

IN RE: PETITION FOR VARIANCE
SW/S Gores Mill Road, 2,750' NW
of the c/l of Nicodemus Road
(12040 Gores Mill Road)
4th Election District
3rd Councilmanic District

Robert J. Maranto, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-438-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 12040 Gores Mill Road, located in the vicinity of Nicodemus Road in Reisterstown. The Petition was filed by the owners of the property, Robert J. and Della M. Maranto. The Petitioners seek relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1987) to permit a front yard setback of 44.5 feet in lieu of the required 50 feet and to amend the Final Development Plan of Whispering Oaks, Lot 1, thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert and Della Maranto, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 3.0741 acres, more or less, zoned R.C.4, and is proposed for development with a single family dwelling. Mr. Maranto recently commenced construction of the foundation and block walls for the proposed dwelling as shown on Petitioner's Exhibit 1. However, when the bank conducted its survey of the property, it was revealed that the northwest corner of the

ORDER RECEIVED FOR FILING

Date

By

house had been inadvertently shifted out of the approved building envelope by approximately 5'6". Thus, in order to proceed with the proposed improvements, the requested variance is necessary to legitimize existing conditions. Testimony demonstrated that the relief requested will not result in any detriment to the surrounding community, as evidenced by the letters of support the Petitioners received from their adjoining neighbors, and that the spirit and intent of the zoning regulations will not be compromised by the granting of the variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

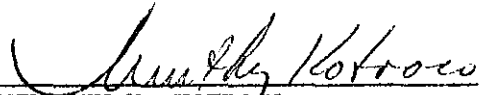
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will

unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of May, 1997 that the Petition for Variance seeking relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1987) to permit a front yard setback of 44.5 feet in lieu of the required 50 feet and to amend the Final Development Plan of Whispering Oaks, Lot 1, thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/29/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

May 20, 1997

Mr. & Mrs. Robert J. Maranto
1112 Middle River Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
SW/S Gores Mill Road, 2,750' NW of the c/l of Nicodemus Road
(12040 Gores Mill Road)
4th Election District - 3rd Councilmanic District
Robert J. Maranto, et ux - Petitioners
Case No. 97-438-A

Dear Mr. & Mrs. Maranto:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case Files



RE: PETITION FOR VARIANCE * BEFORE THE
12040 Gores Mill Road, SW/S Gores Mill Rd, *
2750' +/- NW of c/l Nicodemus Road * ZONING COMMISSIONER
4th Election District, 3rd Councilmanic * OF BALTIMORE COUNTY
Robert J. and Della M. Maranto *
Petitioners * CASE NOS. 97-438-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert J. and Della M. Maranto, 1112 Middle River Road, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 12040 Gores Mill Road

which is presently zoned RC4

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) 1A03.4.B.4, (1987, BCZR),
To Permit a front yard set back of 44.5 feet in lieu of the required
50 feet AND to AMEND the final development plan of Whispering Oaks

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

Corner of house was moved for view desired. After block walls were up survey revealed house was moved out of envelope by 5'6" on point of house.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s):

Robert J. Maranto

(Type or Print Name)

Signature

Della M. Maranto

(Type or Print Name)

Signature

410/687-9475 (home)

1112 Middle River Road 410/351-6055 (pager)

Address

Phone No

Baltimore

MD

21220

City

State

Zipcode

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

Robert J. Maranto

Name

1112 Middle River Road

Address

410/687-9475

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JCM

DATE

4-10-97

438

Printed with Soybean Ink
on Recycled Paper

Zoning Description

ZONING DESCRIPTION FOR 12040 Gores Mill Road

Beginning at a point on the Southwest side of

Gores Mill Road which is 60' wide at the

distance of 2,750'± NW of the centerline of

the nearest improved intersecting street NICODEMUS Rd.

which is 40' wide. Being Lot # 1, in the subdivision

of Whispering Oaks (FDP) as recorded in Deed Liber _____, Folio _____,

containing 3.0741 acres. Also known as 12040 Gores Mill Road

and located in the 4th Election District.

438

NOTICE OF HEARINGS

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 #57-438-A
12040 Eaves Mill Road

SWIS Gates Farm rezoning
47- NW of of Nicodemus Road
4th Election District
3rd Councilmanic

Legal Owner(s):
Robert J. Maranto and
Della M. Maranto

Variance: to permit a front
yard setback of 44.5 feet in
lieu of the required 50 feet and
to amend the final develop-
ment plan of Whispering
Oaks.

