PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. JOSEPh N. A Sarah E. Hagel legal owners of the properly situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. INCO. 3.1 BESTEELE STREET, Barry part set-back of hereby petition for a Variance from Section. [281-4] plant yard set-back of

Dwellings from 30' to 19.60' 211.2 - To permit a front yard of

20 feet instead of the required 25 feet; and to permit 45 feet from the centraline of the street instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate bardship or practical difficulty)

Petitioners are cumers of a triangular piece of property as described on the attached plat and description.

One corner of the planned dwelling will be 19.60' from the alley in the rear of the property and there is no other way to place this dwelling to conform with the existing homes on this street.

See attached rescription

- 4 perty is to be pusted and advertised as prescribed by Zoning Regulations.

we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this and further agree to and are to be bound by the zoning regulations and restrictions of Sarah & Wagel 7959 St. Clair Lane Baltimore, Md. 21222 M. Michael Maslan

M. Michael Maslan

10 - 72.4M — 197 3. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughfour Baltimore County, that property be posted, and that the public hearing be had before the Zoning Compusioner of Baltimore County in Room 106, County Office Balliding in Towson, Baltimore thy of June 1973 at 10:00 clock

IN 10/0

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173-302 188

2795)

Bultimore County, Auruland Bepartment Of Bublic Works COUNTY OFFICE BUILDING

Borns of Emissoria

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

Be: Item 197
Separaty Owners, Joseph H. and Barsh Magel
Spylos Ivone and Bellawy Ivones
Present Zoning: Variance from Section 211.h for
a year yard settech of Deellings from 30 to
39.60? District: 12 No acres: 0.13 acres

Daar Mr. Dillenna:

The following comments are furnished in regard to the plat submitted to this so for review by the Zening Advisory Committee in commection with the subject item.

Styder Avetue is an existing improved County street. No further highway imp. Two-ments are required at this time. The status of the 10-foot alley is unknown. The Petitioner should assertath and clarify rights therein.

Sidewalk is required along the frontage of this property. The construction or reconstruction of sidewalk, curb and gutter, entrance etc. required in connection with the further development of this property will be the full responsibility of the Petitioner.

Sediment Control:

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

The Petitioner must provide necessary drainage facilities (temporary or cornicat) to prevent creating any missness or damages to adjacent properties, especially by the concentration of surface wabers. Correction of any problem which may result, due to improper greing or improper installation of drainage facilities, would be the full responsibility of the Puttimer.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JOHN L DILLON, 11

MEMBERS

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISS

BUREAU OF HALTH DEPARTMENT PROTECT PLANNING BUILDING DEPARTMENT PONTSO ADMINISTRATION

DEVELOPMENT

May 25, 1973

M. Michael Maslan, Esq., 2135 Dundalk Avenue Saltimore, Maryland 21222

RE: Variance Petition

Item 195 Joseph M. & Sarah E. Hagel - Petitioners

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 awere of olans 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 Caning Commissions with recommendations as to the appropriate-mass of the requested zoning.

The subject property is located on the northeast side of Snyder Avenue, 1640 feet northeast of Railway Avenue, in the 12th District of Baltimore County. The subject property is currently unimproved excent for some shrubbery and a hedge. The property is triangular shabed with its base along Snyder Avenue and the rear of the property bordering an existing 10 foot alley.

The petitioner proposes to develop this property with a two-story dealling and he is requesting a Warlance for a reer yard seback of 19,6 in lieu of the required 30 feet and a front yard setback of 20 feet in lieu of the required 25 feet. It should be noted at this time that the 15 foot front yard setback was added to this necition to protect the petitioners even though the 20 foot setback is an in line condition. Curb and gutter exists along Snyder Avenue at this location.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date

M. Michael Maslan, Esq. Item 195 Page 2 May 25, 1973

and time, which will be held not less than 30, nor more then 90 days after the date on the filing certificate, will be forwarded to you in the near future.

John J. Dillon p. icae) JOHN J. SILLON, JR., Chairman Zoning Advisory Committee

JJDJr.1JD

(Enclosure)

cct Evens, Hagen & Holdefer, Inc. 8013 Belair Road Baltimore, Hd. 21236

Property Owner: Joseph M. and Sarah Hagel May 3, 1973 Page 2

WATER AND SANITARY SEWER:

Fublic water supply and sanitary sewerage are available to serve this property. It appears that additional fire hydrant protection may be required in the vicinity.

