

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Martin Kesmodel and Carol Kesmodel, 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 211.4 to permit a rear yard of 21 feet instead of the required set back of 30 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. The shape of the lot is such that the side yard may be construed as a rear yard and the erection of a garage on the end of the existing house would constitute a technical violation.
2. Both the legal owners and contract purchasers were of the opinion that a garage could be erected as proposed until the variance was noted by Department of Zoning.
3. A garage will greatly enhance both the appearance and value of the subject property and will, in fact, appreciate properties in the area.
4. To deny the variance would necessitate the erection of a detached garage which would be extremely unsightly on the lot in question, and depreciate the adjoining property.
5. Without a garage the contract purchasers would lack housing facilities for car, boat, and children's bicycles, all of which would be unsightly.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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.

By Robert N. Timms Martin Kesmodel
Shirley F. Timms Contract Purchaser Carol Kesmodel Legal Owner
Address 35 Club View Lane Address 380 W. Go Court
Phoenix, Maryland 21131 Deerfield, Illinois 60015
Meredith R. Wilson Edward D. Hardesty
Shengel, Asker & Wilson Protestants Attorney
Address 208 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of February 1970, 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 in Baltimore County in Room 106, County Office Building in Towson, "at 11:00 A.M. on the 30th day of March 1970 at 11:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

BUREAU OF ENGINEERING

Zoning Plat - Comments

February 27, 1970

1st. Property Owner: Martin Kesmodel
(1959-1970) Location: S/S Club View Lane, 65' ± E. of
Stillbrook Drive
District: 10th
Present Zoning: R-6
Proposed Zoning: Variance to Sec. 211.4 (Rearyard
setback)
No. Acres: 20,000 sq. ft. ±

General

Public utilities and road improvement requirements have been covered by previous comments and Public Works Agreement 105704 for Sunnybrook Section III B (recorded R.R.G. 29 folio 128) of which this lot is Block "A" is a part. This office has no further comment.

Remarks

U-NE Key Sheet
74 NE 11 Position Sheet
NS 190 Topo
13 Tax

DESCRIPTION

BEING located at a point 65 feet east of Still Brook Drive, and Being known and designated as Lot No. 14, Block F, as shown on a

Plat entitled "Sunnybrook Section III B", which said plat is recorded among the Land Records of Baltimore County in Plat Book 29, folio 138.

The improvements hereon, situate in the 8th Election District of Baltimore County, are known as 35 Club View Lane.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Avenue
Towson, Maryland 21204

CHAIRMAN

MEMBERS

RECEIVED OF

DEPARTMENT OF

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Meredith R. Wilson, Esq.,
Stengel, Asker & Wilson
208 W. Pennsylvania Avenue
Towson, Maryland 21204

March 3, 1970

RE: Type of Hearing: Variance
For rear yard setback
Location: 35 Club View Lane, 65' ±
E. of Stillbrook Drive
Petitioner: Martin Kesmodel
Committee Meeting of February 24, 1970
10th District
Item 164

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 ranch type home with the surrounding properties improved with dwellings. Club View Lane in this location is improved with a macadam base curb and gutter and macadam paving.

DEPARTMENT OF TRAFFIC ENGINEERING

The above variance will not affect traffic.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with Baltimore County Building Code Rules and Regulations.

HEALTH DEPARTMENT

Since the proposed petition is for a garage, no health hazards are anticipated.

FIRE DEPARTMENT

Owner shall be required to comply with all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

Meredith R. Wilson, Esq.
Item 164

March 3, 1970

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

Very truly yours,

Edward D. Hardesty
Zoning Commissioner

CLINIC

Enc.

Meredith R. Wilson, Esq.,
Stengel, Asker & Wilson
208 W. Pennsylvania Avenue
Towson, Maryland 21204

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 24th day of February 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner: Martin Kesmodel

Petitioner's Attorney: Meredith R. Wilson, Esq.

Reviewed by Edward D. Hardesty
Chairman of
Advisory Committee

THE TOWSON TIMES

TOWSON, MD. 21204 March 12, 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one consecutive
week before the 10th day of March 1970 that is to say, the same
was inserted in the issue of March 12, 1970.

STROMBERG PUBLICATIONS, Inc.

Ed. D. Hardesty

PETITION FOR A VARIANCE

ZONING: Petition for Variance for

LOCATION: South side of Club

VIEW Lane, 65' ± E. of Stillbrook Drive, 1970 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 Board of Commissioners of Baltimore County, has received and accepted for filing

the following petition for a variance from the Zoning Regulations of Baltimore County, to permit a rear yard of 21 feet instead of the required set back of 30 feet.

