

5421-U  
**PETITION FOR A VARIANCE TO THE ZONING REGULATIONS**

IN THE MATTER OF :  
 Joseph H. Stockman and  
 Annette L. Stockman

BEFORE THE  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

For Variance to the Zoning Regulations  
 To the Zoning Commissioner of Baltimore County

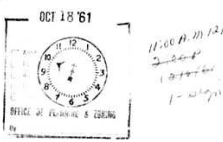
*Joseph H. Stockman* LEGAL OWNER  
 of the property hereinafter described petition for a Variance to the  
 Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:  
 Section 402.2 - Conversion of One-Family Dwellings in R-6 Zone  
 Width area - 80 feet - Lot area 10,000 square feet

The Reason for the Variance:  
 To permit width of lot 47.50 feet instead of the required 80 feet and  
 to permit lot area of 9000 square feet instead of the required 10,000 square  
 feet.

Property Situated:  
 Concerning all that parcel of land in the Twelfth District of  
 Baltimore County, being and comprising Lot No. 127 as shown on the Plat  
 of Rowland Beach, which Plat is duly recorded among the Plat Records of  
 Baltimore County in Plat Book Liber L.W.C. No. 10, Folio 88. The  
 improvements thereon to be known as No. 8214 Beach Drive.

*Annette L. Stockman*  
*Joseph H. Stockman*  
 LEGAL OWNER  
 8214 Beach Dr. (S)  
 ATTORNEY FOR BALTIMORE COUNTY



RE: PETITION FOR VARIANCE  
 to Section 402.2 and  
 Section 211.1 of Zoning  
 Regulations  
 8214 Beach Drive  
 12th District  
 Joseph H. Stockman et al;  
 Petitioner

BEFORE  
 COUNTY BOARD OF APPEALS  
 OF  
 BALTIMORE COUNTY  
 No. 5421-V

The petitioners herein seek a Variance to permit a two family dwelling  
 in an "R-6" zone on a lot area of approximately 8,600 square feet and a width at the  
 front building of 47.5 feet in lieu of the required area of 10,000 square feet and a re-  
 quired front footage of 80 feet.

The house now on the property contains six rooms on the first floor  
 and four rooms on the second floor. The dwellings on either side of the property are one  
 family units.

The petitioner stipulated that he has rented the second floor as an  
 apartment since purchasing the house in July 1957. There had been six different tenants  
 since 1958.

Residents of the neighborhood objected to the granting of this variance  
 on the grounds that it would adversely affect the value of their single family homes, and  
 that it would cause traffic congestion on Beach Drive, a one-way street which has no  
 curbs nor sidewalks.

The County Board of Appeals has the power to grant variances from area  
 and height regulations in cases where strict compliance with the Zoning Regulations  
 would result in practical difficulty or unreasonable hardship. The Board is of the opinion  
 that neither exists in this instance. The Board feels that the granting of this variance  
 would be detrimental to the general welfare of the neighborhood.

-2-  
**OPINION**

For the reasons set forth in the foregoing Opinion, it is this 17th  
 day of May, 1962, by the County Board of Appeals, ORDERED that the Variance  
 petitioned for, be and the same is hereby Denied.

Any appeal from this decision must be in accordance with Chapter 1100  
 subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS  
 OF BALTIMORE COUNTY

*Nathan N. Hoffman*  
 CHAIRMAN  
*Charles H. ...*

ORDERED by the Zoning Commissioner of Baltimore County  
 this 18th day of October, 1961,  
 that the subject matter of this petition be advertised in two  
 newspapers of general circulation throughout Baltimore County  
 and that the property be posted, as required by the Zoning  
 Regulations and Act of Assembly aforesaid, and that a public  
 hearing thereon be had in the office of the Zoning Commissioner  
 of Baltimore County, Maryland, on the 20th day of  
 December, 1961, at 10:00 o'clock  
 A.M.

