

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter W. Brashears 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 211.4 to permit a rear yard of 22' instead of the required 30'.

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

- (1) Family enlarging necessitates additional bedroom space.
- (2) Economically unfeasible to move, due to real estate brokerage fees, transfer fees and the fact that I carry a U.I. mortgage on my home that I could not reinstate.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Peter W. Brashears Legal Owner
Address 306 Deepdale Drive
Petitioner's Attorney Timonium, Md. 21093
Protector's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of April, 1969, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building, Towson, Baltimore County, on the 12th day of May, 1969, at 10:00 o'clock.

John C. Rose
Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION

Being located in the 8th District of Baltimore County, of the westernmost end of Deep Dale Drive, 245' ± west of the center line of Pine Valley Drive, and being known as Lot 20 in Block C of the "Pine Valley" subdivision and recorded among the Land Records of Baltimore County in Plot Book 24, 96, Liber 3453, Folio 575, containing 0.22 ± acres of land, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date April 30, 1969

FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition #69-243-A. Variance to permit a rear yard of 22 feet instead of the required 30 feet. West side of Deepdale Drive 245 feet west of Pine Valley Drive. Peter W. Brashears, Petitioner.

8th District

HEARING: Monday, May 12, 1969 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bms

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 8th Date of Posting 4-24-69
Posted for: Variance
Petitioner: P. Brashears
Location of property: W. of Deepdale Dr. - 245' W. of Pine Valley Rd.
Location of Sign: 306 Deepdale Rd.
Remarks: As per
Posted by: As per Date of return: 5-1-69

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 62163

DATE April 21, 1969

TO: Peter W. Brashears
306 Deepdale Drive
Timonium, Md. 21093

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	25.00	25.00
Petition for Variance #69-243-A		25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 62210

DATE May 12, 1969

TO: Cash

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	30.00	30.00
Advertising and posting of property for Peter W. Brashears #69-243-A		30.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 22, 1969

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VL 3300

GEORGE E. GAVALIS
DIRECTOR

JOHN C. ROSE
ZONING COMMISSIONER

Mr. Peter W. Brashears
306 Deep Dale Drive
Timonium, Maryland 21093

RE: Type of Hearings: Rear Yard Variance
Location: W. end of Deep Dale Rd.,
245' ± W. of center line of Pine
Valley Drive
8th District
Petitioner: Peter W. Brashears
Committee Meeting of April 8, 1969
Item 240

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Ufer
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 22, 1969

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Oliver L. Myers
CHAIRMAN

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Peter W. Brashears
306 Deepdale Drive
Timonium, Maryland 21093

RE: Type of Hearings: Rear Yard Variance
Location: W. end of Deep Dale Rd.,
245' ± W. of center line of
Pine Valley Drive
8th District
Petitioner: Peter W. Brashears
Committee Meeting of April 8, 1969
Item 240

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a split level dwelling, brick and frame surrounded on all sides by the same type of dwellings. These dwellings appear to be in the 10 to 20 years of age bracket, and are in excellent condition. Deep Dale Road and Pine Valley Drive, at the present time, are improved with concrete curb and gutter.

BUREAU OF ENGINEERING

Since all adjacent roads are improved and all utilities exist, this office has no further comment.

BUILDING ENGINEER'S OFFICE

Must meet all requirements of the Baltimore County Building Code.

FIRE DEPARTMENT

This office has no comment.

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Mr. Peter W. Brashears
306 Deep Dale Drive
Timonium, Maryland 21093
Item 240

April 22, 1969

BUREAU OF TRAFFIC ENGINEERING

Variance to Section 211.4 does not appear to create any major traffic problems.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

HEALTH DEPARTMENT

The existing house is connected to public water and sewers, therefore, no health problems are anticipated with the proposed addition to the house.

BOARD OF EDUCATION

No bearing on student population.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Your Petition has been received and accepted for filing this 8th day of April, 1969.

John C. Rose
Zoning Commissioner

Petitioner: Peter W. Brashears

Petitioner's Attorney

Reviewed by Oliver L. Myers
Chairman of
Advisory Committee

6-23-70

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 April 28, 1969

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~week~~
week before the 28th day of April, 1969 that is to say, the same
was inserted in the issue of April 24, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth B. Morgan

**PETITION FOR VARIANCE
ON DISTRICT
ZONING** Section for Variance
for a Rear Yard
LOCATION: West side of Deep
Dale Drive 345 feet West of Pine
Valley Drive.
DATE & TIME: MONDAY, MAY
12, 1969 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 rear yard of
22 feet instead of the required 30
feet.
The Zoning Regulation to be
excepted as follows:
Section 211.4 - Rear Yard - 30
feet.
All that parcel of land in the
Eighth District of Baltimore County
being located in the 6th District
of Baltimore County, of the
westernmost end of Deep Dale
Drive, 345 ft. more or less west of
the center line of Pine Valley Drive,
and being known as Lot 30 in Block
C of the "Pine Valley" subdivision
and recorded among the Land
Records of Baltimore County in Plat
Book 24,56, Liber 2453, Folio 578,
containing 0.22 more or less acres of
land, more or less.
Being the property of Peter W.
Stromberg and Jean C. Stromberg, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Monday, May 12,
1969 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Ave., Towson, Md.
**BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY**
April 24, 1969