200. Que ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

EID: EAN: FAR: ag

F-N.E. - Key Sheet 9 S.E. 18 - Position Sheet S.E. 3-E - Topo 103 Tax Map

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLPPORD. P.E.

May 30, 1973

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

Re: Item 195 - ZAC - April 10, 197? Property Owner: Joseph M. and Sarah Hagel Variance from Section 211.4 for a rear yard setback of dwullings from 301 to 19.600 District 12:

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the rear yard, $% \left(1\right) =\left\{ 1\right\} =\left\{ 1$

Michael Hange Michael S. Flanigan Traffic Engineer Associate

Baltimore County Fire Department

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Towson, Maryland 21204 825-7210

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Jack Dillon
Attention: Mr. Ockbook MCOckyonege, Chairman
Zoning Advisory Committee Re: Property Owner: Joseph M. and Sarah Hagel

Location: Snyder Avenue and Railway Avenue

Zoning Agenda Tuesday, April 10, 1973

Item No. 195

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCENDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

of the Fire Prevention Code prior to occupancy or beginning of operations.

The Duildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy.
Site plans are approved as drawn.

The Fire Prevention Dureau has no comments at this time.

Reviewer: LA Cogn Wash of Approved: Faul & Reineste Beputy Chief Benefit Prevention Bureau

mls 4/25/72

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Fric DiNenna, Zoning Commissioner Date June 5, 1973 FROM William D. Fromm, Director

SUBJECT Petition #73-302-A. Northeast side of Snyder Ave., 1640 feet Southeast of RaThay Ave.
Petition for Variance for Front and Rear Yards.

Petitioner - Joseph M. and Sarah E. Hagel

12th District

Wednesday, June 13, 1973 (10:00 A.M.)

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

WDF:NEG:rw

-BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH-

April 18, 1973

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

Dear Mr. DiNenna:

Comments on Item 195, Zoning Advisory Committee Meeting April 10, 1973, are as follows:

Property Owner: Joseph M. and Sarah Hagel 'cation: Snyder Avenus and Railway Avenue Present Zoning: D.R. 5. Proposed Zoning: Warlance from Section 211.4 for a rear yard setback of Dwellings from 30' to 19.60' District: 12 Ro. Acres: 0.13

Since metropolitan water and sever a ϵ available, no health hazard is anticipated.

Very truly yours,

Cham A Klnin Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

William D. Fromm



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 24, 1973

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

Dear Mr. Di Nenna

Comments on Item #195 Zoning Advisory Committee Meeting, April 10, 1973, are as follows:

Property Chinett Joseph M. and Sarah Hagel Locations. Snyder Avenue and R Ilway Avenue Present Zoning: D.R.5.5 Proposed Zoning: Variance from Section 211.4 for a rear yard serback of dwellings. from 33' to 19.60' No. Acres: 0.13 acres

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

ohn L. Wembler John L. Wimbley Planning Specialist II Project Planning Division Office of Planning and Zoning

#73-302-A

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Z.A.C. Meeting of: Tuesday April 10, 1973

Property Owner: Location: Present Zoning: Proposed Zoning:

Joseph M. and Sarah Hagel Snyder Avenue and Railway Avenue D.R. 5.5

D.R. 5.5 Variance from Section 211.h for a rear yard setback of Dwellings from 30' to 19.60'

District: No. Acres:

12 0.13 acres

Dear Mr. DiNenna

No effect on student population.

Very truly yours, W. Nick Petrovich

WNP/ml

H EMELIE PARKE, PARKE

ALVIN LONECK

MRS RICHARD & WILLIAMS

SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR RD. / BALTHYORE, ND. 21236 (301) 688-1503

Herch 7, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR PORTION OF LOT #66 AND ALL OF LOTS #67,68 & 69 BLOCK "O" PLAT OF FAIRLANN.

SECTIONING FOR THE SAME on the northeast side of Snyder Avenue (50 Feet wide) at a point situate 1,640 feet southeasterly measured along the north-Avenue (50 feet wide) thence lerving the northeast side of said Snyder Avenue and running (1) North 52 degrees 06 minutes 00 seconds East 88.09 Feet to the west side of a 10 foot alley, thence running and binding along the west side, of said 10 foot alley (2) South 04 degrees 26 minutes 00 seconds East 159.73 feet to the northeast side of Snyder Avenue, thence running and binding along the northeast side of Snyder Avonue (3) North 37 degrees 54 minutes 00 seconds West 133,25 feet to the place of beginning.

