

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Mr. and Mrs. Wesley C. Glossner, owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1802.38 hereby petition for a Variance from Section 1802.38 to permit a side yard setback of 7 feet instead of the required 15 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) construction of 18' x 25' garage addition.
- 2) special drainage and utility easement with Baltimore County D.P.W. across rear of said lot. Draining number RW 60-074-1.
- 3) all adjacent properties share drainage easement into rear of said lot creating an unsuitable area for construction of a permanent structure.

The 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 Wesley C. Glossner Legal Owner  
Address 3505 Quatman Ave  
Baltimore, Md. 21234  
Petitioner's Attorney \_\_\_\_\_ Protestants's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORD. No. 1 By The Zoning Commissioner of Baltimore County, this 7th day

of September 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 106, County Office Building in Towson, Baltimore County, on the 3rd day of November 1971 at 10:30 o'clock.

Wesley C. Glossner  
Zoning Commissioner of Baltimore County.  
(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: August 10, 1971  
FROM: Ian J. Forrest  
SUBJECT: Item 21 - Zoning Advisory Committee Meeting, July 20, 1971

21. Property Owner: Wesley C. Glossner, et ux  
Location: SW/c David & Quatman Aves.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from 1802.38 (214.1b) to permit a side yard setback of 7' instead of the req. 15'  
District: 14  
No. Acres: 65' x 100'

Since public water and sewer is available to the site, no health hazards are anticipated.

Chief  
Water and Sewer Section  
BUREAU OF ENVIRONMENTAL HEALTH

HVB/sam



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: July 20, 1971  
FROM: Jack Dietrich - Plans Review  
SUBJECT: #21 Wesley C. Glossner, et ux  
S.W.C. David & Quatman Avenues  
District: 14

No comment from the Buildings Engineers office, at this time.

Jack Dietrich - Plans Review

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric Rivera Date: July 30, 1971  
ATTN: Oliver L. Myers  
FROM: Ellsworth N. Myers, P.E.

SUBJECT: Item 21 (1971-1972)  
Property Owner: Wesley C. Glossner, et ux  
S.W. corner David and Quatman Avenues  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from 1802.38 (214.1b) to permit a side yard setback of 7' instead of the required 15'  
District: 14th  
No. Acres: 65' x 100'

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.

#### General:

Baltimore County highway improvements or utilities are not directly involved. However, the petitioner is cautioned that no structure, concrete slabs or footings, etc. will be permitted to encroach upon the Baltimore County 10-foot drainage and utility easement centered upon the division line between this Lot 12 and adjoining Lot 11, Block 77, subdivision of Section 4, Hallmark Manor, recorded W.J.R. 28, Folio 69.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

Ellsworth N. Myers, P.E.  
Chief, Bureau of Engineering

END:RAM:PM:iss

N-CE Key Sheet  
79 NE 18 Position Sheet  
RE 8 E Tote  
61 Tax Map

## BALTIMORE COUNTY BOARD OF EDUCATION

### ZONING ADVISORY COMMITTEE MEETING OF JULY 20, 1971

Petitioner: GLOSSNER, et ux  
Location: David Ave  
District: 14  
Present Zoning: DR 5.5  
Proposed Zoning: V.A.  
No. of Acres: 15' x 100'

Comments: NO BEARING ON STUDENT POPULATION

## BALTIMORE COUNTY, MARYLAND

### DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty Date: July 28, 1971  
ATTN: Oliver L. Myers  
FROM: C. Richard Moore  
SUBJECT: Item 21 - ZAC - July 20, 1971  
Property Owner: Wesley C. Glossner, et ux  
SW David & Quatman Aves.  
Variance from 1802.38 (214.1b) to permit a side yard setback of 7' instead of the req. 15'

The subject variance should have no effect on traffic.

C. Richard Moore  
Assistant Traffic Engineer

CRM:mr

Mr. Wesley C. Glossner  
Item 21  
August 11, 1971

#### DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

#### BOARD OF EDUCATION:

No bearing on student population.

#### BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

#### 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 60 days after the date on the filing certificate, will be forwarded to you in the near future. However, we advise the petitioner to pay particular attention to the Bureau of Engineering comments regarding his proposed addition.

Very truly yours,

Oliver L. Myers  
OLIVER L. MYERS, Chairman

OLH:JO  
Enc.

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 11, 1971

Mr. Wesley C. Glossner  
3505 Quatman Avenue  
Baltimore, Maryland 21234

RE: Type of Hearing: Variance  
Location: SW Cor. David and Quatman Aves  
Petitioner: Wesley C. Glossner, et ux  
Committee Meeting of July 20, 1971  
14th District  
Item 21

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above variance 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 located on the southeast corner of David and Quatman Avenues. It is currently improved with a semi-detached ranch type dwelling that is in very good condition. There is existing curb and gutter at this location. There are other houses of this design in this vicinity.

