

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
W/S Bonita Avenue, 380 ft. of * ZONING COMMISSIONER
c/1 Thoroughbred Lane
12214 Bonita Avenue * OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District * Case No. 98-210-A
Virginia F. Tognocchi, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Virginia F. Tognocchi for that property known as 12214 Bonita Avenue in the Owings Mills section of Baltimore County. The Petitioner herein seeks a variance from Section 1A003.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow an addition (attached garage and den) with a side yard setback of 10 ft. in lieu of the required 50 ft. setback, in an R.C.5 zone. The subject property and requested relief are 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

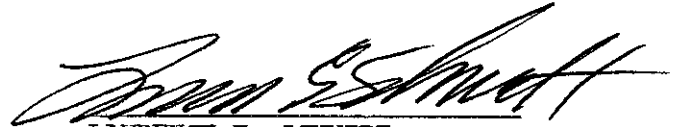
OFFICE OF THE ZONING COMMISSIONER
Date 7/17/98
By Ch. Horak

upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of January 1998 that the Petition for a Zoning Variance from Section 1A003.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow an addition (attached garage and den) with a side yard setback of 10 ft., in lieu of the required 50 ft. setback, in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECORDED FOR FILING
Date 1/17/98
By M. Howard



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 5, 1998

Ms. Virginia F. Tognocchi
12214 Bonita Avenue
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 98-210-A
Property: 12214 Bonita Avenue

Dear Ms. Tognocchi:

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

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

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12214 BONITA AVE. OWINGS HILLS, MD 21117

which is presently zoned RC5

This Petition shall be filed with the Dept. 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)

1A003.B.3 CRDP, BCZR

To allow an addition (Attached Garage and Den) with a side setback of ten feet in lieu of the required fifty foot setback.

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

The Building of such an addition would allow me to enter and exit the main living area on the same floor. This would alleviate further stress on my bad knees that results from the need to walk stairs every time I enter and exit the existing home.

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s)

VIRGINIA F. TOGNOCCHI

(Type or Print Name)

Virginia F. Tognocchi

Signature

VIRGINIA F. TOGNOCCHI

(Type or Print Name)

Virginia F. Tognocchi

Signature

12214 BONITA AVE. 410-902-7887

Address

Phone No

OWINGS HILLS MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted

VIRGINIA F. TOGNOCCHI

Name

12214 BONITA AVE. 410-902-7887

Address

Phone No

OWINGS HILLS, MD 21117

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 12-2-97

ESTIMATED POSTING DATE: 12/14/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 210

98-210-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 12214 BONITA AVE.
address

OWINGS HILLS MD 21117
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 Building of such an addition would allow me to enter and exit the main living area on the same floor. This would alleviate further stress on my bad knees that results from the need to walk stairs every time I enter and exit the existing home.

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.

Virginia F. Tognocchi
(signature)
VIRGINIA F. TOGNOCCHI
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of DECEMBER, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Virginia F Tognocchi

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.

12-2-97
date

Dorothy S. Friedenberg
NOTARY PUBLIC DOROTHY S. FRIEDENBERG

My Commission Expires: 9-1-02

A-012-97

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 12214 BONITA AVE.
address

OWINGS HILLS MD 21117
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 Building of such an addition would allow me to enter and exit the main living area on the same floor. This would alleviate further stress on my bad knees that results from the need to walk stairs every time I enter and exit the existing home.~~

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.

Virginia F. Tognocchi
(signature)
VIRGINIA F. TOGNOCCI
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Virginia F. Tognocchi

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.

date

12-2-97

DEBORAH S. FRIEDENBERG
NOTARY PUBLIC

My Commission Expires:

9-1-00

A-012-20



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12214 BONITA AVE OWINGS MILLS
which is presently zoned RC5 ²¹¹¹⁷

This Petition shall be filed with the Dept. 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)

1A003.B.3 CRDP, BCZR

To allow an addition (Attached Garage and Den) with a side setback of ten feet in lieu of the required fifty foot setback.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

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

Legal Owner(s)

VIRGINIA F. TOGNOCCHI
(Type or Print Name)

Virginia F. Tognocchi
Signature

VIRGINIA F. TOGNOCCHI
(Type or Print Name)

Virginia F. Tognocchi
Signature

12214 BONITA AVE. 410-902-7887
Address Phone No

OWINGS MILLS MD 21117
City State Zipcode
Name, Address and phone number of representative to be contacted

