# PETITION FOR ZONING VARANCE 13-17/-A) FROM AREA ANT HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY

Brooks & Turnbull legal owner Sof the property situate in Baltimore which is described in the description and plat attached hereto and made a part heree

or for a Variance from Section 1802.28.(504-V.B.1.d.) 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 sathack requirements.

See attached description

scribed by Zoning Regulations.

advertising, posting, etc., upon filing of this
the zoning regulations and restrictions of

N MA W. 4-117

Turnbull By Charles E. Brooks
105 West Alleghany Avenue
Towson, Maryland 21204

January 1972, that the subject matter of this petition be advertised, as its Zoning Law of Raitimere County, in two acrospapers of general circulation through-County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Twoson, Baltimore

., 197 3. at 11:00 o'clock

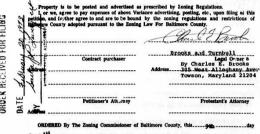
# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 20NING COMMISSIONER OF BALTIMORII COUNTY: $43^{1/4} \stackrel{A}{\smile} 4^{1/4}$

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

<u>Brooks and Turnbull</u> legal owners of the property situate in Baltimore, thich is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section\_1802.28.(504-Y.B.1.d.) to permit a sideyard setback of 13 feet instead of the required 25 feet for an debar principal building and Section 301:1 to permit a sideward setback of 10 feet instead of the required 18.75 feet for an open

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



Feri de Kenna

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesepeeke Avenu Towson, Meryland 21204

Petitioner Breeks and Turnbuill

Petitioner's AttorneyCharles E. Brooks

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1973

RE: Variance Petition Item 126 Brooks and Turnhull - Petitioners

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

JOHN J. DILLON. J

STATE ROADS CHAME BUREAU OF SCHLOOL DEPARTMEN

SAFD OF EDUCATION TONING AUMINISTRAT DEVELOPMENT

These comments are not intended to indicate the appropriateness of the zoning action requested, but to essure that all parties are made sawer 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 Boaley Avenue, 130 feet soath of Joops Road, in the 9th District of Baltimore County. This residential (Jul., 16) zoned property of Baltimore County, This residential (Jul., 16) zoned property frame garage in the rear yard. The properties on all ther side are improved with similar deallings, the dealling to the south of this site being used as an office. The subject site, as well as adjoining properties, enjoys a Social Execution for office (66-1628). To the rear of the site is the Touch County School property and an astituting 12 foot slays.

This patition 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 formerded to you in the near future.

JHN . DILLON, J3

JJD:GAE:JD

(Enclosure)

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

January 17, 1973

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

Item 126 - ZAC - January 9, 1973
Property Owner: Brooks and Turnbull
Variance From Section 1802.28 (50%, V.B. 1.d)
to permit a side yard setbac. of 13º instead of
required 25° for another principal bullding and
Section 301, 1 to permit a side yard setback of
10º instead of required 18.75° for an open porch

No major traffic problems are anticipated by the requested variances.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate

HSE-no

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

Campion -



January 10, 1973

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

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

Property Owner: Brooks and Turnbull Location: 610 Mo.ley Avenue Present Zoning: D.R. 16 Proposed Zoning: Variance from Section 1802.28(504V.B.1.d) 25' for another principal building american action permit a side yard setback of 10' instead of required 18.75' for an open porch. District: 9 No.Arres: 60' x 150'

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

Very truly yours. Thomas B. Dovlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVR:mn&

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Directo

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

Comments on Item #126, Zoning Advisory Committee Meeting, January 9, 973,

Property Owner: Brooks and Tumbull Locations: 610 Bosley Avenue Present Zoning: D.R.16 Proposed Zoning: Variance from Section 1802.28(504.V.B.1.d) to permit a side yard setback of 13 instead of required 25 for an other principal building and Section 301.1 to permit a side yard setback of 19 instead of required 18.75 for an open porch