#### 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.

#### General:

Baltimore County highway improvements or utilities are not directly involved. However, the petitioner is cautioned that no structure, concrete slabs or footings, etc. will be permitted to encroach upon the Baltimore County 10-foot drainage and utility easement centered upon the division line between this Lot 12 and adjoining Lot 11, Block 77, subdivision of Section 4, Hallmark Manor, recorded W.J.R. 28, Folio 69.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

ORDER RECEIVED FOR FILING

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 hardships upon the Petitioners and the Variances 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 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 hardships upon the Petitioners and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

to permit a side yard setback of seven (7) feet instead of a Variance of the required fifteen (15) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of November, 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 seven (7) feet instead of the required fifteen (15) feet, subject to the approval of the site plan by the Bureau of Public Service 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 hardships upon the Petitioners and the Variances 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 3rd day of November, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Variance Description for  
3505 Quatman Avenue  
14th Election District Baltimore County  
Maryland.  
Being located on the South side of Quatman Avenue, 90' west of the center line of David Ave. Known as lot 12 block P of Section 4 of "Wallmark Manor", Recorded in the land records of Baltimore County; MAR 20 Folio 69.

Mr. Wesley C. Glessner  
3505 Quatman Avenue  
Baltimore, Md. 21234

Form 21

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 7th day of September 1971

*Eric D. Stroma*  
S. ERIC STROMA,  
Zoning Commissioner

Petitioner: Wesley C. Glessner, et ux  
Petitioner's Attorney: \_\_\_\_\_

Reviewed by: *James E. Dyer*  
Chairman of  
Advisory Committee

November 3, 1971

Mr. Wesley C. Glessner  
3505 Quatman Avenue  
Baltimore, Maryland 21234

RE: Petition for a Variance  
S/S of Quatman Avenue, 90' W  
of David Avenue - 14th District  
Wesley C. Glessner - Petitioner  
NO. 72-116-A (Item No. 21)

Dear Mr. Glessner:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Deputy Zoning Commissioner

JED:mc

Enclosure

GLOSSETT

| PETITION MAPPING PROGRESS SHEET                                                                  |                |    |          |    |                                  |    |         |    |           |    |
|--------------------------------------------------------------------------------------------------|----------------|----|----------|----|----------------------------------|----|---------|----|-----------|----|
| FUNCTION                                                                                         | Wall Map       |    | Original |    | Duplicate                        |    | Tracing |    | 200 Sheet |    |
|                                                                                                  | date           | by | date     | by | date                             | by | date    | by | date      | by |
| Description checked and outline plotted on map                                                   |                |    |          |    |                                  |    |         |    |           |    |
| Petition number added to outline                                                                 |                |    |          |    |                                  |    |         |    |           |    |
| Denied                                                                                           |                |    |          |    |                                  |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                                                                     |                |    |          |    |                                  |    |         |    |           |    |
| Reviewed by:  | Revised Plans: |    |          |    | Change in outline or description |    |         |    |           |    |
| Previous case: _____                                                                             | Map # _____    |    |          |    | Yes _____<br>No _____            |    |         |    |           |    |

# CERTIFICATE OF PUBLICATION

TOWSON, MD. October 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., on one time, before the 3rd day of November, 1971, the 11th day of October, 1971, the 11th day of October, 1971.

THE JEFFERSONIAN

Cost of Advertisement, \$ \_\_\_\_\_

PETITION FOR VARIANCE  
14th DISTRICT  
ZONING: Petition for Variance for a Side Yard  
LOCATION: South side of Quatman Ave. 90 feet West of David Ave.  
DATE & TIME: Wednesday, November 3, 1971 at 10:00 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet instead of the required 15 feet, located at the rear of the property of Wesley C. Glessner, et ux, 3505 Quatman Avenue, 90' west of the center line of David Ave. Known as lot 12 block P of Section 4 of "Wallmark Manor", Recorded in the land records of Baltimore County; MAR 20 Folio 69.  
Being the property of Wesley C. Glessner, et ux, as shown on plat filed with the Zoning Department, Baltimore County, Maryland, November 10, 1968 at 10:00 A.M.  
By Order of the Zoning Commissioner of Baltimore County  
S. ERIC STROMA,  
ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR VARIANCE  
14th DISTRICT  
ZONING: Petition for Variance for a Side Yard  
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Being the property of Wesley C. Glessner, et ux, as shown on plat filed with the Zoning Department, Baltimore County, Maryland, November 10, 1968 at 10:00 A.M.  
By Order of the Zoning Commissioner of Baltimore County  
S. ERIC STROMA,  
ZONING COMMISSIONER OF BALTIMORE COUNTY

THE ESSEX TIMES  
808 EASTERN BLVD.  
BALTIMORE, MD 21202

ORIGINAL

687-0900

October 16 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Stroma, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 18 day of October 1971 that is to say, the same was inserted in the issue of October 14, 1971.

STROMBERG PUBLICATIONS, INC.

