAT TO ACCOMPANY PETITION FOR ZONING
 VARIANCE & UNDERSIZE LOT APPROVALS
 #9822 & #9824 HARFORD ROAD
 "ERDMANOR"
 BALTIMORE CO, MD
 SCALE: 1"=50'
 JANUARY 29, 1997

DEVELOPMENT
ENGINEERS, INC.



200 East Joppa Road
 Room 104, Shell Building
 Towson, Maryland
 828-9060

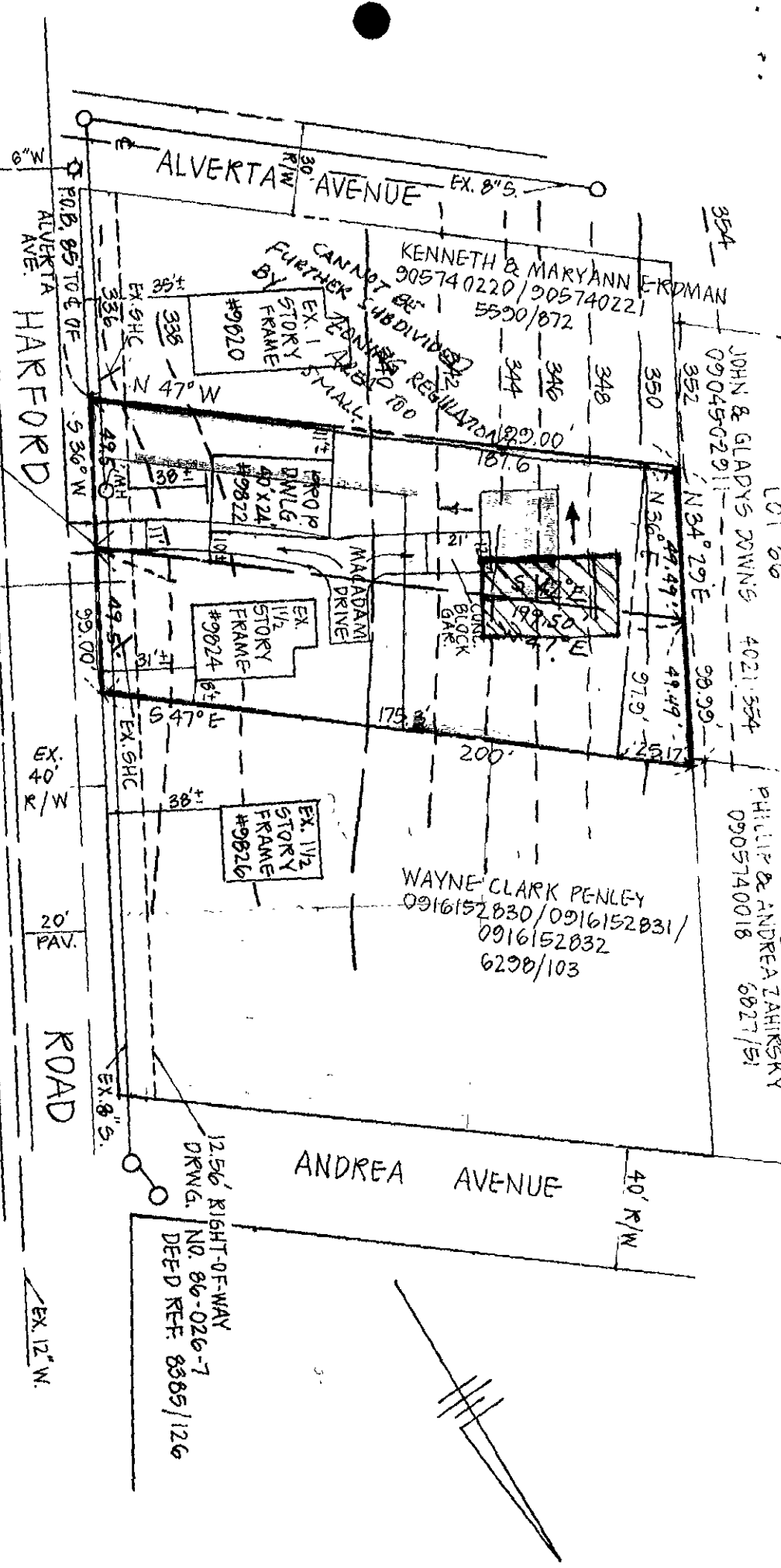
OWNER: SANTO & STEPHANIE DIFATTA
 8829 AVONDALE ROAD
 BALTIMORE, MD 21234
 TAX ACCT. NO.: 0908006410
 DEED REF: 9727/144
 TAX MAP: 71
 GRID: 10 PARCEL: 1426

COUNCILMANIC DISTRICT: 6
 ELECTION DISTRICT: 9
 1"=200' SCALE MAP: N.E. 10-E
 ZONING: DR 5.5
 LOT SIZE: 0.43 ± : ACREAGE
 18,731 : SQ. FT.
 SEWER: PUBLIC
 WATER: PUBLIC
 CHESAPEAKE BAY CRITICAL AREA
 NO
 PRIOR ZONING HEARING: NONE

