

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John M. Vogel, 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 211.3 To permit a sideyard setback of 2.5' in lieu of the required 8'.

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

This is the only possible location for the proposed garage without interfering with adequate light and air.

See attached description

Being located on the east side of Baker Avenue, 216.09' south of Putty Hill Road. Also being known as Lots 186, 189, 190, and parts of lots 185, 186, 187, and 191 as shown on the Plat of Horseland Park recorded in the Plat records of Baltimore County in Plat Book 7, folio 37. Located in Election District 14 of Baltimore County.

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 8721 Baker Ave.
Bethesda, Md. 21234
Petitioner's Attorney _____
Protestant's Attorney _____

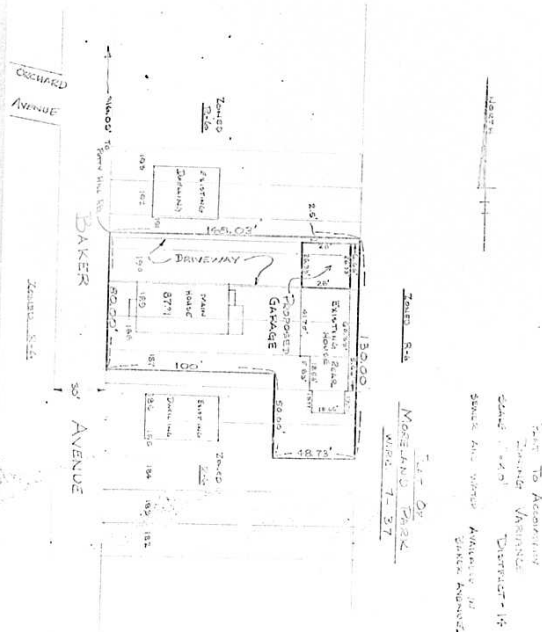
ORDERED By The Zoning Commissioner of Baltimore County this 24th day

of November 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of February, 1971, at 10:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

Mr. John M. Vogel
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December 23, 1970

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 23, 1970

Mr. John M. Vogel
3721 Baker Avenue
Baltimore, Maryland 21234

RE: Type of Hearing: Variance for side yard setback
Location: 8721 Baker Ave., 216' S. of Putty Hill Avenue
Petitioner: John M. Vogel
Committee Meeting of November 24th, 1970
9th District
Item 70

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 two dwellings, with the dwelling to the rear of the property involved in the variance for a garage addition. The surrounding properties are improved with dwellings in excellent repair. Baker Avenue in this location is not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Baker Avenue, an existing road, is proposed to be improved in the future as a 30-foot closed roadway section within a 40-foot right-of-way (See Highway Design Drawings 466-124B and 1249 (S)). Highway improvements are not required at this time. However, Highway right-of-way widening, together with slope area and temporary construction area has been conveyed to Baltimore County (See 64-65-187-1A). The submitted plat must therefore be revised indicating the highway right-of-way widening.

TELEPHONE 494-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COUNTY HOUSE TOWSON, MARYLAND 21204 Zoning Dept. of Baltimore County	No. 75463 DATE Jan. 9, 1971
TO: John M. Vogel 3721 Baker Ave. Baltimore, Md. 21234	DEBIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY 1	DETAILED DESCRIPTION AND PLAT THIS PORTION FOR YOUR REVIEW	TOTAL AMOUNT \$25.00
Petition for Variance 871-199-A		COST 25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 14, 1971.

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 successive weeks before the 14th day of January, 1971, the first publication appearing on the 14th day of January, 1971.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

Mr. John M. Vogel
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Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Both public water supply and sanitary sewerage are available to serve this property.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

Subject variance should have no effect on traffic.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Public water and sewers are available to this site.

BOARD OF EDUCATION:

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to meet 30 minute fire separation of garage from remainder of the house.

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.

CERTIFICATE OF PUBLICATION

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THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting Jan. 15, 1971
District 14H
Posted for: John M. Vogel
Petitioner: John M. Vogel
Location of property: 8721 Baker Ave. S. of Putty Hill Road
Location of Sign: 1 Sign posted on front of house No. 8721
Remarks: None
Posted by: Edward D. Hardesty
Signature
Date of return: Jan. 21, 1971

03-16-71

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 is further appearing that the same of _____

a Variance to permit a side yard setback of 2.5 feet instead of the should be granted. Required 8 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____

day of _____ February _____, 1971, 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 side yard setback of 2.5 feet instead of the required 8 feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
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 _____ day of _____, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR VARIANCE
100 DISTRICT
ZONING: Petition for Variance - for Side Yard
LOCATION: East side of Baker Avenue 214.00' south of Putty Hill Road.
DATE & TIME: MONDAY, FEBRUARY 1, 1971 at 1:00 P.M.
PUBLIC HEARING: Room 100, 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 setback of 2.5 feet instead of the required 8 feet.
The Zoning Regulations to be accepted as follows:
Section 211.3 - Side Yard - 8 feet wide for the side yard and not less than 50 feet for the rear of both. All that parcel of land in the Fourteenth District of Baltimore County.
Being located on the outside of Baker Avenue, 214.00' south of Putty Hill Road, also being known as lots 100, 102, 104 and parts of lots 106, 108, 110, and 112 as shown on the Plat of Maryland Park recorded in the Plat records of Baltimore County in Plot Book 7, folio 37.
Located in Election District 14 of Baltimore County.
Being the property of John M. Vogel, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, February 1, 1971 at 1:00 P.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER OF BALTIMORE COUNTY
January 14, 1971

THE TOWSON TIMES
724 YORK ROAD
TOWSON, MD 21204
821-7500

January 18, 1971

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 week before the 18th day of Jan., 1971 that is to say, the same was inserted in the issue of January 14, 1971.

STROMBERG PUBLICATIONS, INC.

By *Paula Morgan*

TELEPHONE 474-2413

INVOICE
BAL MORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
FILED
Zoning Dept. of Baltimore County

No. 75498
DATE Jan. 29, 1971

To: Cash

QUANTITY	DEBIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$19.50 CASH
1	Advertising and posting of property for John M. Vogel #71-199-A		19.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Mr. John M. Vogel
8721 Baker Avenue
Baltimore, Maryland 21234

Item 70

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 November, 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner Mr. John M. Vogel

Petitioner's Attorney

Reviewed by

Paula Morgan
Chairman of the
Advisory Committee

ORDER RECEIVED FOR FILING
DATE 2/3/71 - J.C. Hardesty