

70-222-A #237 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald & Mildred Zublick, legal owner(s) 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 (303.1) to permit a front yard setback of 17 feet instead of the required 25 feet.

Our family has outgrown this 1 1/2 story bungalow and due to the present market conditions on Rent Estate & Homes it is impossible for us to buy another house and we are left no alternative but to apply for a "Variance" to enlarge our present house that we are living in.

Another very important factor is that the husband (Donald) is only 1 1/2 miles driving distance from my place of employment.

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 _____ Address _____
Petitioner's Attorney _____ Prot. statn's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of April 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of June 1970, at 10:30 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Donald J. Zublick
8622 Wise Avenue
Baltimore, Maryland 21222

RE: Type of Hearings: Variance for front yard setback
Location: 8622 Wise Avenue
Petitioners: Donald & Mildred Zublick
Committee Meeting of April 21, 1970
15th District
Item 237

Dear Sirs:

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 1 1/2 story frame dwelling. The properties to the northwest and east improved with the same type dwelling, 10 to 20 years of age, in good repair. The property to the south is improved with the Sparrows Point Country Club, Wise Avenue in this location is improved with concrete curb and gutter. No further highway improvements will be required at this time.

BUREAU OF ENGINEERING:

Since no further highway improvements are required and all public utilities exist, this office has no further comment in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

Mr. Donald J. Zublick
8622 Wise Avenue
Baltimore, Maryland 21222
Item 237

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

No comment from the Building Engineer's Office at this time.

HEALTH DEPARTMENT:

This plan is not complete, therefore, this department cannot make proper comments.

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, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: May 28, 1970

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition 70-222-A. North side of Wise Avenue 246 feet West of Kirkland St. Petition for Variance to permit a front yard setback of 17 feet instead of the required 25 feet.
Donald Zublick - Petitioner

15th District

HEARING: Tuesday, June 2, 1970 (10:30 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance of the front yard setback requirements.

We offer no adverse comment.

GEG:msh

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BLDG
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
Rm. 2300

GEORGE E. GAVRELIS
Director
EDWARD D. HARDESTY
Zoning Commissioner

Mr. Donald J. Zublick
8622 Wise Avenue
Baltimore, Maryland 21222

RE: Type of Hearings: Variance for front yard setback
Location: 8622 Wise Avenue
Petitioners: Donald & Mildred Zublick
Committee Meeting of April 21, 1970
15th District
Item 237

Dear Sirs:

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. Dyer
JAMES E. DYER,
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS
Chairman

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Committee Meeting of April 21, 1970
15th District
Item 237

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The subject property is presently improved with a 1 1/2 story frame dwelling. The properties to the northwest and east improved with the same type dwelling, 10 to 20 years of age, in good repair. The property to the south is improved with the Sparrows Point Country Club, Wise Avenue in this location is improved with concrete curb and gutter. No further highway improvements will be required at this time.

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Since no further highway improvements are required and all public utilities exist, this office has no further comment in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

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

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Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

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 the further 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.

A Variance to permit a front yard setback of seventeen (17) feet instead of the required twenty-five (25) feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3 day of June 1970, 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 yard setback of seventeen (17) feet instead of the required twenty-five (25) feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3 day of June 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TELEPHONE 823-3000 EXT. 387

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

No. 71256
DATE June 2, 1970

To: Donald J. Zollich
6822 W. Ave.
Baltimore, Md. 21222

BILLED BY: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 61-622
CITY OF BALTIMORE

AMOUNT DUE \$37.25
COST \$37.25

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. 71214
DATE May 8, 1970

To: Donald J. Zollich
6822 W. Ave.
Baltimore, Md. 21222

BILLED BY: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 61-622
CITY OF BALTIMORE

AMOUNT DUE \$25.00
COST \$25.00

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

District 154
Date of Posting May 14-70
Posted for Security Trusts June 2nd 1970 to 1970
Petitioner: Donald J. Zollich
Location of property: N/S of W. Ave. 2461 N. of Kirkland Rd.
Location of Signs: 1 Sign posted in front of 6822 W. Ave.
Remarks: None
Posted by: Donald J. Zollich
Signature: [Signature]
Date of return: May 21-70