VIRGINIA F. TOGNOCCHI
Name

12214 BONITA AVE. 410-902-7887
Address Phone No

OWINGS MILLS, MD 21117

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 12-2-97

ESTIMATED POSTING DATE: 12/14/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 210

98-210-A

Property Description:

Zoning Description for 12214 Bonita Avenue

Beginning at a point on the *West* Side of *Bonita Avenue* which is *Sixty (60) Feet* Wide at the Distance of *Three Hundred Eighty (380) Feet South* of the Centerline of the nearest Improved Intersecting Street *Thoroughbred Lane* which is *Sixty (60) Feet wide*. Being lot Number *forty-eight (#48)* in the subdivision of *Worthington* as recorded in Baltimore County Plat Book *Number Thirty-eight (#38)*, Folio *Number Fifteen (#15)*, containing *1.001 Acres*. Also Known as *12214 Bonita Avenue* and Located in the Fourth (4th) Election District, *Third (3rd)* Councilmanic district.

98-210-A

BALTIMORE COUNTY, MAI AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046945

DATE 12-2-97 ACCOUNT 2-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM: Virginia F. Tegnaschi
12214 Bonita Ave ITEM # 210
FOR: 01 - Variance Taken by JEF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
2/03/1997 12/02/1997 16:36:58
RE: 4801 CASHIER CLIM CHL DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 050173 ORLN
CRND. 046945

50.00 CHECK
Baltimore County, Maryland

98-210-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VARIANCE

RE: Case No.: 98-210-A

Petitioner/Developer: S. TOGNOCHHI, ETAL

Date of Hearing/Closing: 12/29/97

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 #12214 BONITA AVE.

The sign(s) were posted on 12/9/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/12/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

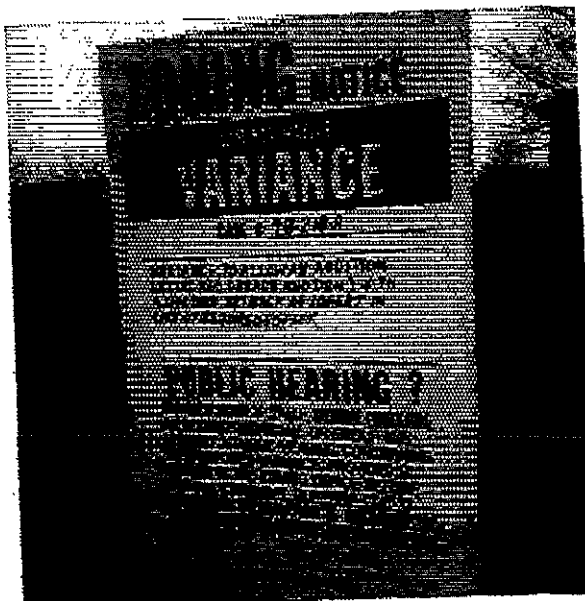
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571
Pager (410) ~~666-5366~~



98-210A P-12/9/97
12214 BONITA AVE.
S. TOGNOCHHI CL-12/29/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12/14/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-210-A

Administrative Variance - TO ALLOW AN ADDITION
(ATTACHED GARAGE & DEN) WITH A SIDE YARD SETBACK
OF 10' IN LIEU OF THE REQUIRED 50'.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

12/29/97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

SEC 1A003.B.3 (CRDP, BCZR)



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.: 210

Petitioner: Virginia F. Tognocchi - VIRGINIA F. TOGNOCCHI

Location: 12214 BONITA AVE. OWINGS MILLS, MD. 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VIRGINIA F TOGNOCCHI

ADDRESS: 12214 BONITA AVE

OWINGS MILLS, MD 21117

PHONE NUMBER: 410-902-7887

AJ:ggs

98-210-A

(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" = 50'

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



Baltimore County
Department of Permits and
Development Management

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

December 10, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-210-A

12214 Bonita Avenue

W/S Bonita Avenue, 380' of centerline Thoroughbred Lane

4th Election District - 3rd Councilmanic District

Legal Owner: Virginia F. Tognocchi

Post by Date: December 14, 1997

Closing Date: December 29, 1997

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. This notice serves as a refresher regarding the administrative process.