January 23, 1973

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

Very truly yours, John d. Wembly

John L. Wimbley Planner I Project Planning Division

APR 25 1973

0 0
Pursuant to the advertisement, posting of property, and public hearing on the above petition
and it appearing that my reason of the following finding or facts that strict compliance.
with the Baltimore County Zoning Regulations would result in practi
cal difficulty and unreasonable hardship upon the Patitioners, the
Yariances should be had; and it further appearing that by rea
son of the granting of the Variances requested not adversely affect ing the health, safety and general welfare of the community, Varitar has Manissocketholish and industry appeals the hyperson of correct recovery
ances to permit a front yard setback of twenty-four (24) feet inste-
of the required thirty (30) feet for another principal building; and
to permit a front yard setback of eighteen (18) feet instead of the
required 22.5 feet for an open porch should be granted.
TIS ORDERED by the Zoning Commissioner of Baltimore County, this
the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197, that the above Varience be and the same is hereby DENIED.
Zoning Commissioner of Baltimore County

BROOKS & TURNBULL

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

Re: 610 Dosley Avenue Variance Petition Item 126

Please be advi... that the burein Petitioners, Scroks and the burein season of the same and the season of the property involving the variance granted under the above Petition until such time as the Order granted by your office becomes final and unappealable.

With kind personal regards, I remain,

Sincerely yours, BROOKS & TURNBULL, BY:

Charles & Brooks Charles E.Brooks

CEB

HAND DELIVERED



ent, 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 Petitioners, the .Variances should be bad; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the nealth, safety, and general welfare of the community, Variances to permit a side yard setback of thirteen (13) feet instead of the required twenty-five (25) feet for another principal building; and to permit a side yard setback of ten (10) feet instead of the required 18.75 feet for an open porch should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County, this February ...... 197 2., that the herein Petition for a Varianceshould be and the thirteen (13) feet instead of the required twenty five (25) feet for an open building; and the print a side yard setback of thirteen (13) feet instead of the required twenty five (25) feet for an open porch, side of the required 18.75 feet for an open porch, side of the required 18.75 feet for an open porch, side of the required 18.75 feet for an open porch, side of the proposal of a site plan by the Bureau of Public Services and the Office of Planning and Zening the Bureau of Public Services and the Office of Planning and Zening the Bureau of Public Services and the Office of Planning and Zening the Bureau of Public Services and the Office of Planning and Zening the Bureau of Public Services and the Office of Planning and Zening the Bureau of Public Services and the Office of Planning and Zening the Bureau of Public Services and the Services of the Bureau of Public Services and the Services of the Bureau of Public Services and the Services of the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ..... 197 ... that the above Variance be and the same is hereby DENIED.

IVED FOR I

Zoning Commissioner of Baltimore County

February 1, 1973

RE: Variance Petitien Item 126 Breeks and Turnbull - Petitieners

The attached comments for the Sureau of Engineering is addendum to our Zoning Advisory Committee comments of Jenuary 16, 1973 under the above referenced subject. Please note your records accordingly.

Very truly yours,

(Enclosure)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 10, 1973

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

Towen, Marylana and Townson, Marylana and Townson, Marylana and Townson and To

District:

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

WNP/ml

H EMBLIE PARKS, PARKS CUSENE C. HESS. .... MRS ROBERT & BERNEY

JUSEPH N. MEGOWAN ALVIN LORECK

DESCRIPTION FOR VARIANCE

610 BOSLEY AVENUE 9TH ELECTION DISTRICT

Beginning at a point on the west side of Bosley thence running the four (4) following courses and distances:

4.) S 79-00 E 150' to the place of beginning.

BALTIMC T COUNTY, MARYLAND

INTER-CIFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date January 25, 1973

FROM Norman E. Gerber, Office of Planning and Zoning

SUBJECT Petition #73-171-A. West side of Bosley Avenue 130 feet South of Joppa Road.

Petition for Varience for Front and Side Yards.
Petitioner- Brooks and larnbull

9th District

HEARING .

Monday, February 5, 1973 (11:00 A.M.)

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



February 1, 1973

# Baltimore County, Maryland Bepartment Of Bublte Works

COUNTY OFFICE BUILDING

January 30, 1973

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

Re: Item #126 (1972-1973)
Proporty Chapt: Brooks and Turnbull
fill Sollarly Years
Present Sorting: U.1.
Present Sorting: U.2.
The second Sorting Sorting

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.

