PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Laura Vogeler 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 202.1 to permit a front building line of 100 ft. instead of 150 ft.

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

The property was sold to a contract purchase in 1962 under a Land Installment Contract, who cleared the lot and did much to improve the property. In the spring of 1966 the contract purchaser sought to secure a permit, but was rejected due to prior sales by the Petitioner, and later in 1966 the subject property was changed from R-20 to R-40 by act of the County Council of Baltimore County.

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, posing, 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

Laura Vogeler

Legal Owner

Address 223 W. Lanvale Street

Baltimore, Maryland 21217

Petitioner's Attorney

Protestant's Attorney

Saunders H. Almand, Jr.

Address Jenifer Bldg., Towson, Md. 21204

Va 1-2100

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of May, 196 8, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of July, 196 8 at 10:00 o'clock A. M.

MAY 29 '68 AM

Zoning Commissioner of Baltimore County.

(over)

LAURA VOGELER
S/S of Chestnut Rd. 758' N of Bowleys Quarter Road
15th

#69-1-A

ORDER RECEIVED FOR FILING
DATE 7/1/68 - Johnson Clk
BY

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; ~~and it further appearing that by reason of~~

a Variance to permit a front building line of 100 feet instead of the required 150 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of July, 196 8, 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 front building line of 100 feet instead of the required 150 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

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 196, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

June 3, 1968

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

Saunders H. Almand, Jr.
Jenifer Building
Towson, Maryland 21204

SUBJECT: Variance to permit a front building line for Laura Vogeler, location S&S Chestnut Road 758' NE of Bowleys Quarter Road
15th District
(Item 196, May 28, 1968)

Dear Sirs

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

BUREAU OF ENGINEERING
Water - Existing 8" water in Chestnut Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Sanitary sewer is not available to this lot.
Road - Chestnut Road is to be developed as a minimum 30' road on a 50' R/W.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved 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:

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

Very truly yours,

James E. Dyer
JAMES E. DYER,
Zoning Supervisor

KEK:jd
cc Carlyle Braun-Dur. of Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 21, 1968

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #69-1-A. Variance to permit a front building line of 100 feet instead of the required 150 feet. Southeast side of Chestnut Road 758 feet North of Bowleys Quarter Road. Being the property of Laura Vogeler.

15th District

HEARING: Monday, July 1, 1968 (10:00 A.M.)

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

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

FRED H. DOLLENBERG
PAUL E. DOLLENBERG
JOHN F. ATZE
PHILIP H. CROSS
HARRY M. KRAUS

709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

VALLEY 3-6670

Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southeast side of Chestnut Road, 30 feet wide, at the distance of 758 feet northeasterly measured along the southeast side of Chestnut Road from the north side of Bowleys Quarter Road and running thence and binding on the southeast side of Chestnut Road North 43 degrees 40 minutes 30 seconds East 104.31 feet to the southwest boundary of the property of Charles E. Kelley and wife as recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3925 folio 528, thence leaving said road and binding on said boundary line South 62 degrees 51 minutes 30 seconds East 550.45 feet, thence leaving said boundary line and running the two following courses and distances viz: South 27 degrees 08 minutes 30 seconds West 100 feet and North 62 degrees 51 minutes 30 seconds West 580.14 feet to the place of beginning.

Containing 1.30 Acres of land more or less.

BALTIMORE COUNTY, OFFICE OF PLANNING AND ZONING

Saunders H. Almand, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 28th day of May, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner Laura Vogeler

Petitioner's Attorney Saunders H. Almand, Jr., Esq. Reviewed by James E. Dyer
Chairman of
Advisory Committee

TELEPHONE 823-3000 EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54475

DATE July 16, 1968

BILLED BY:

To: Zoning Dept. of Balto. Co.

John George Vogeler, Esq.
16 E. Lexington Street
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 01-662

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY		TOTAL AMOUNT COST
	Advertising and posting of property #69-1-A	46.50
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54408

DATE June 18, 1968

BILLED BY:

To: Zoning Dept. of Balto. Co.

Saunders H. Almand, Jr., Esq.
Jenifer Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-662

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY		TOTAL AMOUNT COST
	Petition for Variance for Laura Vogeler #69-1-A	25.00
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

1 Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-1-A

District 15th Date of Posting June 14, 68

Posted for: Hearing Monday, July 1st 1968 at 10:00 A.M.

Petitioner: Laura Vogeler

Location of property: S&S of Chestnut Rd 758' N of Bowleys Quarter Rd

Location of Signs: On Rear 17'x24' 758' N of Bowleys Quarter Rd & Fronting Chestnut Rd.

Remarks:

Posted by Paul H. Reincke Signature Date of return: June 21st 1968

PETITION FOR A VARIANCE
15th DISTRICT

ZONING: Petition for Variance for Front Building Line
LOCATION: Southeast side of Chestnut Road 758 feet North of Bowleys Quarter Road
DATE & TIME: Monday, July 1, 1968 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 front building line of 100 feet instead of the required 150 feet.

The Zoning Regulation to be excepted as follows:

Section 202.1-Lot Area and Width - Width at the front building line of not less than 150 feet.