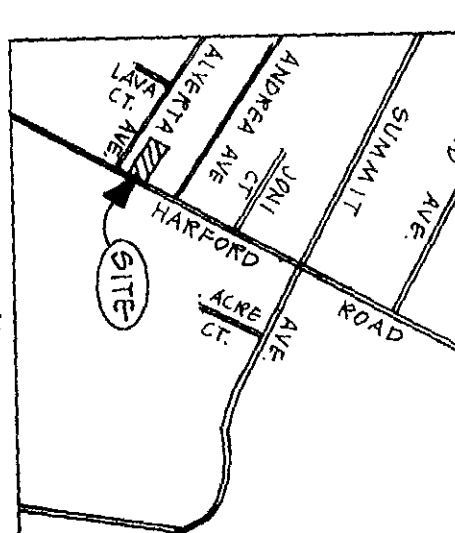
EXHIBIT "C"

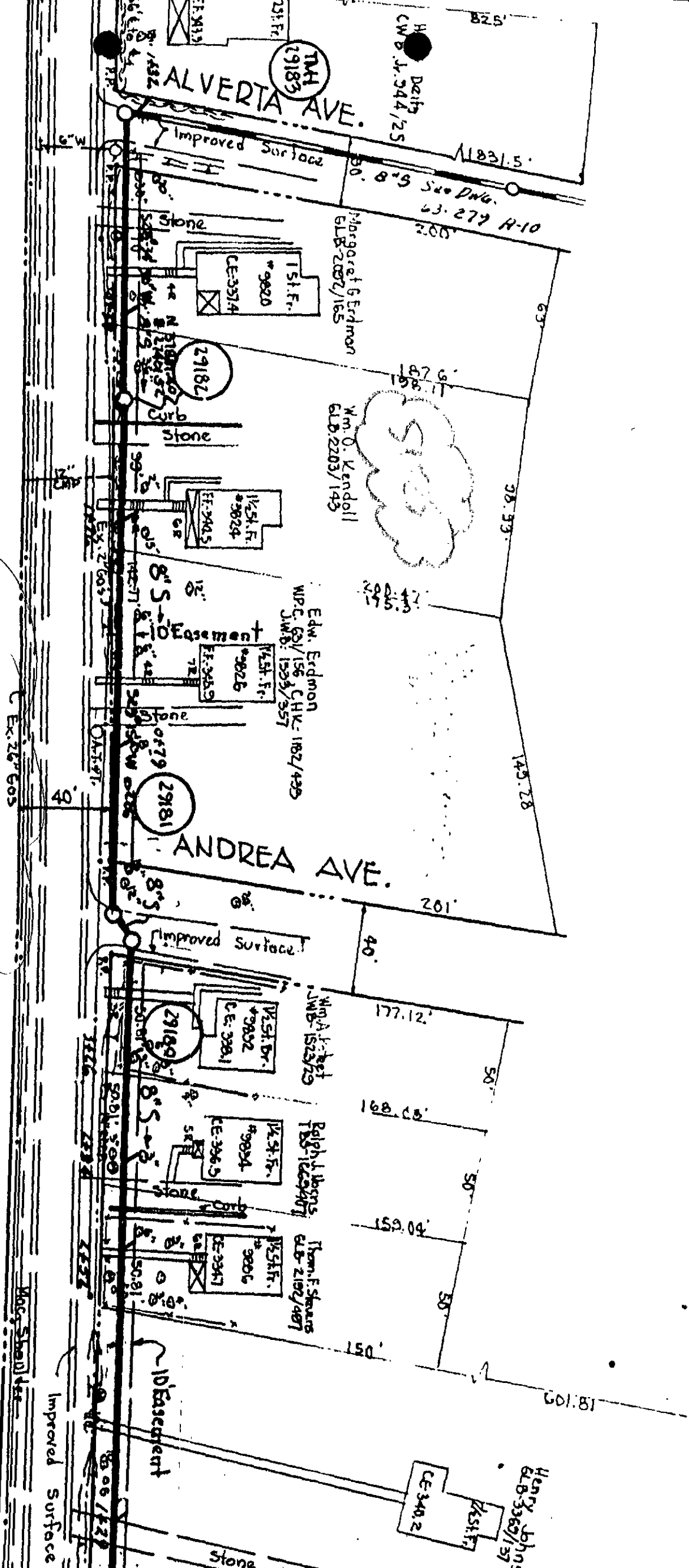
#97-7854

ZONING OFFICE USE ONLY
 REVIEWED BY: ITEM # CASE #



VICINITY MAP
 SCALE: 1"=1000'





SEWER
BA7000
D.W. 59-1259

EXHIBIT 114 LONG DIS

REF
CUT
LEAVING
For Telephone



