

PETITION FOR ZONING VARIANCE FROM AREA AN' HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Brooks & Turnbull, 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 1802.2B, (504-V.B.1.d.1) to permit a front yard setback of 24 feet instead of the required 30 feet for an other principal building and Section 301.1 to permit a front yard setback of 18 feet instead of the required 22.5 feet for an open porch.

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

Existing structure enjoys a Special Exception for offices, but cannot be economically or feasibly utilized under the current setback requirements.

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: Brooks and Turnbull
By Charles E. Brooks
Address: 105 West Alleghany Avenue
Towson, Maryland 21204
244-3600
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973.

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 _____ day of _____, 1973, at 11:00 o'clock A.M.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Brooks and Turnbull, 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 1802.2B, (504-V.B.1.d.1) to permit a sideyard setback of 13 feet instead of the required 25 feet for an other principal building and Section 301.1 to permit a sideyard setback of 10 feet instead of the required 18.75 feet for an open porch.

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

Existing structure enjoys a Special Exception for offices, but cannot be economically or feasibly utilized under the current setback requirements.

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.

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By Charles E. Brooks
Address: 105 West Alleghany Avenue
Towson, Maryland 21204
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973.

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Item 126
This Petition has been received and accepted for filing this _____ day of _____, 1973.
S. Eric DiNenna, Zoning Commissioner
Petitioner: Brooks and Turnbull
Petitioner's Attorney: Charles E. Brooks
Reviewed by: John L. Wimbly, Planning Division

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1973

Charles E. Brooks, Esq.,
305 West Alleghany Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 126
Brooks and Turnbull - Petitioners

Dear Mr. Brooks:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the west side of Bosley Avenue, 130 feet south of Jones Road, in the 9th District of Baltimore County. This residential (D-16, 16) zoned property is presently improved with a two-story frame dwelling and a frame garage in the rear yard. The property on either side are improved with similar dwellings, the dwelling to the south of this site being used as an office. The subject site, as well as adjoining properties, enjoys a Special Exception for offices (S-1622B). To the rear of the site is the Towson Elementary School property and an existing 12 foot alley.

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,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:GAE:JD
(Enclosure)

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
WILLIAM T. MULLINS, Deputy Traffic Engineer

January 17, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 126 - ZAC - January 9, 1973
Property Owner: Brooks and Turnbull
610 Bosley Avenue
Variance from Section 1802.2B (504-V.B.1.d) to permit a side yard setback of 13' instead of required 25' for another principal building and Section 301.1 to permit a side yard setback of 10' instead of required 18.75' for an open porch District 9

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variances.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 10, 1973

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 126, Zoning Advisory Committee Meeting January 9, 1973, are as follows:

Property Owner: Brooks and Turnbull
Location: 610 Bosley Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B(504-V.B.1.d) to permit a side yard setback of 13' instead of required 25' for another principal building and Section 301.1 to permit a side yard setback of 10' instead of required 18.75' for an open porch.
District: 9
No. Acres: 60' x 150'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,
Thomas R. Devlin
Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:msf

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MD. 21204
476-3211

January 23, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 126, Zoning Advisory Committee Meeting, January 9, 1973, are as follows:

Property Owner: Brooks and Turnbull
Location: 610 Bosley Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B(504-V.B.1.d) to permit a side yard setback of 13' instead of required 25' for another principal building and Section 301.1 to permit a side yard setback of 10' instead of required 18.75' for an open porch.
District: 9
No. Acres: 60' x 150'

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

Very truly yours,
John L. Wimbly
John L. Wimbly
Project Planning Division
Office of Planning and Zoning

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Very truly yours,
W. Nick Petrovich
Field Representative

- 1.) S 11°00' W 60'
- 2.) N 79°00' W 150'
- 3.) N 11°00 E 60'
- 4.) S 79°00 E 150' to the place of beginning.

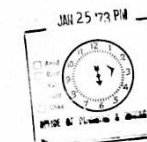
Charles E. Brooks
Charles E. Brooks

JJD:JD
(Enclosure)

JJD:MB
(Enclosure)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

NEG: FN



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
100 West Allbaugh Avenue
Towson, Maryland 21204

1000 126

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 2nd day of January 1980.

[Signature]
S. EX. 1. DIMENIA,
Zoning Commissioner

Petitioner Brooks and Tumbull
Petitioner's Attorney Charles E. Brooks

Reviewed by *[Signature]*
Planning
Advisory Committee