

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest A. Sengbusch, legal owner, 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 102.2. To use premises for 3 families on a lot 75 feet in width at the front building line instead of the required 95 feet and a lot area of 7,500 square feet instead of the required 13,000 square feet.

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

Property purchased from seller under the assumption of renting apartments. Taxes too high and property entirely too large for one family, therefore ideal for apartments.

See attached description

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 and, pursuant to the Zoning Law For Baltimore County

Contract purchaser
Address 165 Stafford Avenue
Lanodowne, Maryland 21227

Petitioner's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of September, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of October, 1966, at 11:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County.

67-95-A
ERNEST A. SENGBUSCH
OWNER OF BALTO. S THIRD AVE. 13th

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts Practical difficulty shown

the above Variance should be had; and it is recommended that the Variance be granted.

to permit three families on a lot 75 feet in width at the front building line instead of the required 95 feet; and to permit a lot area of 7,500 square feet instead of the required 13,000 square feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19

day of January, 1967, that the herein Petition for a Variance should be and the same is granted. From and after the date of this order, to permit three families on a lot 75 feet in width at the front building line instead of the required 95 feet; and to permit a lot area of 7,500 square feet instead of the required 13,000 square feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Mr. Ernest A. Sengbusch
165 Stafford Avenue
Lanodowne, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27 day of Sept, 1966.

John G. Rose
Zoning Commissioner

Petitioner Ernest A. Sengbusch

Petitioner's Attorney _____

Revised by John G. Rose
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13 Date of Posting Oct. 15, 1966

Posted for Variance

Petitioner: Ernest A. Sengbusch

Location of property: 165 Stafford Ave. Baltimore Co. 3rd Ave. 13th

Location of Signs: 165 Stafford Ave. Baltimore Co. 3rd Ave. 13th

Remarks: _____

Posted by John G. Rose Date of return Oct. 20, 1966

John G. Rose
Signature

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 21, 1966
FROM: George E. Gavrells, Director of Planning

SUBJECT: Petition #67-95-A, Southwest corner of Baltimore and Third Avenues. Petition for Variance to permit 3 families on a lot 75 feet in width at the front building line instead of the required 95 feet; and to permit a lot area of 7500 square feet instead of the required 13000 square feet. Ernest A. Sengbusch - Petitioner

13th District

HEARING: Monday, October 31, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

We note that this petition requests an increase in density on the subject property from approximately 10.5 dwelling units per acre, as required under the zoning regulations, to over 17 dwelling units per acre (2500 square feet of lot area per dwelling unit versus 4,333 square feet per dwelling unit). Section 307 of the Zoning Regulations, however, states, "No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any ... grant of a variance ..."

The subject petition, therefore, is invalid and we recommend that it be withdrawn.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. 1966

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the _____ day of _____, 1966, the first publication

appearing on the _____ day of _____, 1966.

THE TIMES

Manager

Cost of Advertisement \$ _____

PETITION FOR VARIANCE

13th DISTRICT

LOCATION: Southwest corner of Baltimore and Third Avenues.

DATE & TIME: MONDAY, OCTOBER 31, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit three (3) families on a lot 75 feet in width at the front building line instead of the required 95 feet; and to permit a lot area of 7,500 square feet instead of the required 13,000 square feet.

The Zoning Regulation to be accepted as follows:

Section 102.2 Conversion of One-Family Dwellings: R-6 Zone with at front building line 50 feet each additional family-15 feet. Lot Area in Square feet 10,000 square feet for two family and 2000 square feet for each additional family.

All that parcel of land in the Thirteenth District of Baltimore County, located in the Thirteenth District of Baltimore County, Md., and bounded by its plat book 1, folio 49, said lots being located at the southwest corner of Baltimore Ave. and Third Ave.

Being the property of Ernest A. Sengbusch and Margaret E. Sengbusch as shown on plat plan filed with the Zoning Department.

HEARING DATE: MONDAY, OCTOBER 31, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of: John G. Rose Zoning Commissioner Of Baltimore County

Petition for Variance from the Zoning Regulations of Baltimore County to permit three (3) families on a lot 75 feet in width at the front building line instead of the required 95 feet; and to permit a lot area of 7,500 square feet instead of the required 13,000 square feet.