*Joseph H. Stockman*  
 Zoning Commissioner  
 of Baltimore County

Upon hearing on the above petition for a variance to  
 Section 402.2 of the Zoning Regulations of Baltimore County to  
 permit conversion of one family dwellings with a width at the  
 front lot in lieu of 80 feet instead of the required and a lot  
 area of 9,000 square feet instead of the required 10,000 square  
 feet, and it appearing that the Regulations would not result  
 in practical difficulty and unnecessary hardship upon the  
 petitioner but would cause substantial injury to the public health,  
 safety and the general welfare of the locality involved, the  
 variance should be denied, therefore:

It is this 10th day of December, 1961 by the  
 Zoning Commissioner of Baltimore County, ORDERED that the afore-  
 said requested variance should be and the same is hereby denied.

*Joseph H. Stockman*  
 Zoning Commissioner

INVOICE  
**BALTIMORE COUNTY, MARYLAND** No. 8183  
**OFFICE OF FINANCE** DATE 10/18/61  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON 4, MARYLAND

TO: Robert J. Roszka, Esq.,  
 821 Eastern Ave.,  
 Balto. 21, Md.

BILLED BY: Zoning Department of  
 Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Petition for a Variance for Joseph Stockman	\$25.00
			5.00
			\$30.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE  
**BALTIMORE COUNTY, MARYLAND** No. 10212  
**OFFICE OF FINANCE** DATE 1/3/62  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON 4, MARYLAND

TO: Robert J. Roszka, Esq.,  
 821 Eastern Avenue,  
 Baltimore 21, Md.

BILLED BY: Zoning Department of  
 Baltimore County  
 119 County Office Bldg.,  
 Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Cost of appeal to County Board of Appeals No. 5421	\$35.00
			35.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

**BALTIMORE COUNTY, MARYLAND**  
 INTER-OFFICE CORRESPONDENCE

TO: John A. Rose, Zoning Commissioner Date December 9, 1961

FROM: George S. Garzillo, Deputy Director

SUBJECT: #5421-v. Variance to permit a lot  
 width of 47.50 feet instead of the  
 required 80 feet; and a lot area of  
 9,000 square feet instead of the re-  
 quired 10,000 square feet. Eastside  
 of Beach Drive opposite Evergreen  
 (Known as No. 8214 Beach Drive). Being  
 property of Joseph Stockman.  
 12th District

HEARING: Wednesday, December 20, 1961 (11:00 A.M.)

Variations are judged on the basis of practical difficulty or unreasonable  
 hardship. The Planning staff in advance of the hearing does not have  
 sufficient data to make comment on the petition at this time. It cautions  
 the petitioner to show conditions of practical difficulty or unreasonable  
 hardship and that the variance he seeks will be in strict harmony with  
 spirit and intent of R-6 zoning.

DEC 8 '61  
 OFFICE OF RECORDS & CLERK

5421

ROBERT J. ROSZKA  
 ATTORNEY AT LAW  
 821 EASTERN AVENUE  
 BALTIMORE, MARYLAND  
 HUNTER 6-8274

December 29, 1961

Mr. John G. Rose  
 Zoning Commissioner  
 County Office Building  
 Towson 4, Maryland

Re: Petition for Variance to Section  
 402.2 of the Zoning Regulations -  
 E. S. Beach Drive opp Evergreen Dr.,  
 12th Dist., Joe. H. Stockman and  
 Annette L. Stockman, Petitioners

Dear Mr. Rose:

Please find enclosed herewith my client's check in the  
 amount of \$35.00 for costs in filing an Appeal from your  
 Order of December 20, 1961, denying the above mentioned  
 Petition for Variance.

Would you please forward all papers and records to the  
 Zoning Board of Appeals for further hearing.

Very truly yours,  
*Robert J. Roszka*  
 Robert J. Roszka

Enclosed  
 ENcl.

JAN 2 '62 AM  
 OFFICE OF RECORDS & CLERK  
 ZONING DEPARTMENT

INVOICE  
**BALTIMORE COUNTY, MARYLAND** No. 9793  
**OFFICE OF FINANCE** DATE 12/20/61  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON 4, MARYLAND

TO: Robert J. Roszka, Esq.,  
 821 Eastern Ave.,  
 Balto. 21, Md.