Dr. Donald J. Zollich
6822 W. Ave.
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 3 day of April 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: Donald J. Zollich

Petitioner's Attorney

Reviewed by

Chairman of
Advisory Committee

OFFICE OF
THE ESSEX TIMES
BALTIMORE, MD. 21221 May 18, 1970

PERMISSION FOR A VARIANCE
15th DISTRICT
ZONING: Petition for Variance for a Front Yard
LOCATION: North side of W. Ave. 2461 N. of Kirkland Rd.
DATE & TIME: TUESDAY, JUNE 2, 1970 at 10:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 17 feet instead of the required 25 feet.
The Zoning Regulations to be accepted as follows:
Section 511.3 (202.1) - Front Yard - 25 feet.
All that parcel of land in the 15th District of Baltimore County, beginning on the North side of W. Ave. 2461 N. of Kirkland Rd.

MD. 21221 May 18, 1970

RTIFY, that the annexed advertisement of Hardesty, Zoning Commissioner of Baltimore County

THE ESSEX TIMES, a weekly newspaper published in Maryland, once a week for One successive weeks before the 16th day of May, 1970 that is to say, the same was inserted in the issue of May 14, 1970.

STROMBERG PUBLICATIONS, Inc.
By: [Signature]

CERTIFICATE OF PUBLICATION
TOWSON, MD. 21204 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 successive weeks before the 16th day of May, 1970, the first publication appearing on the 14th day of May, 1970.

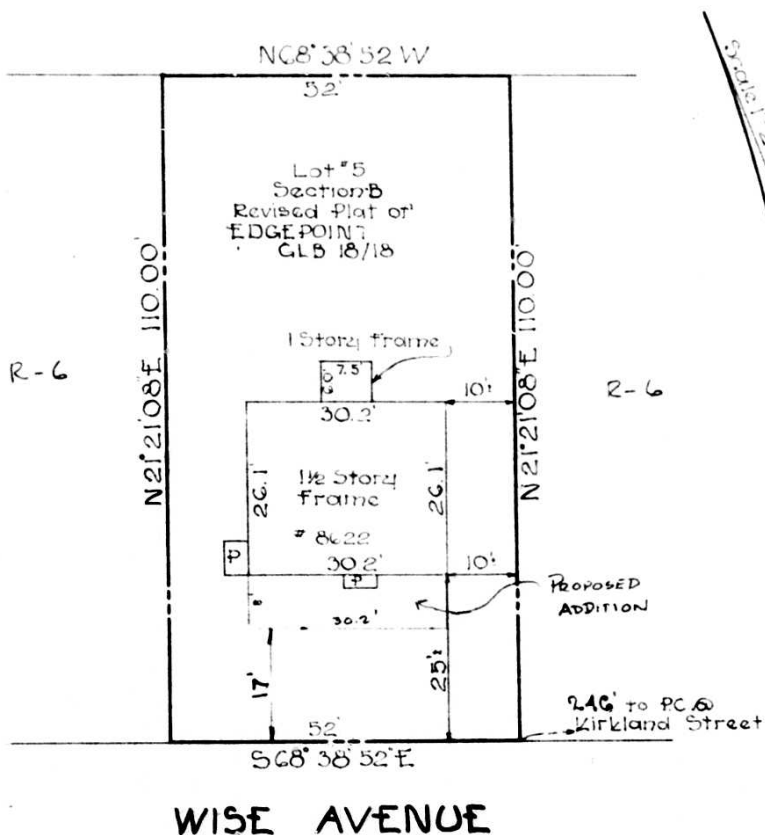
THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement \$

22833

R-6

OFFICE COPY



WISE AVENUE

This is to certify that I have surveyed the property known as:

N° 8622 Wise Avenue, Baltimore County, Maryland, District 15

for the purpose of locating the improvements thereon, and the improvements are located as shown.

Signed this 25th day of April 1958

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
3415 MARYLAND AVENUE
BALTIMORE 18, MARYLAND

Centra J. J. J.
Engineer and Land Surveyor

This plat is not intended for use in the establishment of property lines.