Hearing: Tuesday, May 20,
1997 at 10:00 a.m., 4th floor
hearing room Courts Bldg.,
401 Rusley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3351.

4/3/97 April 24 C137612

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/24, 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 4/24, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

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

No. 028676

DATE 7-10-97 ACCOUNT Root-6150

AMOUNT \$ 100.00

RECEIVED FROM: R. MADANTO 12040 GORPES RD. B.

FOR: \$100.00 OK P-4-2-D
OFFICE OF FINANCE & REVENUE
BALTIMORE COUNTY, MARYLAND
CR NO. 028676

DEPT 5 502 MISCELLANEOUS
06/10/97 02 4 CML R 7530

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Jan

CERTIFICATE OF POSTING

RE: Case # 97-438-A

Petitioner/Developer:
(Robert J. Maranto)
Date of Hearing/Closing:
(May 20, 1997)

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

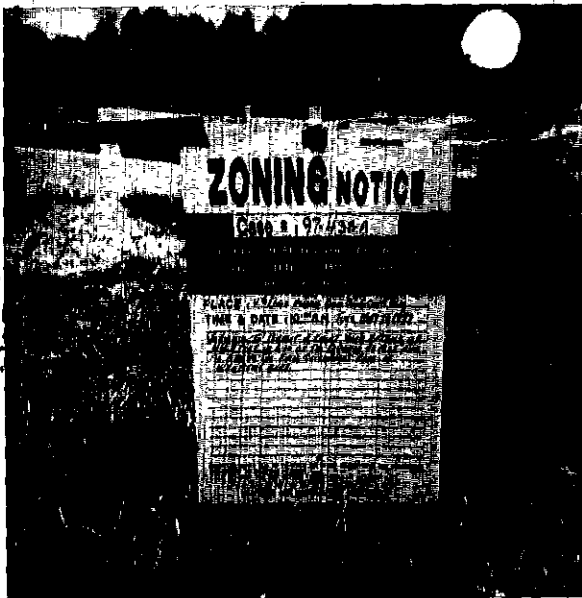
Attention: Ms. Gwendolyn Stephens

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 _____

_____ 12040 Gores Mill Road Baltimore, Maryland 21136 _____

The sign(s) were posted on _____ May 2, 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)-687-8485 _____
(Telephone Number)

97-438-A

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.: 97-43B-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A FRONT
YARD SETBACK OF 44.5 FT. IN LIEU OF
THE REQUIRED 50 FT.

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



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.: 438

Petitioner: Robert J. Maranto & Della M. Maranto

Location: 12040 Gores Mill Road Reisterstown, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert J. & Della M. Maranto

ADDRESS: 1112 Middle River Road

Baltimore, MD 21220

PHONE NUMBER: 410/607-9475

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____
acres square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

TO: PUTUMENT PUBLISHING COMPANY
April 24, 1997 Issue - Jeffersonian

Please forward billing to:

Robert and Ella Marant
1112 Middle River Road
Baltimore, MD 21220
410-687-9475

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: 97-438-A
12040 Gores Mill Road
SW/S Gores Mill Road, 2750'+/- NW of c/l Nicodemus Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Robert J. Maranto and Della M. Maranto

Variance to permit a front yard setback of 44.5 feet in lieu of the required 50 feet and to amend the final development plan of Whispering Oaks.

HEARING: TUESDAY, MAY 20, 1997 at 10:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

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

April 18, 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: 97-438-A
12040 Gores Mill Road
SW/S Gores Mill Road, 2750'+/- NW of c/l Nicodemus Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Robert J. Maranto and Della M. Maranto

Variance to permit a front yard setback of 44.5 feet in lieu of the required 50 feet and to amend the final development plan of Whispering Oaks.

HEARING: TUESDAY, MAY 20, 1997 at 10:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Robert and Della Maranto

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 5, 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.





Baltimore County
Department of Permits and
Development Management

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

May 16, 1997

Mr. and Mrs. Robert Maranto
1112 Middle River Road
Baltimore, MD 21220

RE: Item No.: 438
Case No.: 97-438-A
Petitioner: Robert Maranto, et ux

Dear Mr. and Mrs. Maranto:

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 April 10, 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 (410-887-3391).

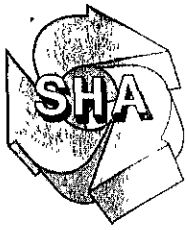
Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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 4.18.97
Item No. 438 J.C.M.