BILLED BY: Zoning Department of  
 Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and posting of property for Joseph H. Stockman	28.00
			28.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland # 5421

District: 12<sup>th</sup> Date of Posting: 11-10-62

Posted for: *Joseph H. Stockman, et al.*

Petitioner: *Joseph H. Stockman, et al.*

Location of property: *Known as 8214 Beach Drive*

Location of Signs: *Posted on property known as 8214 Beach Drive*

Remarks: *None*

Posted by: *Robert J. Roszka* Date of return: 11-11-62

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 12<sup>th</sup> Date of Posting # 5421  
11-30-61  
Posted for: Varianc to Zoning Regulations  
Petitioner: Joseph H. & Annette L. Stockman  
Location of property: 1/5 of Beach Blvd opp Evergreen etc. See  
Plot known as 8214 Beach Blvd.  
Location of Signs: Posted on property known as 8214 Beach Blvd.  
Remarks: \_\_\_\_\_  
Posted by: George R. Hummel Date of return: 12-1-61  
Signature

PETITION FOR A  
ZONING VARIANCE TO  
THE BALTIMORE COUNTY  
ZONING REGULATIONS  
12TH DISTRICT

ZONING: Petition for a Variance to the zoning Regulations to permit a width of Lot 47.50 feet instead of the required 80 feet; and to permit a lot area of 9,000 square feet instead of the required 10,000 square feet.

LOCATION: East side of Beach Drive opposite Evergreen (known as No. 8214 Beach Drive).

DATE AND TIME: WEDNESDAY, DECEMBER 20, 1961 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:

Section 402.2 - Conversion of One-Family Dwellings in R-6 Zone Width area - 80 feet - Lot area 10,000 square feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Twelfth District of Baltimore County, being and comprising Lot No. 27 as shown on the Plat of Rosewald Beach, which plat is duly recorded among the Plat Records of Baltimore County in Plat Book Liber L.M.C.L. M. No. 10, folio 88. The improvements thereon to be known as No. 8214 Beach Drive. Being the property of Joseph H. and Annette L. Stockman, as shown on plat plan filed with the Zoning Department.

BY ORDER OF  
JOHN G. ROSE,  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY.

Dec. 1.

OFFICE OF

5421-V  
**THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS  
Reisterstown, Md

THE COMMUNITY PRESS  
Dundalk, Md.

THE HERALD - ARGUS  
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

Dec. 4, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of December, 1961, that is to say the same was inserted in the issues of

