

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Edgar Sperl, Ethel I. Sperl,
 I, or we, JOHN E. SPERL & SON, Inc., 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 211.1 to permit width at front building line of 50 feet instead of required 55 feet.

Property was on a plat recorded prior to 1945 and owner believed that with water and sewer available building would be permitted on a 50 foot lot.

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: John E. Sperl, Ethel I. Sperl, John E. Sperl & Son, Inc.
 John E. Sperl - Legal Owner/President
 Address: 2901 Scherzer Ave., Balto., Md. 21234

Robert J. Ryan, Petitioner's Attorney
 Address: 406 Jefferson Bldg., Towson, Md. 820-7100

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of January 1971, 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 104, County Office Building in Towson, Baltimore County, on the 15th day of March 1971, at 10:00 o'clock

Edward D. Hardesty
 Zoning Commissioner of Baltimore County
 (over)

71-230-A
 1518
 JOHN E. SPERL & SON, INC.
 2901 SCHERZER AVE.
 BALTIMORE, MD. 21234
 71-230-A
 1518
 JOHN E. SPERL & SON, INC.
 2901 SCHERZER AVE.
 BALTIMORE, MD. 21234

RE: PETITION FOR VARIANCES : BEFORE THE
 N/S of Oakdale Avenue, 200' E of : ZONING COMMISSIONER
 Rosedale Avenue - 15th District :
 John E. Sperl & Son, Incorporated : OF
 Petitioner : BALTIMORE COUNTY
 NO. 71-230-A (Item No. 107) :

The Petitioner has withdrawn his Petition and it is, therefore,
 ORDERED by the Zoning Commissioner of Baltimore County this 5
 day of March, 1971, that the said Petition be and the same is hereby DIS-
 MISSED without prejudice.

Edward D. Hardesty
 Zoning Commissioner of
 Baltimore County

REC'D BY MAIL BY FILED
 DATE 3/27/71
 BY J. C. HARRIS, CLERK

MOORE, HENNEGAN, BRANNIN & CARNEY
 ATTORNEYS AT LAW
 800 PENNSYLVANIA BUILDING
 TOWSON, MARYLAND 21204

March 1, 1971



Mr. Edward D. Hardesty
 Zoning Commissioner
 Baltimore County Office Building
 Towson, Maryland 21204

RE: Petition for Variance for John E. Sperl & Son, Inc.
 #71-230A

Dear Mr. Hardesty:

Please withdraw the above petition, without prejudice. The variance sought in the captioned petition will be requested in a new petition including a second variance.

Thank you

Very truly yours,

Robert J. Ryan
 Robert J. Ryan

RJR:jh
 cc: Mr. Byrnes

PETITION FOR VARIANCE
 104 DISTRICT
 ZONING DEPARTMENT
 FOR PETITION FOR VARIANCE FOR
 JOHN E. SPERL & SON, INC.
 LOCATION: North side of
 Oakdale Avenue 200 feet East of
 Rosedale Avenue
 MARCH 15, 1971 at 10:00 A.M.
 PUBLIC HEARING: Room 104,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson, Md.
 The Zoning Commissioner of
 Baltimore County, by authority of
 the Zoning Act and Regulations of
 Baltimore County will hold a public
 hearing on the subject matter of
 the Zoning Regulations of Baltimore
 County in parcel with all front
 building line of 50 feet instead of
 the required 55 feet for Lots Nos.
 71B, 71C, 71D, 71E and 71F.
 The Zoning Regulations to be
 changed as follows:
 Section 211.1 Lot Area and
 Width - lot areas less than 10,000
 sq. ft. and a width at the front
 building line of 50 feet instead of
 55 feet shall be permitted.
 All that parcel of land in the
 104th District of Baltimore County,
 bounded on the North side of
 Oakdale Avenue, being known and
 designated as Lot Nos. 71B, 71C,
 71D, 71E and 71F as shown on the
 plat of Baltimore County, which
 plat is on file in the Zoning
 Department of Baltimore County,
 being the property of John E.
 Sperl and Son, Inc., as shown on
 the above plat filed with the
 Zoning Department.
 Hearing Date: Monday, March 15,
 1971 at 10:00 A.M.
 Public Hearing: Room 104,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson, Md.
 EDWARD D. HARDESTY
 ZONING COMMISSIONER
 BALTIMORE COUNTY
 Feb. 2, 1971