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,

L. J. Gredlein
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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 16, 1997

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

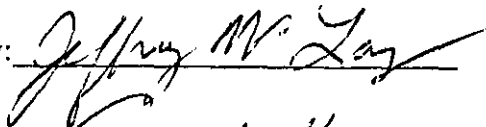
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 435, 437, and 438

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at 887-3495

Prepared by:



Division Chief:



AFK/JL

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: April 21, 97

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

Item #'s: # 436
438

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

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
 Department of Permits & Development
 Management

Date: April 28, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 28, 1997
 Item Nos. 435, 436, 438 and 441

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

RWB:HJO:cab

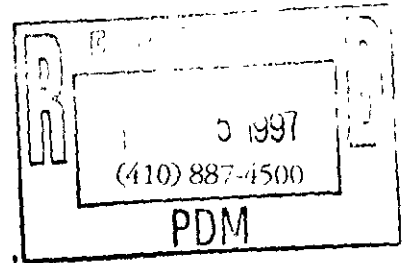
cc: File

ZONE428.NOC

Baltimore County Government
Fire Department



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



April 22, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21294
MAIL STOP-1105

Re: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 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.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

435, 436, 437, 438, and 441

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4331, MS-1102F
cc: File



(410) 887-5708

FAX

TO: Julie Winiarski
410/887-3353
FROM: Della Maranto
410/547-5844

DATE: 6/2/97

RE: Zoning Variance Letter
to American National

Please provide American National with a letter like the sample attached for pick up on Friday, June 20, 1997, around 9:00AM if possible, with the following information if there are no appeal(s).

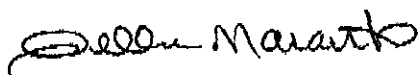
Letter addressed to:

Mr. Rex Scaggs
American National Savings Bank
211 N. Liberty Street
Baltimore, MD 21201-3978

RE: Zoning Variance
12040 Gores Mill Road
Robert J. Maranto, et ux
Case No. 97-438-A

When you get a change I will need to know where to pick up the letter on 6/20 and if 9:00AM is OK. My work # is 410/547-5844.

Thank You.



Della Maranto



Baltimore County
Department of Permits and
Development Management

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

October 27, 1995

Mr. Rex Scaggs
American National
211 North Liberty Road
Baltimore, MD 21201

RE: Zoning Variance
5510 Garrett Avenue
Gary L. Corn, et ux
Case No. 96-26-A

Dear Mr. Scaggs:

The thirty-day appeal period has expired for the above-referenced case and no appeal(s) have been submitted.

I trust the above is responsive to your request. Should you have any questions, please contact Julie A. Winiarski on 887-3353.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:JAW:jaw

cc: Mr. and Mrs. Gary L. Corn.



Printed with Soybean Ink
on Recycled Paper

MAY 28 '97 11:04

PAGE.02

** TOTAL PAGE.02 **



Baltimore County
Department of Permits and
Development Management

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

June 20, 1997

Mr. Rex Scaggs
American National Savings Bank
211 North Liberty Road
Baltimore, MD 21201-3978

RE: Zoning Variance
12040 Cores Mill Road
Robert J. Maranto, et ux
Case No. 97-438-A

Dear Mr. Scaggs:

The thirty-day appeal period has expired for the above referenced case and no appeal(s) have been submitted.

I trust the above is responsive to your request. Should you have any questions, please contact Roslyn Eubanks at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon". To the right of the signature, the initials "RJE" are written.

Arnold Jablon
Director

AJ:rye

c: Mr. and Mrs. Robert J. Maranto



PROVISIONAL APPROVAL

PERMIT NUMBER: 97-438-A



Date: 4-17-97

Location: 12040 Gores Mill Road

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:

- ☒ Owner has filed for a public hearing, Item # 438(97-438A)
- ☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

[Signature]
ZONING STAFF

[Signature]
By: [Signature]
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner Robert J. Maranto Signed - Contract Purchaser _____
Printed Name Robert J. Maranto Printed Name _____
Address 1112 Middle River Rd. Address _____
BALTO. MD. 21220
Work Phone # 410 351-6055 PAGER Work Phone # _____
Home Phone # 410 687-9475 Home Phone # _____

4/11/97 97-1636
TO WLD
OK
To JCM #
OK ucu 4/14/97

Robert J. Maranto
1112 Middle River Road
Baltimore, MD 21220

April 11, 1997

Arnold Jablon
Director of PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

This letter is in regard to the Variance filed with
Baltimore County (**Case No. 97-438-A**) on April 10, 1997.