December 1, 1961

**THE BALTIMORE COUNTIAN**

By: Paul J. Morgan  
Editor and Manager

10/88

# ROSEWALD BEACH FORMERLY FRIEDENWALD ESTATE

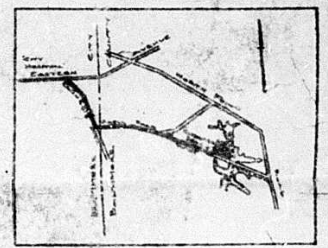
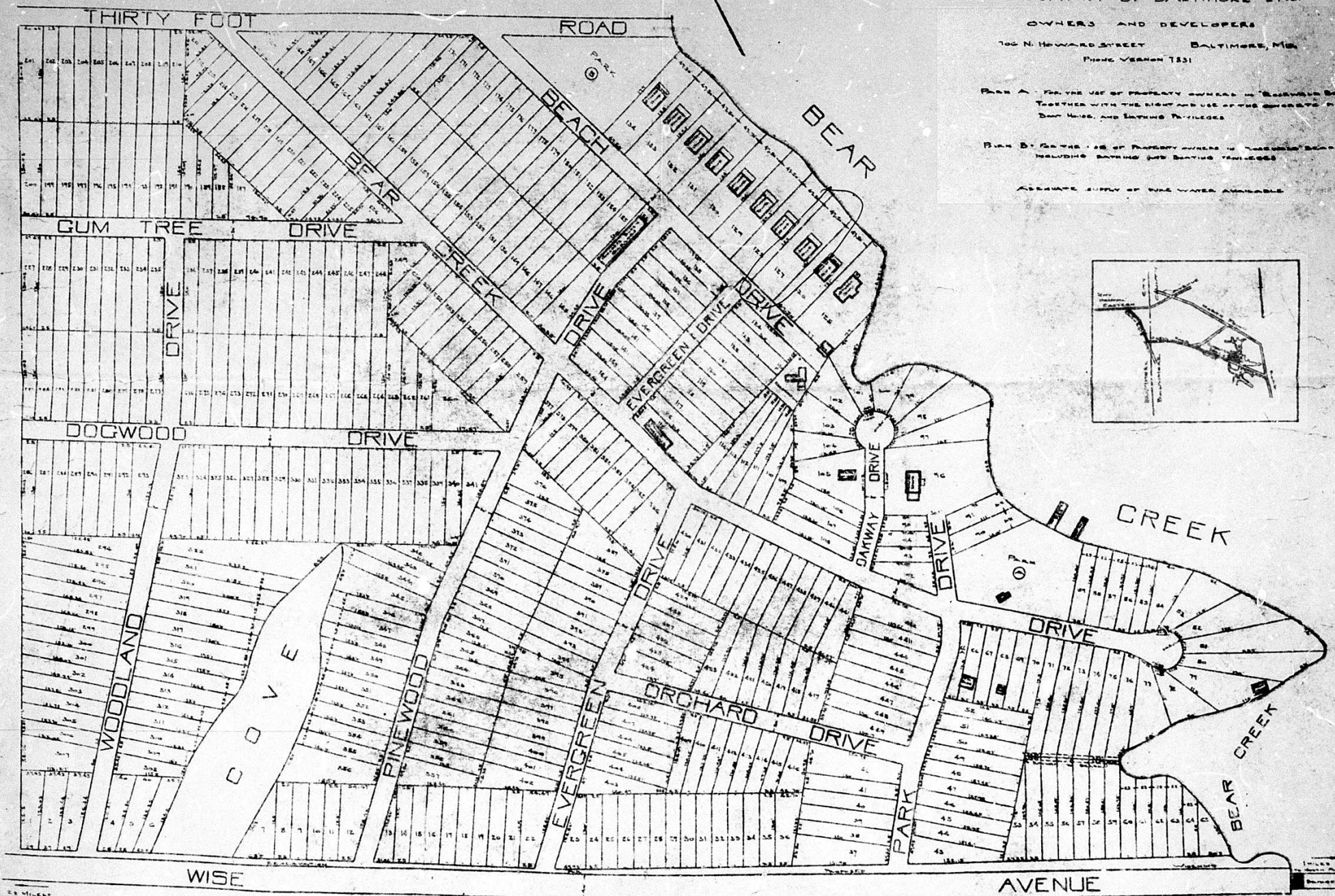
HOLDING COMPANY OF BALTIMORE INC.

OWNERS AND DEVELOPERS  
700 N. HOWARD STREET BALTIMORE, MD.  
PHONE VERNON 1831

PLAN A FOR THE USE OF PROPERTY OWNERS IN "ROSEWALD BEACH"  
TOGETHER WITH THE RIGHT AND USE OF THE BEACHES, BOAT  
DOCKS, AND SWIMMING PRIVILEGES

PLAN B FOR THE USE OF PROPERTY OWNERS IN "ROSEWALD BEACH"  
INCLUDING PARKING AND SWIMMING PRIVILEGES

ADEQUATE SUPPLY OF PURE WATER AVAILABLE



NOTE  
THE DIMENSIONS OF ALL CORNER LOTS  
WHERE FILLETS ARE SHOWN AS TO THE  
INTERSECTION OF THE DRIVES

SCALE 1/4" = 100'  
Prepared by H. D. ...  
24, 31, 1933