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

BEGINNING for the same at a point on the southeast side of Chestnut Road, 30 feet wide, at the distance of 758 feet northeasterly measured along the southeast side of Chestnut Road from the north side of Bowleys Quarter Road and running thence and binding on the southeast side of Chestnut Road North 43 degrees 40 minutes 30 seconds East 104.31 feet to the southwest boundary of the property of Charles E. Kelley and wife as recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3925 folio 528, thence leaving said road and binding on said boundary line South 62 degrees 51 minutes 30 seconds East 550.45 feet, thence leaving said boundary line and running the two following courses and distances viz: South 27 degrees 08 minutes 30 seconds West 100 feet and North 62 degrees 51 minutes 30 seconds West 580.14 feet to the place of beginning.

Containing 1.30 Acres of land more or less.

Being the property of Laura Vogeler as shown on plat plan filed with the Zoning Department.

Hearing: Monday, July 1, 1968 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

June 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 1968

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 one time successive weeks before the 1st day of July, 1968, the first publication appearing on the 13th day of June, 1968.

THE JEFFERSONIAN,

L. Frank Streeter
Manager.

Cost of Advertisement, $

PETITION FOR VARIANCE
15th DISTRICT

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Hearing: Monday, July 1, 1968 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

June 13, 1968

ORIGINAL

OFFICE OF
THE ESSEX TIMES

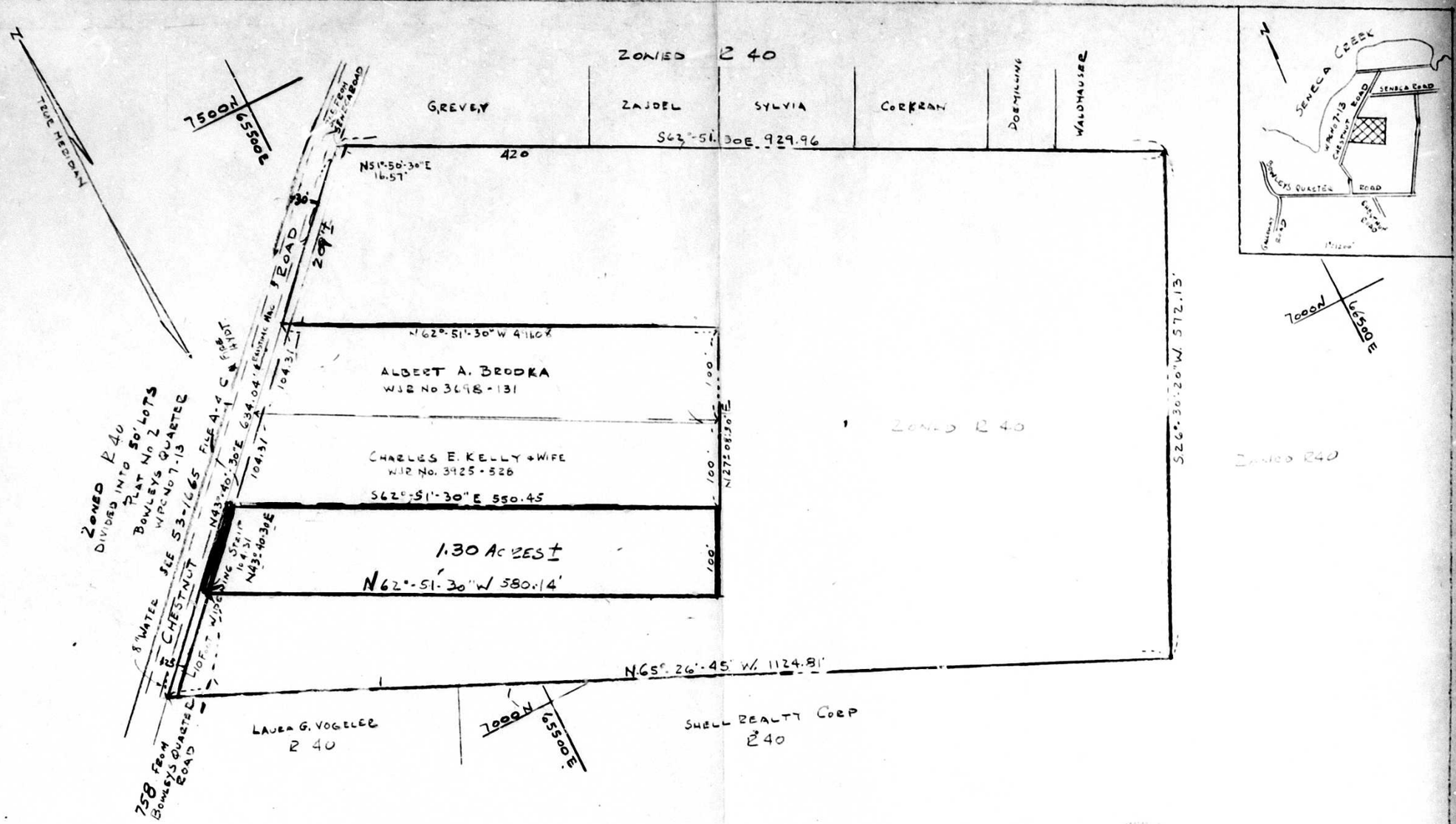
ESSEX, MD. 21221 June 17, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 17th day of June, 1968 that is to say, the same was inserted in the issue of June 13, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth B. Morgan



EXISTING ZONING: R40

PROPOSED ZONING: VARIANCE FOR A LOT WIDTH OF 100 FEET INSTEAD OF 150' 202.1

NO SEWER

PROPERTY OF
LAURA G. VOGELER
LOCATED AT
BOWLEYS QUARTER
15TH DISTRICT - BALTIMORE COUNTY - MD

SCALE 1" = 100 NOVEMBER 16, 1966

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE - TOWSON MD