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Being the property of Ernest A. Sengbusch and Margaret E. Sengbusch as shown on plat plan filed with the Zoning Department.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of: John G. Rose Zoning Commissioner Of Baltimore County

Oct. 15, 1966

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 11, 1966.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the _____ day of _____, 1966, the first publication

appearing on the 13th day of October, 1966.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ _____

TELEPHONE 623-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No.40684

DATE 10/7/66

To: Margaret E. Sengbusch
165 Stafford Ave.
Baltimore, Md. 21227

Bill #2 Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY	DETAILS UPON SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Petition for Variance #67-95-A	25.00
		25.00

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 OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Ernest A. Sengbusch
165 Stafford Avenue
Lanodowne, Maryland 21227

SUBJECT: Area and Width Variance For Ernest A. Sengbusch, 165 Stafford Ave. and 3rd Third Ave. and Baltimore Ave., 13th District (Item 2, September 27, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

THE BUREAU: This office will review and submit comments at a later date.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning
Bureau of Traffic Engineering
Bureau of Engineering

Very truly yours,

John G. Rose
John G. Rose, Principal Zoning Technician

Jeffery

cc: Lt. Morris-Fire Bureau

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No.42207

DATE 10/24/66

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

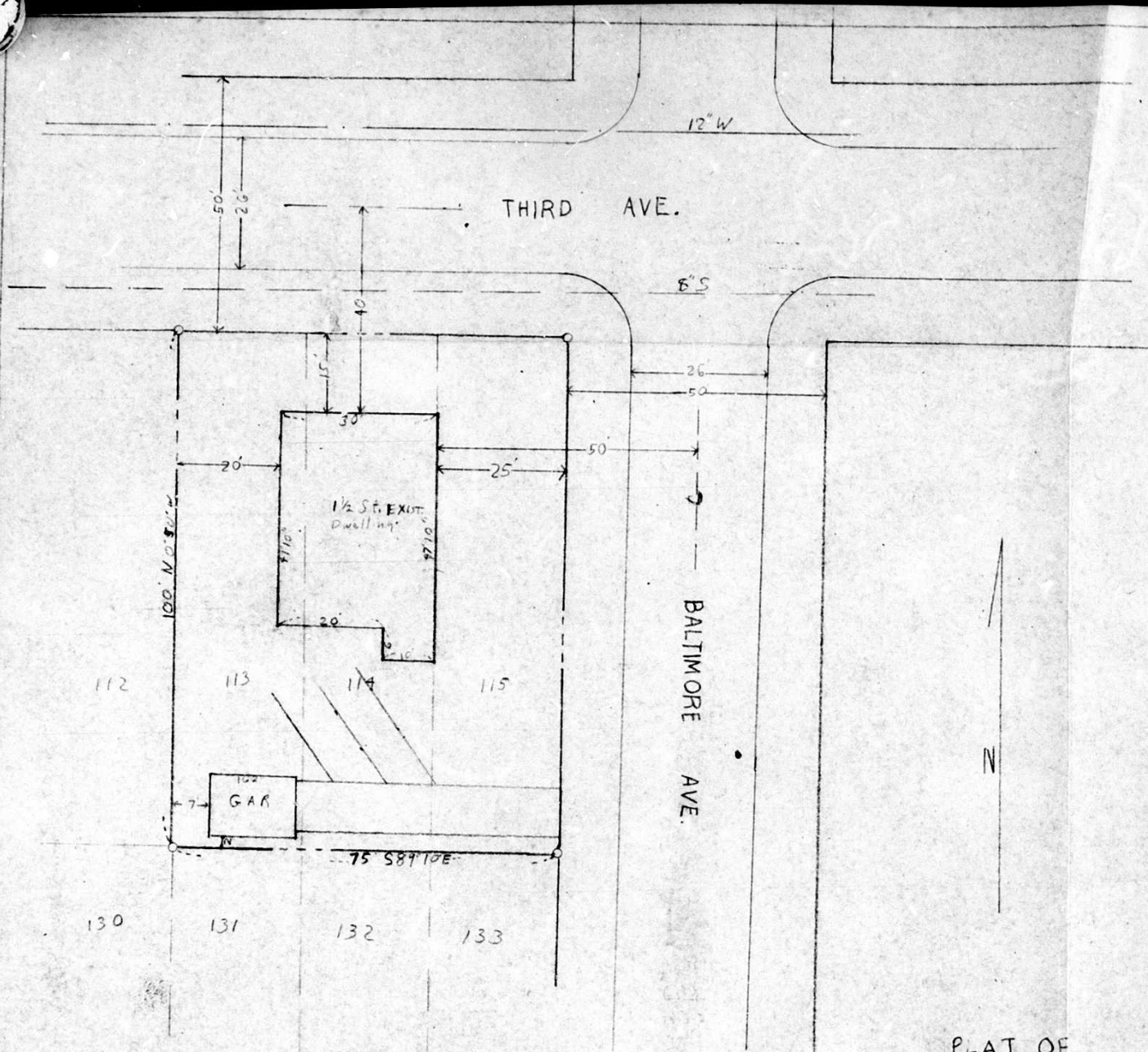
To: Margaret E. Sengbusch
165 Stafford Ave.
Lanodowne, Md. 21227

Bill #2 Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY	DETAILS UPON SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Advertising and posting of property #67-95-A	42.00
		42.00

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.



OFFICE COPY

PLAT OF
 SENGEBUSCH PROP
 LOTS 113, 114, 115
 LANS DOWNE 1/4
 SCALE 1" = 20' 15TH DIST.
 PROPOSED: CONVERSION
 TO THREE FAMILY
 DWELLING
 PROVIDED 3 PARK SPACES

