

71-18-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph A. Geppl and Cecelia M. Geppl, 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... 208.3 to permit sidewalk setbacks of 9' and 9' with a sum of 18' instead of the required 10' and 15' with a sum of 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The existing lot has a screened in carport-porch legally built and the owners rarely wish to enclose this carport, as others have been in neighborhood to provide attractive living quarters for an aged relative in home; and such change can be made without harm to neighborhood, but if said variance is not granted the property owners will be subjected to great hardship and practical difficulty. Relative for whom living quarters being arranged is heart patient who needs constant care, and with additional person living in house, quarters are overcrowded and additional living space is needed, especially if nursing personnel is needed to stay during day or night.

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 Joseph A. Geppl
Address 2210 Pleasant Drive
Catonsville, Maryland
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August 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 of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1970, at 10:15 o'clock.

Edward D. Hordesty
(over)
10:30 A
5/31/70
#357
#71-18-A

Zoning Disc.

Beginning from the same Northeast side of Pleasant Drive 1/4th N.W. of Old Frederick Road, running thence and binding on the Northeast side of Pleasant Drive by a line curving towards the right or Northeast having a radius of 1023.70 feet and a chord bearing North of 18 degrees 54 minutes 30 seconds, West, a distance of 800 feet to the division line between lots North No. 7, Block "A" thence leaving Pleasant Drive and binding on said division line North 37 degrees 11 minutes 30 seconds East 159.71 feet to the northern most side of lot No. 6; thence binding on the rear outline of said lot South 49 degrees 55 minutes 30 seconds East 80.68 feet to the Easternmost corner of said lot No. 6 thence binding on aforesaid division line between lots No. 5 and No. 6, Block "A" South 77 degrees 45 minutes, 10 seconds West 161.12 feet to the place of beginning. Also being lot No. 5 Block "A" as laid out on "Pleasant Acres" Plot 1A and recorded among the land records of Baltimore County in Plat Book #20 Folio 56 containing approximately 12,818.55 Sq.Ft.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hordesty, Zoning Commissioner, Date: July 27, 1970

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

SUBJECT: Petition #71-18-A. Northeast side of Pleasant Drive 468 feet Northwest of Old Frederick Road.
Petition for Variance to permit a side yard of 9 feet on 9 feet with a sum of 18 feet instead of the required 10 feet and 15 feet with a sum of 25 feet.
Joseph A. Geppl - Petitioner

1st District

HEARING: Tuesday, July 28, 1970 (10:30 a.m.)

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

We voice no objection to this petition.

GEG:mh



August 3, 1970

Mr. & Mrs. Joseph A. Geppl
2210 Pleasant Drive
Catonsville, Maryland 21228

RE: Petition for Variances
NE/S of Pleasant Drive, 468' NW of
Old Frederick Road - 1st District
Joseph A. Geppl, et ux - Petitioners
NO. 71-18-A (Item No. 357)

Dear Mr. & Mrs. Geppl:

I am in receipt of your letter of July 30, 1970, requesting a waiver of the thirty (30) day appeal period in order that you may obtain your building permit immediately.

After a thorough review of the law and conferences with other county officials, I must advise you that this thirty (30) day appeal period cannot be waived.

Accordingly, your request is respectfully DENIED.

Very truly yours,

Eric DiNenna
S. ERIC DINENNA
Deputy Zoning Commissioner

SED/srl

2210 Pleasant Drive
Catonsville, Maryland 21228
July 30, 1970

Mr. S. Eric DiNenna
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variances
NE/S of Pleasant Drive, 468' NW of
Old Frederick Road - 1st District
Joseph A. Geppl, et ux - Petitioner
NO 71-18-A (Item No. 357)

Dear Mr. DiNenna:

We have received your Order approving the above and want to thank you for your kind consideration and approval of this variance.

We signed a contract the first week in May to start filling in the sides of the existing carport and when the builder applied for his permit the need for the variance came up. The reason for filling in the carport was to provide living quarters for my ailing mother-in-law who came to live with my family in February following the death of her husband. She is a heart patient with arteriosclerosis and requires constant care and the extra space is really needed for her comfort and peace of mind and to relieve overcrowding.

With the above important reasons in mind, we respectfully request that you waive the 30 day appeal period since no one appeared at the hearing to oppose the variance.

Your consideration of this request will be greatly appreciated as we would like to complete the work while the weather is good and to please Mom who is waiting impatiently for "her house".

Very truly yours,

Joseph A. Geppl
Joseph A. Geppl

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 30, 1970

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

OFFICIAL RECORDS
CLERK

MEMBERS

CHAIRMAN

VICE CHAIRMAN

DEPUTY CHAIRMAN

STAFF ASSISTANT

STAFF ASSISTANT

STAFF ASSISTANT

STAFF ASSISTANT

STAFF ASSISTANT

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Mr. Joseph A. Geppl
2210 Pleasant Drive
Catonsville, Maryland 21228

RE: Type of hearing: Variance
Locations: NE/S of Pleasant Drive,
468' NW of Old Frederick Rd.
Petitioners: Joseph A. Geppl and
Cecelia M. Geppl
Committee Meeting of June 2, 1970
1st District
Item 357

Dear Mr. Geppl:

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 property is presently improved with a dwelling with the adjoining lots improved with the same type dwellings. Pleasant Drive is not improved as far as concrete curb and gutter are concerned.

STAFF OF COMMITTEE

All required highway improvements and all utilities have been constructed, and Public Works Agreement #5127 was executed in conjunction with the development of Pleasant Acres of which this property (lot 6, Block "A", Plot 1A, recorded G.W.A. Liber 25, Folio 55) is a part. This office has no further comment in regard to the lot submitted for review by the Zoning Advisory Committee in connection with the subject item.

BUILDING DEPARTMENT

Petitioner to meet requirements of Baltimore County Building Code when enclosing carport.

STAFF OF PLANNING DEPARTMENT

The subject variance should have not major effect on traffic.

Mr. Joseph A. Geppl
June 30, 1970
Item 357

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION

No hearing 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. Nien
OLIVER L. NIEN
Chairman

CN:me

Enclosures

11-16-70

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

day of July, 197 0; that the herein Petition for a Variance should be and the

Pursuant to the advertisement, posting of property and public hearing on the above petition

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[Faint handwritten notes at the bottom of the page]

DATE _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Acting Commissioner of Baltimore County, this day,

of _____, 197 __, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

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

Mr. Joseph A. Goppo
2216 Pleasant Drive
Catonville, Maryland 21228

MILITARY 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

_____ 2nd _____ day of _____ June _____, 1970.

Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner: Joseph A. Goppo and Constance M. Goppo

Petitioner's Attorney _____ Reviewed by *Shirley M. Myers*
Chairman of the
Advisory Committee

July 8.