The Zoning Regulations to be amended are as follows:

Section 211.4 - Rear Yard - In front

All that parcel of land in the 10th District of Baltimore County, known as Lot 14, Block F, and being

located at a point 65 feet east of Stillbrook Drive, and being

located at a point 65 feet east of Stillbrook Drive, and being

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CERTIFICATE OF PUBLICATION

TOWSON, MD. March 12, 1970

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 two consecutive weeks before the 10th day of March 1970, the first publication appearing on the 12th day of March 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY #70-58-R

Towson, Maryland

District: 10th Date of Posting: March 12, 1970

Posted for: Posting and April 1, 1970 at 11:00 A.M.

Petitioner: Edward D. Hardesty, Inc.

Location of property: 35 Club View Lane, 65' ± E. of Stillbrook Drive

ORDER RECEIVED FOR FILING

DATE 4/10/54 BY [Signature]

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:

a Variance to permit a rear yard of 21 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of April, 1954, 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 rear yard of 21 feet instead of the required 30 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 1st day of April, 1954, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

70-183-A
#164

MARTIN KENWEL
215 Club View Lane
S. 65° E. of 15th St.
#164

70-183-A
#164

TELEPHONE 823-3000 EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE March 9, 1954

No. 69320

BILLED BY:

To: Harold E. Wilson, Esq.
215 Club View Lane
S. 65° E. of 15th St.
Towson, Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-422

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Posting for Variance for Martin Kenwel	25.00	

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

DATE March 30, 1954

No. 69352

BILLED BY:

To: Harold E. Wilson, Esq.
215 Club View Lane
S. 65° E. of 15th St.
Towson, Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-422

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT	COST
1	Advertising and posting of property for Martin Kenwel	25.00	

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1 Sign

District 8th

Date of Posting March 12, 1954

Posted for: Hearing Martin Marsh 10, 1954 at 11:00 P.M.

Petitioner: Martin Kenwel

Location of property: 215 Club View Lane S. 65° E. of 15th Street Drive

Location of Signs: (1) Posted in front yard of Martin Kenwel house facing Club View Lane

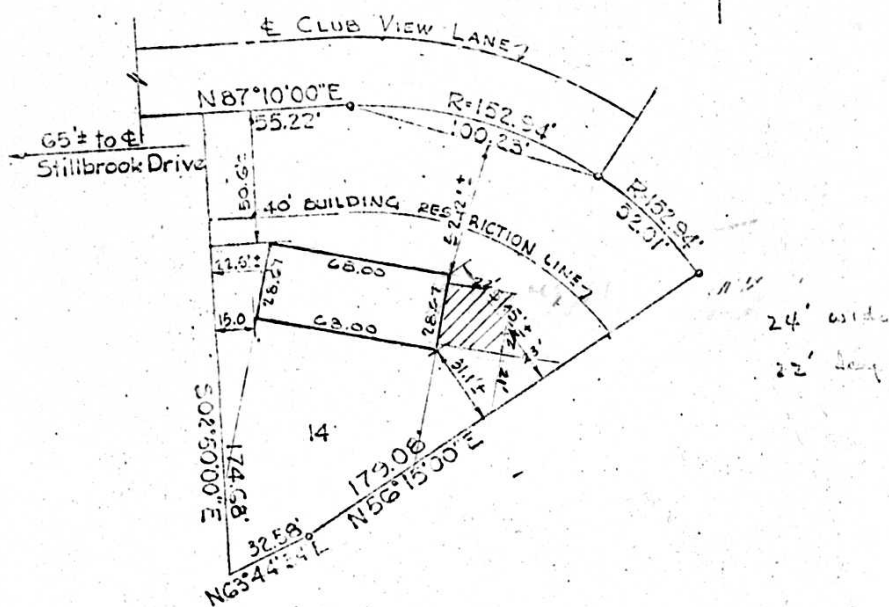
Remarks:

Posted by: Neill H. Hesse

Signature

Date of return: March 19, 1954

10 Plot Plans



LOT 14 , BLOCK F SUNNYBROOK SECTION III B

Scale: 1" = 50'

DIST. NO. 10 BALTIMORE COUNTY

Section III B recorded
among the land records
of Baltimore County in
Book 29 , Folio 125

This is to certify that I have surveyed the property
shown hereon for the purpose of locating improvements
and that they are located as shown hereon.

April 14, 1916
Date

Registered Land

DULANEY HILLS BUILDING CORP
DEVELOPER

BALTIMORE, MARYLAND

WHITEMAN, REGINALD A. ENGINEER

BALTIMORE, MARYLAND

FILE