After receiving the required data, building permits,
loan, and good weather, I (the homeowner, acting as General
Contractor) laid out the house, broke ground, put up the
first floor walls, and realized that I had a problem. The
front left corner of the house was 44.5 ft., not the
required building envelope of 50 ft. I have NOT received a
stop work order or any complaints. I knew I had to fix the
problem and voluntarily filed for the Variance. The house
has exposed wood, is ready for a roof, and the dilemma is
that the bank will not release any funds to complete the
work until I receive the conditional approval from Baltimore
County. Although I realize I must comply with the RC4
regulations, the current RC4 regulations would not find me
in violation. I am requesting that Baltimore County
consider a conditional approval with the understanding that
if denied I have to bring the house to compliance.

Sincerely,

Robert J. Maranto
Robert J. Maranto

l/m for Robert 4/16

Jerry W. Simmons
12100 Gores Mill Road
Reisterstown, MD 21136

RE: 12040 Gores Mill Road Reisterstown, MD 21136

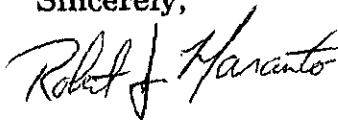
Dear Jerry:

On May 20, 1997, a public hearing has been scheduled, for a variance filed with Baltimore County, to permit a front yard setback of 44.5 feet in lieu of the required 50 feet. The following enclosures are for your review:

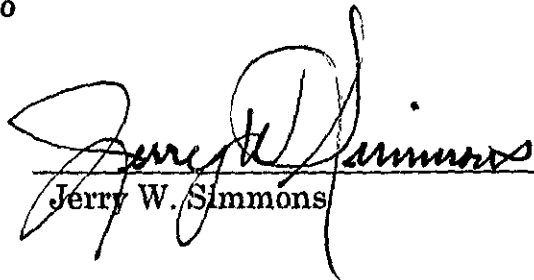
- Provisional Approval from Baltimore County
- Surveyor's Report

By signing below, you have reviewed the enclosed documents, and you are not in opposition with the front yard setback of 44.5 ft. in lieu of the required building envelope of 50 ft.

Sincerely,



Robert J. Maranto

 5-18-97

Jerry W. Simmons Date

PETITIONERS
EXHIBIT 2

David A. DeCenzo
12036 Gores Mill Road
Reisterstown, MD 21136

RE: 12040 Gores Mill Road Reisterstown, MD 21136

Dear David:

On May 20, 1997, a public hearing has been scheduled, for a variance filed with Baltimore County, to permit a front yard setback of 44.5 feet in lieu of the required 50 feet. The following enclosures are for your review:

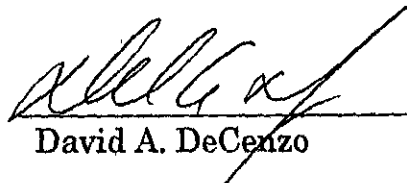
- Provisional Approval from Baltimore County
- Surveyor's Report

By signing below, you have reviewed the enclosed documents, and you are not in opposition with the front yard setback of 44.5 ft. in lieu of the required building envelope of 50 ft.