Containing 0.13 acres of land, more or less.



L. alan Evans

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District 12.10	Date of Posting 5-29.73
Posted for Hearing Med Jine 1	13. 1973 @ 10:00 AM
Petitioner: Jaseph Hogel	
Location of property: NELS 7 Sugar	Date of Porting 5 - 29, 13. 13. 1913 & 10.00 a. 11. 11. 11. 11. 11. 11. 11. 11. 11.
SE 7 Rolling or	Mils of Sugdes opposed 16.40'
Remarks:	
Posted by Arul H Kins	Date of return: 5/31./73

PETITION	M	APPI	NG	PR	OGRE	SS	SHE	ET			
FUNCTION		Wall Map				Duplicate		Tracing		200 Shee	
	date	by	date	by	dote	by	date	by	dote	by	
Descriptions checked and outline plotted on map											
Petition number added to outline							511,51				
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:	ulu	-	C	hange	d Plan	dine o	r desc	riptio			

PETITION FOR A VARIANCE

ZONERGI: PORTION FOR VAPILITY OF TO THE TOTAL TO SUPPLY AND THE VAPILITY OF TH

County Office Building, III W.
Chesapenhe /counce. Townor,
Maryland,
The Zoning Commissioner of
Bultimore County, by authority
of the Zoning Act and Regulations of Califfmore County, will

lations of Califmere Courty, will be depended a policie benaring:
Petition for Variance from the Zoniga Republishom of Billingard actinct of 15,50 feet instead of the required 20 feet; and to permit a front part of 20 feet instead of the required 25 feet; and to permit 4.5 feet from the cred-critic of the street instead of the required 55 feet; and to permit 4.5 feet from the cred-critic of the street instead of the required 55 feet, and to permit permit 55 feet from the cred-critic of the street instead of the required 55 feet.

The Zoning Regulation to be excepted as follows:
Section 1892.3.B (211.1) - Rear Yards - 30 feet, (211.2) - Front Yards - 53 feet.
All that parcel of land in the Twelifth District of Baltimore County.

thence running and binding alo the northeast side of Septid Avenue (3) North 37 degrees minutes 00 seconds West 133, feet to the place of beginnin Containing 0,3 acres of lan more or less. Being the property of Jone M, and Sarah Z, Hagel, as show

Department,
Hearing Date: Wednesday, June
13, 1973 at 19:09 A.M.
Public Hearing: Room 105,
County Office Building, Ill W.
Chesapeake Avenue, Towson, Md
BY ORDER OF

CERTIFICATE OF PUBLICATION

ornes or Dundalk Eagle

36 M. Dundelk Ave. Dundelk, Md. 21222

June 7, 19

THIS IS TO CERTIFY, that the annexed advertisement of 20MING COMMISS DIMER OF BALTIMORE COUNTY in Matter of potetion of Joseph M. Hagel.

The County tagget a weekly newspaper published in Baltimore County, Maryland, and the county of the co

following numerous name community states in weeks before to

the same was inserted in the issues of May 24,1973

Kimbel Publication, Inc.

By Sindel & Clethe

CERTIFICATE OF PUBLICATION

Got of Administration of Street Manage

Section 1. The section of the sectio

CERTIFICATE OF PUBLICATION

B. Leant She for

Cost of Advertisement, \$____

A Maked States, Sa 2135 Sant S Avenue Spitisters, Nr. 21222 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapnake Avenue Touson, Maryland 21204

Your Petition has been received and accepted for filling

He the Year

Patitioner design in 6 Seron E. Magel
In Middel Maden
In Middel Maden
Int State Control
Int State Cont

Chairpin, Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAN WFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	0
ATE June 13, 1973 Accoun	NT 01-662
AMOUN	er_ 255.00
Samh E Hagel State Colored State C	

BALTIMORE COUNTY, OFFICE OF PINANCE - REVEN MISCELLANEOUS CASH	NO DIVISION		8232
DATE_ March 27, 197	ACCOUNT (01-662	
	AMOUNT_	\$25.00	
Cash - M. Michael Petition for Varia	PINK - AGENCY Maclen	VELLO	· CUSTOMER
Latteron lot AMET	101 REEN	2. Hagel	
04	1 48198 27		25.00%