1. The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
2. The "Closing Date" noted above is the deadline for a neighbor to file a formal request for a public hearing.
3. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may: (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time, and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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, reading "Arnold Jablon" with "scs" written below it.

Arnold Jablon
Director

c: Virginia F. Tognocchi





Baltimore County
Department of Permits and
Development Management

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

December 23, 1997

Ms. Virginia F. Tognocchi
12214 Bonita Avenue
Owings Mills, MD 21117

RE: Item No.: 210
Case No.: 98-210-A
Petitioner: Virginia Tognocchi

Dear Ms. Tognocchi:

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 December 2, 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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Assistant Secretary

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

RE: Baltimore County 12-12-97
Item No. 210 JRF

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

TO: PDM

DATE: 12/17/97

FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 15, 1997

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

Item #'s:

208	218
209	219
<u>210</u>	
211	
213	
214	
215	

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 17, 1997

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

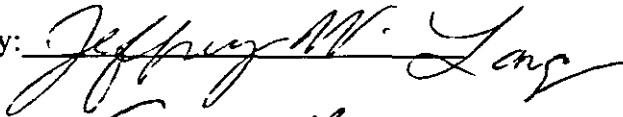
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 208, 209, (210), 212, 214, 215, 216, and 218

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:



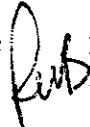
AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 22, 1997

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item Nos. 209, (210) 213, 214, 215,
216, 217, 218, and 220

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1222.NOC



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 5, 1998

Ms. Virginia F. Tognocchi
12214 Bonita Avenue
Owings Mills, Maryland 21117

RE: Case No. 98-210-A
Property: 12214 Bonita Avenue

Dear Ms. Tognocchi:

This is in reference to your Petition for Administrative Variance for the property located at 12214 Bonita Avenue in Owings Mills.

As required by the Baltimore County Zoning Regulations (BCZR), notice of the request for your administrative variance has been provided by the posting of a sign on the property and an advertisement in the Jeffersonian newspaper. Today, there has been no request for public hearing or opposition to your request from any adjacent property owner or neighbor. Thus, the matter has been forwarded to my office for review.

In reviewing the site plan submitted in support of your request, it is noted that the proposed addition is to be constructed on the north side of the dwelling and will be 32 ft. x 38 ft. in area. Additionally the site plan indicates that this addition will be used as a "den and garage". Further examination of the site plan, however, shows vehicular access to the subject property by a driveway from Bonita Avenue. This macadam driveway accesses the south side of the dwelling.

In view of this existing means of access, the question as to the use of the addition has arisen. If the addition were to be used as a garage, will vehicles be stored therein? If so, will a new driveway or impervious surface be constructed?

Please advise as to these matters so that a final decision on your variance can be issued.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

*OK to Grant, called,
Petitioner to be
New garage to be
attached to existing kitchen,
no detached structure
1/5/98*



I)



NW 15-H
1" = 200'

1A00043.B.3 (RDP: 3022)

(SHEET NW-16-H)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12214 BONITA AVE.

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

Subdivision name: WORTHINGTON

Plat book # 38, folio # 15, lot # 48, section # N/A

OWNER: VIRGINIA F. TOGNOCCHI

THOROUGHSHED LANE
(60 FT. WIDE)