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 25, 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. 21286-287-288 of one time before the 15th day of March, 1971, the first publication appearing on the 25th day of February, 1971.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement \$

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 9, 1971

Robert J. Ryan, Esq.,
 406 Jefferson Building
 Towson, Maryland 21204
 RE: Type of Hearing: Variance
 Location: N/S of Oakdale Ave., 200'
 NE of Rosedale Avenue
 Petitioners: Edgar Sperl, et al
 Committee Meeting of January 25, 1971
 15th District
 Item 107

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 on Lot No. 72 with an existing frame dwelling, with a large out building to the rear of the north of the property. Lot 71B and 72B is presently being improved with new dwellings. Oakdale 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:

Oakdale Avenue, an existing road, is proposed to be improved in the future as a 30-foot closed section on a 50-foot right-of-way. Highway improvements, including right-of-way widening and any necessary reversible slope easements will be required in connection with any subsequent grading or building permit applications.

Robert J. Ryan, Esq.,
 Item 107
 February 9, 1971

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

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 Sewer:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

PROJECT PLANNING DIVISION:

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

HEALTH DEPARTMENT:

Public sewer and water is available to serve this property.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

Robert J. Ryan, Esq.,
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BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

Petitioner will be required to submit revised plans to this office indicating the location of the existing out building and lot No. 72. It is possible it might encroach onto lot 71B, which will cause problems as to fee title to this building. Also, on the revised plans the widening of Oakdale Avenue must be shown. This all must be accomplished prior to the hearing.

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 W. Myers
 OLIVER W. MYERS, Chairman

OLW:JO
 Enc.

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 March 1, 1971

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the last day of March, 1971, that is to say, the same was inserted in the issue of February 25, 1971.

STROMBERG PUBLICATIONS, Inc.
Beith Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#71-230A

District: 154 Date of Posting: 2-25-71
 Posted for: Henry Monday Mard. 15th 1971. C. L. Co. Rd.
 Petitioner: John E. Sperl & Son, Inc.
 Location of property: N/S. of Calhoun Ave. Sec. 1 East of Rowland Ave.
 Location of Sign: On Post on Calhoun Ave. 1.00 each side of New Driveway being Put up
 Remarks:
 Posted by: Muel H. Niss Date of return: 3-4-71
Signature

TELEPHONE 480-413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <small>Revenue Division COUNTY HOUSE TOWSON, MARYLAND 21204</small>	N ^o 78954 DATE Feb. 22, 1971
TO: E. Scott Moore, Esq. Jefferson Building Towson, Md. 21284		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Variance for John E. Sperl and Son, Inc. #71-230-A	25.00
<p align="center">IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204</p>		

TELEPHONE 480-0413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <small>Revenue Division COURT HOUSE TOWSON, MARYLAND 21204</small>	N ^o 78379 DATE March 3, 1971
TO: E. Scott Moore, Esq. Jefferson Building Towson, Md. 21284		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$44.50
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property for John E. Sperl #71-230-A	44.50
<p align="center">IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204</p>		

Robert J. Ryan, Esq.,
440 Jefferson Building
Towson, Md. 21284

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 _____ day of _____, 1971.

Edward D. Bardsley
 EDWARD D. BARDSELY,
 Zoning Commissioner

Petitioner: John E. Sperl et al
 Petitioner's Attorney: Robert J. Ryan Reviewed by: Muel H. Niss
Chairman of the Advisory Committee

