

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert E. Vogel
1 or w. Carolyn R. 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 1802-3 of the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Existing residence does not have sufficient space for growing family, thus additional living spaces are desired: Family Room, Bedroom and bathroom.

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.

Mr. & Mrs. William H. Parsons, Jr. Robert E. Vogel Carolyn R. Vogel
Contract purchaser Legal Owner
Address: 2221 JORDAN ROAD, Address: Brookside Lane
Baltimore, Maryland 21212 Riderwood, Maryland

Petitioner's Attorney Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of January 1972, 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 14th day of February, 1972, at 10:30 o'clock

Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION

Beginning for the same on the west side of Brookside Lane (28 feet wide) at the distance of 271.46 feet north of the north side of Bellona Avenue, thence the four (4) following courses and distances:
(1) South 1° - 31' West 156.00 feet
(2) South 88° - 29' East 110.29 feet
(3) North 1° - 31' East 146.00 feet
(4) North 88° - 29' West 110.29 feet
to the place of beginning. Contains approximately .395 acres.

8th. Election District

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dinenna, Zoning Commissioner, Date: February 10, 1972
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #72-174-A, West side of Brookside Lane 271.46 feet north of Bellona Ave. Petition for Variance for a rear yard.
Robert E. and Carolyn R. Vogel - Petitioners
8th District
HEARING: Monday, February 14, 1972 (10:30 A.M.)

The planning staff will offer no comment on the subject petition

GEG:NEG:mh

January 16, 1972

Mr. Oliver L. Myers, Jr.
Chairman of Advisory Committee
Baltimore County Office of Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Type of Hearing: Variance
Location: W/S Brookside Avenue, 271' N. of Bellona Avenue
Committee Meeting of January 4, 1972
Petitioner: Robert E. & Carolyn R. Vogel
8th District
Item 102
#72-174-A

Gentlemen:

This is to advise you that Robert E. and Carolyn R. Vogel are no longer the legal owners of the property; legal ownership is by William H. and Robin T. Parsons, Jr.

William H. and Robin T. Parsons, Jr. were the contract purchasers when the Petition for Zoning Variance was filed.

Sincerely,

William H. Parsons, Jr.
William H. Parsons, Jr.
WHP/11

cc: Mr. James E. Dyer,
Zoning Supervisor

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 14, 1972

Mr. Robert E. Vogel
Brookside Lane
Riderwood, Maryland 21119

Re: Type of Hearing: Variance
Location: W/S Brookside Avenue, 271' N. of Bellona Avenue
Committee Meeting of January 4, 1972
Petitioners: Robert E. and Carolyn R. Vogel
8th District
Item 102

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 located on the west side of Brookside Lane, approximately 271 feet north of Bellona Avenue. The property is currently improved with an attractive two-story frame dwelling. There are existing residences on the north, south, and west side of this property. On the east side are apartments and unimproved properties. There is no curb and gutter existing along Brookside Lane at this location.

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:

Brookside Lane is an existing private road. It is anticipated that in conjunction with future development of the property to the east, this lane will be improved as a public road. In that event, highway right-of-way and/or widening, and any necessary reversible easements for slopes will be required from the properties along the west side of Brookside Lane.

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

Mr. Robert E. Vogel
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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:

This property appears to be supplied with public water via a metered water house connection (approximately 300 feet in length) from the existing public water main in Bellona Avenue.

This property is utilizing a private on site sewerage disposal system. It is noted that a public water main and public sanitary sewerage could be constructed to serve the properties on Brookside Lane. Such construction would also be required in connection with development of the property to the east.

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated at this site.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site. No health hazard is anticipated.

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, Jr., Chairman

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 27, 1972

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 or about the 27th day of February, 1972, the first publication appearing on the 27th day of January, 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$

PETITION FOR A VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
FROM THE ZONING REGULATIONS
OF BALTIMORE COUNTY
SUBJECT: Petition #72-174-A, West side of Brookside Lane 271.46 feet north of Bellona Ave. Petition for Variance for a rear yard.
Robert E. and Carolyn R. Vogel - Petitioners
8th District
HEARING: Monday, February 14, 1972 (10:30 A.M.)

OFFICE OF
THE TOWSON TIMES
TOWSON, MD 21204 January 31 - 1972

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dinenna, 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 31 day of January 1972 that is to say, the same was inserted in the issue of January 27, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Rich Morgan

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 Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the above findings of fact the Variance requested will not adversely affect the health, safety and general welfare of the community

to permit a rear yard of fourteen (14) feet Zero (0) inches instead of the required thirty (30) feet

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of February, 1972, 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 rear yard of fourteen (14) feet Zero inches instead of the required thirty (30) feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Deputy 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 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Robert E. Vogel
Brookside Lane
Baltimore, Maryland 21204

Item 102

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 4th day of January 1972

Robert E. Vogel
Chairman of
Zoning Commission

Petitioner: Robert E. and Carolyn A. Vogel

Petitioner's Attorney: *Robert E. Vogel*
Reviewed by: *Robert E. Vogel*
Chairman of
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>UCB</i>										
Revised Plans: Change in outline or description										
Previous case: <i>C</i>										
Map # <i>8-3C</i>										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *8th* Date of Posting: *JAN. 29, 1972*
Posted for: *VARIANCE*
Petitioner: *ROBERT E. VOGEL*
Location of property: *W/S. OF. BROOKSIDE LANE 2nd 1/2 BLK. N.E. BELLOHA AVE.*
Location of Signs: *W/S. OF. BROOKSIDE LANE 280 FT. E. N.E. BELLOHA AVE.*

Remarks: *Robert E. Vogel*
Posted by: *Robert E. Vogel* Date of return: *FEB. 11, 1972*

BALTIMORE COUNTY, MARYLAND No. 1501
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 24, 1972 ACCOUNT 01-412

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER William H. Parsons, Jr.
PINK - AGENCY 224 Hopkins Road
YELLOW - CUSTOMER Baltimore, Md. 21212
Petition for Variance for Robert E. Vogel
#72-147-A 30.50 C NC

BALTIMORE COUNTY, MARYLAND No. 1535
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 11, 1972 ACCOUNT 01-462

AMOUNT \$39.50

DISTRIBUTION
WHITE - CASHIER William H. Parsons, Jr.
PINK - AGENCY 1204 Brookside Lane
YELLOW - CUSTOMER Baltimore, Md. 21204
Advertising and posting of property for Robert Vogel
#72-147-A 30.50 C NC