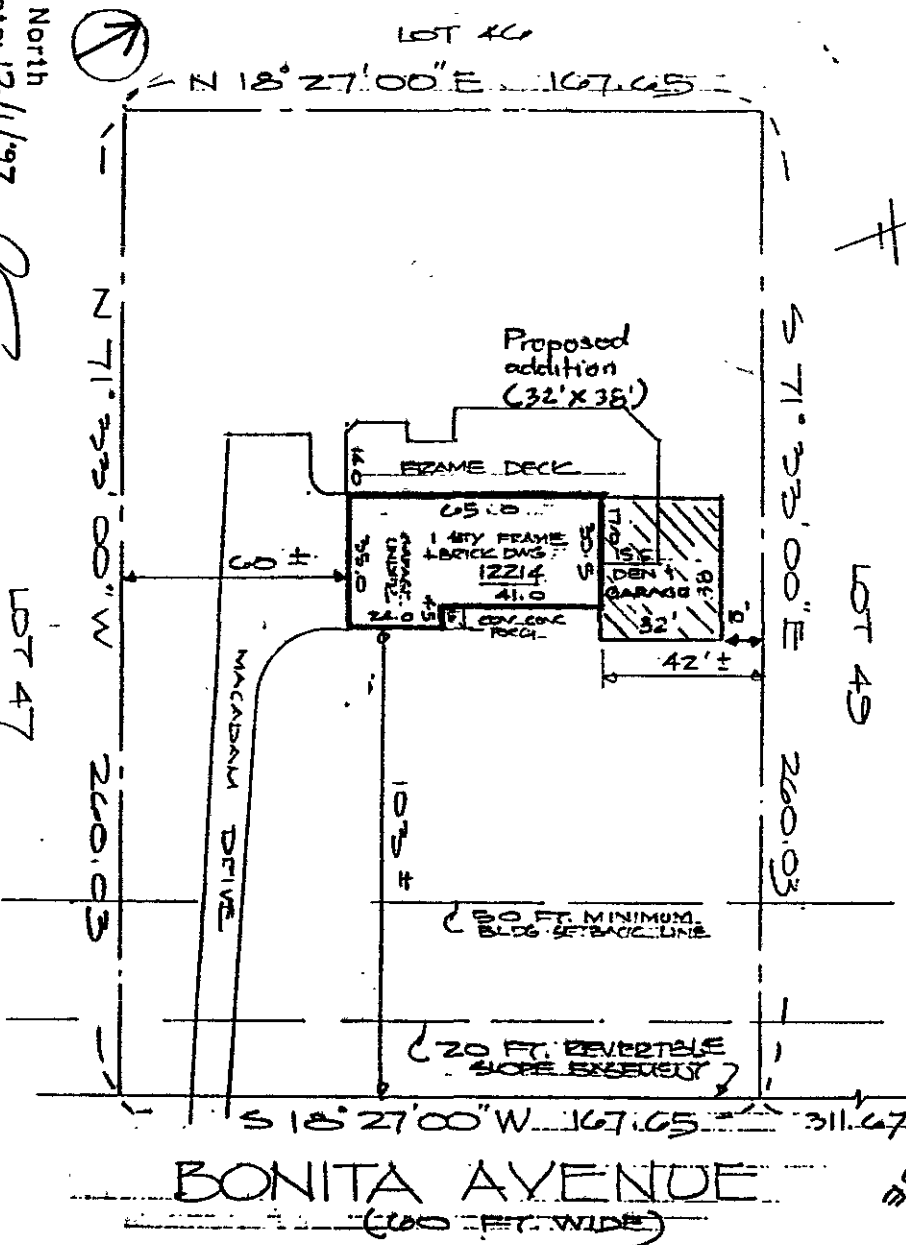
North

date: 12/1/97

prepared by: [Signature]

Scale of Drawing: 1" = 40'

LOT 47



LOCATION INFORMATION

Election District: 3

Councilmanic District: 3

1"=200' scale map#: NW-15-H

Zoning: RC-5

Lot size: 1.001 acreage

43,603 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

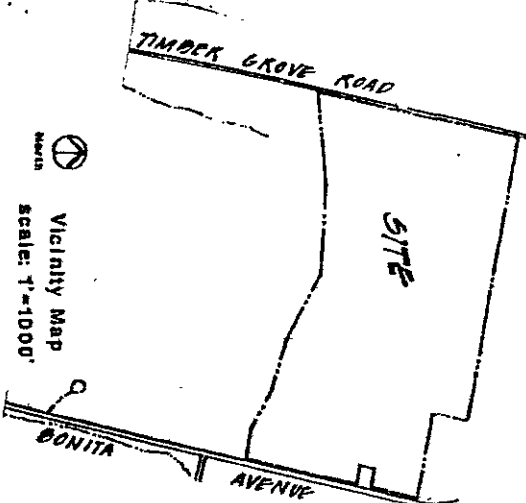
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: JRF ITEM #: 210 CASE#:



98-210-A

PHOTOS: (Page1)



Front of Existing Home as Viewed from the Front Left Portion of the property.



Front of Existing Home (Side to have addition added) as Viewed from Front Right.

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PHOTOS: (Page2)



Side of Existing Home as Viewed from the Addition Side Property (From Front).



Side of Existing Home as Viewed from the Addition Side (From Rear).

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PHOTOS: (Page3)



Rear of Existing Home as Viewed from the Addition Side. (From Rear).



Rear of Existing Home as Viewed from the Addition Side (From Rear).

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