

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Philip Beigel & Lella A. Beigel, legal owners 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 211.2 to permit a 15 foot side yard instead of the required 25 feet and 40 feet to the centerline of the street instead of the required 50 feet

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

1. Conformance to existing size of lots in subdivision.
2. No additional ground available to enlarge size of lot.

See attached description

## ZONING DESCRIPTION

Located on the northwest corner of Illinois Avenue and Washington Street. Being known as lots 118 and 119, Block C, Baltimore Highlands. Said plat being recorded in the Land Records of Baltimore County, in Plat Book 2, Folio 379.



GEORGE

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the side yard requirements of the zoning regulations and will offer no comment.

HEARING: Monday, June 16, 1969 (10:00 A.M.)

SUBJECT: Petition for Variance to permit a side yard of 15 feet instead of the required 25 feet, and to permit 40 feet to the centerline of the street instead of the required 50 feet. Philip Beigel & Lella A. Beigel

TO: Mr. John G. Rose, Zoning Commissioner

INTER-OFFICE CORRESPONDENCE  
BALTIMORE COUNTY, MARYLAND

|                                                                                              |  |                                                                                              |  |
|----------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|--|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>INVOICE<br>No. 62237<br>DATE May 26, 1969 |  | BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>INVOICE<br>No. 62237<br>DATE May 26, 1969 |  |
| TO: Edward J. Gellie, Inc.<br>1000 East Baltimore Ave.<br>Baltimore, Md. 21205               |  | TO: Edward J. Gellie, Inc.<br>1000 East Baltimore Ave.<br>Baltimore, Md. 21205               |  |
| FROM: Philip Beigel & Lella A. Beigel<br>111 North Charles Street<br>Baltimore, Md. 21201    |  | FROM: Philip Beigel & Lella A. Beigel<br>111 North Charles Street<br>Baltimore, Md. 21201    |  |
| DEBIT TO ACCOUNT NO. 01-622                                                                  |  | DEBIT TO ACCOUNT NO. 01-622                                                                  |  |
| AMOUNT \$25.00                                                                               |  | AMOUNT \$25.00                                                                               |  |
| BALANCE \$25.00                                                                              |  | BALANCE \$25.00                                                                              |  |

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 13, 1969  
Mr. Philip Beigel  
111 North Charles Street  
Baltimore, Md. 21201  
RE: Type of Hearings Side yard Variance  
Location: NW Cor. Illinois Ave. & Washington St.  
13th District  
Petitioner: Philip Beigel  
Committee Meeting of May 6, 1969  
Item 259

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commission aware of any development or plans 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 Commission and can be expected to have a great bearing on his decisions.

Sincerely yours,

*James E. Sullivan*  
James E. Sullivan  
Zoning Supervisor

JED:JD  
Enc.

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1969  
Mr. Philip Beigel  
111 North Charles Street  
Baltimore, Maryland 21201  
RE: Type of Hearings Side yard Variance  
Location: NW Cor. Illinois Ave. & Washington St.  
13th District  
Petitioner: Philip Beigel  
Committee Meeting of May 6, 1969  
Item 259

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 unimproved with the properties to the north, west, east and south improved with dwellings one and a half stories in good repair. The dwellings would be in the 15 to 25 year old bracket. Illinois Avenue and Washington St. at the present time is not improved as far as curb and gutter are concerned.

### BUREAU OF ENGINEERING:

#### Highways:

Illinois Avenue and Washington Street are existing County roads which shall ultimately be improved with a 30 ft. combination curb and gutter and macadam paving on a 50 ft. right-of-way. No highway improvements are required at this time; however, a right-of-way filled, 10 ft. in length on each leg, will be required to allow for any future highway construction.

#### Storm Drains:

The property owner must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the property owner.

Mr. Philip Beigel  
111 North Charles Street  
Baltimore, Maryland 21201  
Item 259

### Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

### Water:

Public water supply is available to serve this property.

### PROJECT PLANNING DIVISION:

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

### BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major traffic problems are involved.

### BOARD OF EDUCATION:

No bearing on student population.

### HEALTH DEPARTMENT:

Since public water and sewers are available to the site no health problems are anticipated.

### FIRE DEPARTMENT:

This office has no comment at this time.

### BUILDING DEPARTMENT:

Must meet all requirements of Baltimore County Building Code.

### 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 10, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JED:JD  
Enc.

OLIVER L. BYLES, CHAIRMAN

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 18, 1969

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 10 consecutive weeks before the 16th day of June, 1969, the last publication appearing on the 20th day of May, 1969.