**PETITION FOR A VARIANCE
ON DISTRICT
ZONING**

Section for Variance for
a Rear Yard.
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Dale Drive 345 feet West of Pine
Valley Drive.
DATE & TIME: Monday, May 12,
1969 at 10:00 A.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

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Baltimore County, by authority of
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Being located in the 6th District
of Baltimore County, of the western-
most end of Deep Dale Drive, 345
ft. ± west of the center line of
Pine Valley Drive, and being known
as Lot 30 in Block C of the "Pine
Valley" subdivision, and recorded
among the Land Records of Baltimore
County in Plat Book 24,56,
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0.22 ± acres of land, more or less.
Being the property of Peter W.
Stromberg and Jean C. Stromberg,
as shown on plat plan filed with the
Zoning Department.

Hearing Date: Monday, May 12,
1969 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.**
April 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 24 1969, 19__

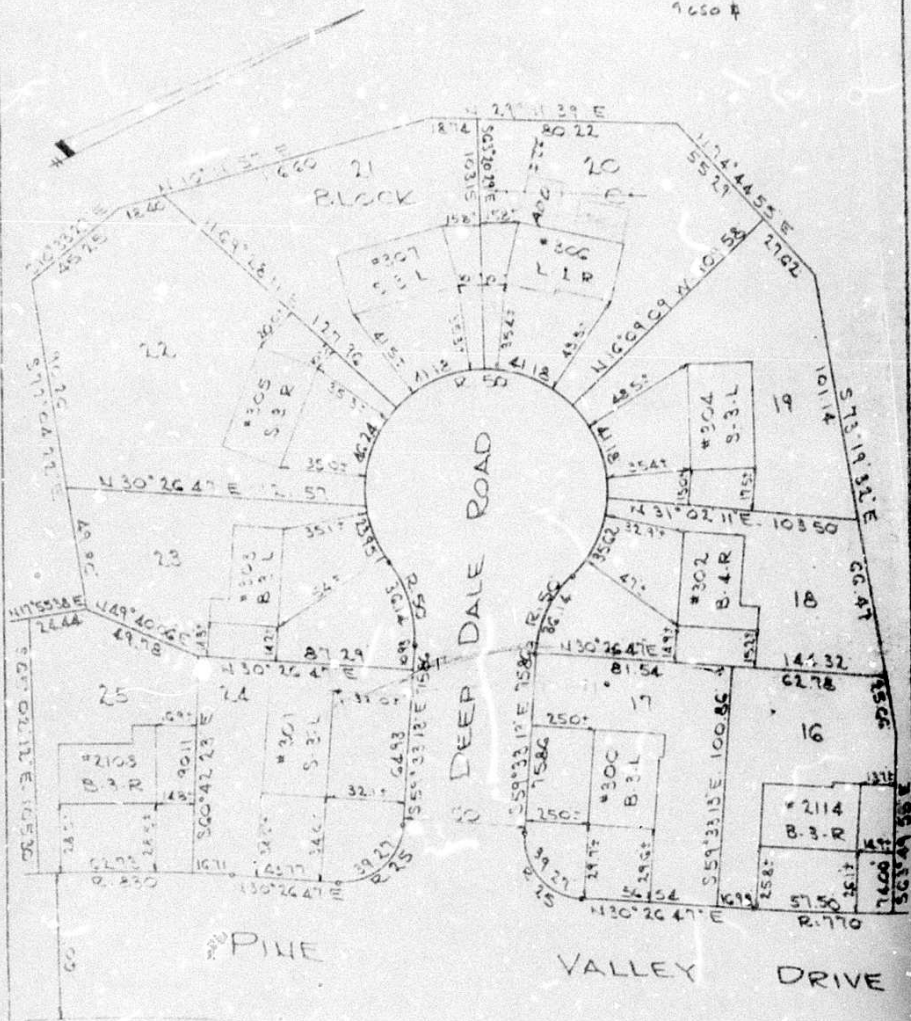
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time ~~successive weeks~~ before the 12th
day of MAY, 1969, the ~~same~~ publication
appearing on the 24th day of April
1969.

THE JEFFERSONIAN,

L. Frank Struble
Manager.

Cost of Advertisement, \$-----

0.22 AC.
9650 sq.



300' x 300' DEER DALE DR.
300' x 300' PINE VALLEY DR.
Property known as 12550 S. 24th St., Baltimore, Md.

This is a plat of the Block C, as only that the improvements and other hereon are contained within the corners of the lot shown which they are shown, and is not to be construed as an establishment of property lines.

Reg. Prof. Eng. & Land Surveyor

LOTS 16 TO 25 INC. - BLOCK C
PLAT OF
PINE VALLEY
P 3 24.90

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 Albany Avenue
Towson 4, Md.

Scale: 1" = 50' Date: Nov 6 1958