Bosley arense, an existing County street, will be improved as a divided readway 55 feet wide, with closed sections and flexible parking, on a 100-feet righted-way. Birthway right-of-way, slope casements and proposed most increvenents are as shown on Sheet No. 5, Job Order 5-201-2, Drawing 872-Obley, File 5. Any additional construction or reconstruction of sidewalk, ourband gather, entrance, payme, etc. in connection with the further development of this site will be the full responsibility of the Potitions.

The submitted plan must be revised to indicate the right-of-way, proposed road improvements and esseemnts. Nutries information in this regard may be obtained from the Baltimere County Bureau of Segimentage.

Access to the proposed parkins area is indicated to be from the alley along the west mide (rear) of this property. The status of this alley is unknown and scored to be a residential alleyers of the alley mis seconmodate redicate necessary anticipated to be presented in a statisticated by the along with the preceding accordance with Bellinory County Standards to environment of the properties of the state o

The entrance locations are subject to approval by the Department of Traffic nearing, and small be constructed in accordance with Emiliatore County Standards.

Item #126 (1972-1973)
Fromerty Owner: Brooks and Turnbull
Page 2
January 30, 1973

### Storm Drains:

Frowisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) The "Olligions" was provide moreovary craiming latifilities (temporary or premanent; to prevent creating any missences or damages to adjacent properties, aspecially by the concentration of surface waters. Correction of any roblem which may result, due to improper grading or improper installation of drainings facilities, would be the full responsibility of the Petitioner.

## Mater and Sanitary Sewer:

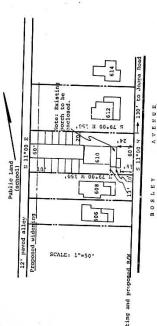
Public water supply and sanitary sewerage are svailable and serving this site.

Additional fire hydrant protection may be required in the vicinity. Very truly yours.

### END: EAM: FAR: 55

cc: John Trenner John Loos

N-TW Key Sheet 39 NF 2 Position Sheet NE 10A Topo 70 and 70A Tax Map



Parking:

Plat to Accompany Request for Variance

510 Bosley Avenue

9th Election District Present Zoning: D.R.16 with Special Exception for offices Proposed Zoning: Same with Variances for front yard

1st Floor 1200/300= 4 spaces 2nd Floor 1200/500= 3 spaces Total Required = 7 spaces Total Provided = 12 spaces Note: All parking areas to be paved with durable and dustless surface Note: Existing public water and sewer facilities

Note: Existing garage in rear of property to be removed.



15160

73-171-4

## CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District. 974	Date of Posting JAO 20-1973
Posted for: . VAR. INVEST	
Petitioner: BROOKS AND TURNBUL	4
Location of property: W.S. DF BOSIE 1.A	VE BEFT SAF SOPPA Pd.
Location of Signal 6.10 - Barley Av.	<b>3</b>
Remarks:	
Posted by Charles Milatel	Date of return: \(\sum_{140} \). 26 1973

# CERTIFICATE OF PUBLICATION

19. 73

THE JEFFERSONIAN,

Cost of Adverti, ment, \$.

TOWSON, MD, 21204 January 22 - 19 78

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dimenna Zonine Commissioner of Baltimore County

was inserted in the issue of January 18, 1973.

STROMBERG PUBLICATIONS, Inc.

PETITION	MAPPING			PROGRESS SHEET				ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	5	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: BB	F.		(		ed Pla		or des	criptio		Yes No

Prior E. Brooks, Eag. DALTI I Most Alleghary Annual Seas, Rhyland 21304	HORE COUNTY OFFICE OF P' MING AND ZOMING  County Office But Lifting 111 M. Chesapaske Avenue Tomson, Maryland 21204	() In- 126
	four Petition has been received and recente	ed for fillen
this gen	day of 1938.	
	Das	
	A. E. T. OTHERWAY	
	Zoning Commissioner	
Palitioner Breshe and T		
Petitianer's Attorray Ch	Artes E. Breshe Reviewed by	4000
	OAdv	ismy Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF PRICE : REVENUE DIVISION MISCELLANEOUS CASH RECEIFT 

25.0 CHSC #73-171-A

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	Patrick I.		

BALTIMORE COUNTY, MARYLAND 51.50 MSC