THE TIMES  
John M. HARTMAN  
Cost of Advertisement \$ 18.50  
Purchase of 1969 \$ 44.00  
Registration No. Z 9619

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

District 13th  
Posted for 6/2/69  
Petitioner Philip Beigel  
Location of property 111 North Charles Ave. & Washington St.  
Location of Sign 30' x 60' Washington St. on the side of Philip Beigel  
Remarks 30' x 60' Illinois Ave. & Washington St.  
Posted by JED:JD  
Date of return 6-2-69

PETITION FOR A VARIANCE  
13th DISTRICT  
ZONING: PUEBLO for Variance for side yard.  
LOCATION: Northwest corner of Illinois Avenue and Washington Street.  
DATE & TIME: MONDAY, JUNE 16, 1969 at 10:00 A.M.  
PUBLIC HEARING: Room 108, 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 instead of the required 25 feet, and to permit 40 feet to the centerline of the street instead of the required 50 feet.  
The Zoning Regulation to be excepted as follows:  
Section 211.3 - Side Yards - Corner Lot - 25 feet from side lot line and not less than 50 feet from the center line of the side street.  
All that parcel of land in the Thirteenth District of Baltimore County.  
Located on the northwest corner of Illinois Avenue and Washington Street, being known as Lots 118 and 119, Block C, Baltimore Highlands. Said plat being recorded in the Land Records of Baltimore County, in Map Book 2, Page 375.  
Being the property of Philip Beigel and Lela E. Beigel as shown on plat plan filed in the Zoning Department.  
Hearing Date: Monday, June 16, 1969 at 10:00 A.M.  
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
May 29, 1969

# CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 18, 1969

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 one successive weeks before the 16th day of June, 1969, the first publication appearing on the 20th day of May, 1969.

THE TIMES  
John H. Harbin  
Manager

Cost of Advertisement, \$ 10.00  
Purchase Order # 9482  
Requisition No. 2 0610

PETITION FOR A VARIANCE  
13th DISTRICT  
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By order of  
JOHN G. ROSE  
Zoning Commissioner of Baltimore County  
May 29, 1969

# CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 29 1969 1969

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 16th day of June, 1969, the first publication appearing on the 29th day of May, 1969.

THE JEFFERSONIAN  
L. Leander Strickland  
Manager

Cost of Advertisement, \$

Philip Beigel  
111 North Charles Street  
Baltimore, Md. 21201

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

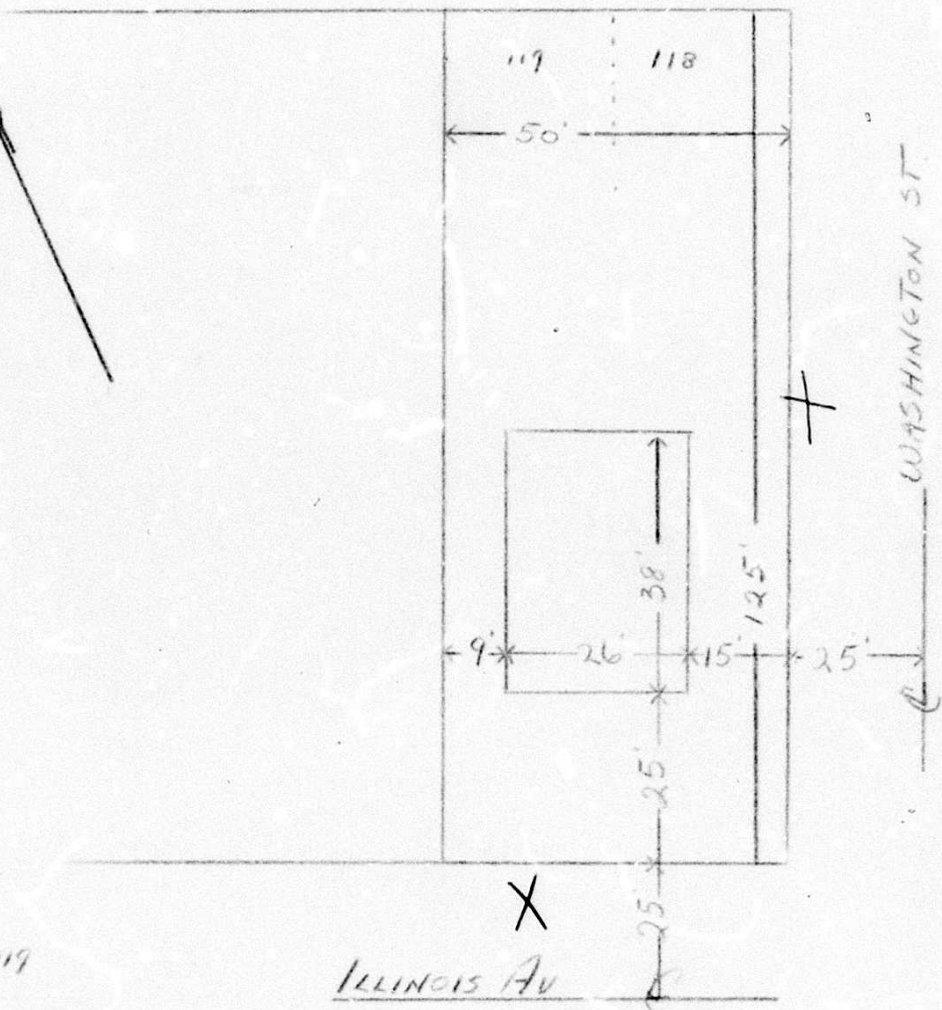
16th day of May, 1969

John G. Rose  
JOHN G. ROSE,  
Zoning Commissioner

Petitioner Philip Beigel

Petitioner's Attorney

Reviewed by  
Chairman of  
Advisory Committee



1"=20'

LOTS 118-119  
BLOCK C

ILLINOIS AVE  
ARMONY HIGHLANDS  
13TH DIST

