

67-98-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert J. Penock, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as "1" made a part hereof,

hereby petition for a Variance from Section 211-2.1b to permit a side yard of

15 feet from the side lot line and 35 feet to the center of the side

street instead of the required 25 feet and 50 feet respectively

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

Lot does not have enough building footage for planned house with the existing zoning regulations.

Requested variance will enable me to keep my home in same building lines with other homes in the immediate area.

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 adopted pursuant to the Zoning Law For Baltimore County.

_____ Contract purchaser _____ Legal Owner

_____ Address _____

_____ Petitioner's Attorney _____ Protestant's Attorney

_____ Address _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day

of _____ 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 through-

out 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 _____ day of _____ 1966, at _____ o'clock

P.M.

_____ Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 28, 1966

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #67-98-X, Northeast corner of Alvah & Stengel Avenues.
Petition for Variance to permit a side yard of 15 feet from side lot line and 35 feet to the center of the side street instead of the required 25 feet and 50 feet.
Albert J. Penock - Petitioner.

12th District

HEARING: Monday, November 7, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

SUBJECT: PROPERTY DESCRIPTION

PROPERTY KNOWN AS LOT NOS. 525, 526, AND 527 OF THE KIMBERLEY FARMS AREA OF DUNDALK.
PROPERTY IS A CORNER LOT AT THE INTERSECTION OF STENGEL AND ALVAH AVES. AND IS BORDERED ON THE SOUTH SIDE BY STENGEL AVE. AND ON THE WEST SIDE BY ALVAH AVE.

PROPERTY DIMENSIONS ARE: 60 FT. ON STENGEL AVE. WHICH IS ALSO THE FRONT OF THE LOT AND 120 FT. ON ALVAH AVE. WHICH IS ON THE WEST SIDE OF THE LOT.

PETITION FOR A VARIANCE

ZONING: Petition for Variance for a Side Yard.

LOCATION: Northeast corner of Alvah and Stengel Avenues.

DATE & TIME: MONDAY, NOVEMBER 7, 1966 at 10:00 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 a side yard of 15 feet from the side lot line and 35 feet to the center of the side street instead of the required 25 feet and 50 feet respectively.

The Zoning Regulation to be excepted as follows:

Section 211.2. Side Yards - For one-family dwellings, 5 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street.

All that parcel of land in the Twelfth District of Baltimore County.

Property known as Lot Nos. 525, 526, and 527 of the Kimberley Farms area of Dundalk.

Property is a corner lot at the intersection of Stengel and Alvah Avenues and is bordered on the south side by Stengel Ave. and on the west side by Alvah Ave.

Being the property of Albert J. Penock and Helen N. Penock, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, November 7, 1966 at 10:00 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.

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., October 19, 1966

THIS IS TO CERTIFY, that the annexed advertisement of

"Albert J. Penock"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

for 1 successive week before the

18th day of October 1966; that is to say,

the same was inserted in the issues of 10-19-66

Stromberg Publications, Inc.

Publisher.

By: Mrs. Palmer Price

Mr. Albert J. Penock
1726 Dundalk Rd.,
Baltimore, Maryland 21222

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

_____ day of _____, 1966.

Petitioner Albert J. Penock

Petitioner's Attorney _____ Reviewed by _____

Chairman of Advisory Committee

TELEPHONE 833-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 40658

DATE 9/24/66

TO:

Cash

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT 98-422 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

Petition for Variance for Albert J. Penock

25.00

7-2585 5342 * 40-58 718- 25.00

7-2585 9342 * 40-58 118- 15.00

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.

TELEPHONE 833-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 42226

DATE 10/31/66

TO:

Albert J. Penock

1726 Dundalk Road

Baltimore, MD. 21222

DEPOSIT TO ACCOUNT NO. 91-422 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

Advertising and posting of property

67-98-A

25.00

10-3185 1472 * 42226 518- 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.

ORIGINAL FILED FOR FILING
DATE 11/7/66

A variance to permit a side yard of 15' from the side lot line should be granted, and 35' to the center of the side street instead of the required 25'
 and 50' respectively.
 IT IS ORDERED that the Zoning Commissioner of Baltimore County this day of
 1965, that the herein Petition for a Variance should be and the
 same is granted, from and after the date of this order, to permit a side yard of 15' from the
 lot line and 35 feet to the center of the side street instead of the required 25' from the
 50' respectively, subject to approval of the site plan by the Bureau of Public Services
 the Office of Planning & Zoning.
 Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 196 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Albert J. Pencek
1726 Drexel Road
Baltimore, Maryland 21222

SUBJECT: Side yard variance for
Albert J. Fencsek located
on the N/E corner of Steno
Ave. and Alush Ave.
12th District
(Item 5, October 4, 1966)

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

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:

State Roads Commission
Bureau of Traffic Engineering
Bureau of Engineering
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
Project Planning Division

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JED/100

CERTIFICATE OF PUBLICATION

DUNDALK, MD., October 19, 19 66

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week~~s~~ before the 18th day of October 1966; that is to say, the same was inserted in the issues of 10-19-66

Publisher:

By Mrs. Palmer Price

Mrs Palmer Price

the Zoning Department.
Hearing Date: Monday, November 7, 1966 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20 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 4 successive weeks before the 24 day of Nov or Dec, 1966, the first publication appearing on the 24 day of October 1966.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