Sincerely,

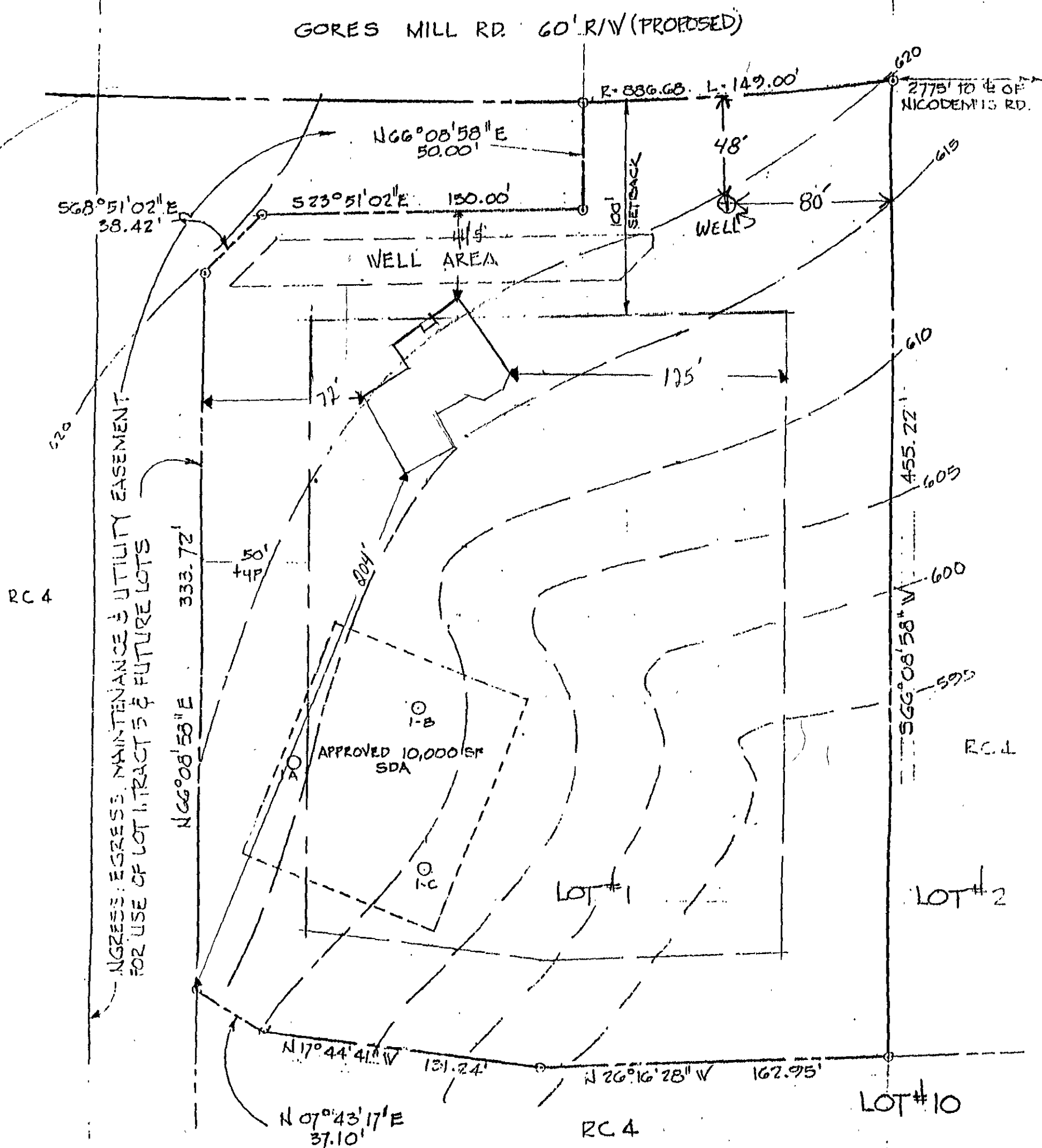


Robert J. Maranto

 5/16/97

David A. DeCenzo Date

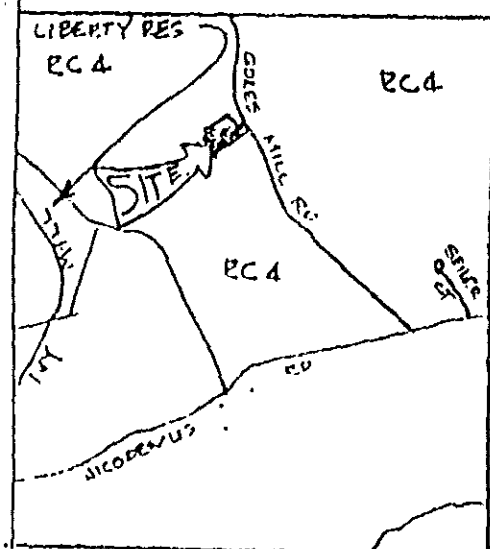
97-438-A



SITE PLAN

438

VICINITY MAP



Lot #1 Subdivision of Whispering Oaks.
4th Election Dist. Balto. Co. Md.
Owners: Robert J. & Della M. Maranto
1112 Middle River Rd
Balto., Md. 21220

Dzert Ref: 9699/109
Tax. # 2200006715
3.0741 Ac., 133,907.8 sq.ft.
Dwelling 2728 sq.ft.
Zoning RC4

Date: April 22, 1976

PLAT TO ACCOMPANY
BUILDING PERMIT

**NEW RESIDENCE FOR
BOB & DELLA MARANTO
DATE : MARCH 31, 1996
SCALE: AS NOTED
by: g. d. McClelland 25 waterview rd.
balto., md. 21222 477-9136**

S1

NW 15L
1"=200'

R.C. 4

R.C. 4

12049 MIL
GORES
Lot 13.348

GORES

MILL

97-438-A