By: *Eric Stroma*

BALTIMORE COUNTY, MARYLAND No. 260  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Nov. 1, 1971 ACCOUNT 01-662

AMOUNT \$16.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
3505 Quatman Ave.  
Baltimore, Md. 21234  
Advertising and posting of property - #72-116-A  
25.00

BALTIMORE COUNTY, MARYLAND No. 205  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE October 12, 1971 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
3505 Quatman Ave.  
Baltimore, Md. 21234  
Petition for Variance - #72-116-A  
25.00

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#72-116-A

District: 14 Date of Posting: Oct. 14-21, 1971

Posted for: *Wesley C. Glessner*

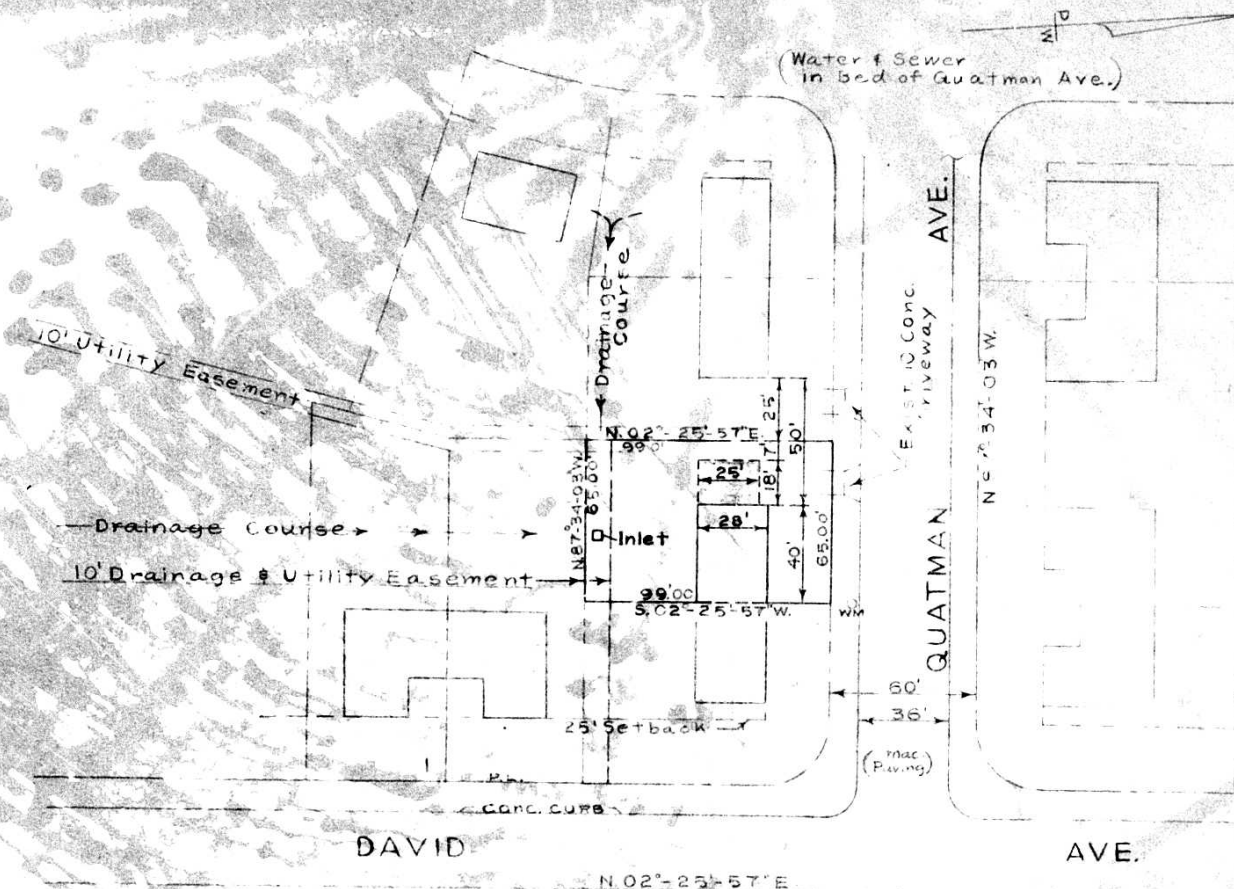
Petitioner: *Wesley C. Glessner*

Location of property: *3505 Quatman Ave. 90' West of David Ave.*

Location of Signs: *14 signs posted on front of 3505 Quatman Ave.*

Remarks: \_\_\_\_\_

Posted by: *Michael H. Dyer* Date of return: Oct. 21-27, 1971



14<sup>th</sup> Elect Dist. Balto. Co., MD.  
 Exist. Zoning R-6  
 HALLMARK MANOR  
 Section 4  
 Lot 12  
 Block F

ONE (1) STORY GARAGE (18'X25') ADDITION

Owner: WESLEY C. GLOSSNER

3505 QUATMAN AVE.  
 BALTO., MD. #21234

Scale: 1" = 50'

|           |         |
|-----------|---------|
| MAP:      | 4C      |
|           | NC-8-E  |
| ELECTION  |         |
| DISTRICT: | 14      |
| DATE:     | 7/14/71 |
| TYPE      |         |
| HEARING:  | A       |
| BY:       | NRB     |
| FINAL:    |         |
| BY:       |         |

MICROFILMED

