

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we Edgar L. & Ethel L. Sperl, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 301.1 to permit a sideyard width of two feet on the northwest side of the property instead of the required 6 feet.

- 1) We do not own sufficient property to construct a carport necessary for our needs in any other manner or location.
- 2) The denial of this Petition will work undue hardship upon us.
- 3) All other regulations and laws will be complied with in the construction of this structure.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. For 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.

Edgar L. Sperl
Ethel L. Sperl, Legal Owner
3031 East Avenue
Address: Baltimore, Maryland 21234

Contract purchaser
Address: Baltimore, Maryland 21234

Petitioner's Attorney
Address: Towson, Maryland 21204

ORDERED: By The Zoning Commissioner of Baltimore County, this 24th day of July, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of September, 1973, at 2:00 o'clock P.M.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 22
4. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing

this 2nd day of August, 1973.

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Edgar L. Sperl, et al

Petitioner's Attorney: W. Miles Cole
cc: B. D. Lynch & Co., Inc.
8203 Harford Road (21234)

Reviewed by: [Signature]
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 21, 1973

W. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 22
Edgar L. Sperl, et al - Petitioners

Dear Mr. Cole:

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 that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of East Avenue, 184 feet northwest of Sperl Avenue, in the 11th District of Baltimore County. The property is currently improved with a one story stone ranch house that is in excellent condition. The property is well landscaped and lies adjacent to existing dwellings on either side and across the street from the subject property.

The petitioner is requesting a Variance to construct an open carport on the east side of the site that would be located up to two(2) feet from the side property line.

Curb and gutter does not exist along East Avenue at this location.

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

August 14, 1973

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

Re: Item 22 (1973-1974)
Property Owner: Edgar L. Sperl, et al
3031 East Avenue, 184' N/W Sperl Ave.
Existing Zoning: Dist. 5-1
Proposed Zoning: Variance from Section 301.1 to permit a side yard setback of 2' instead of the required 7.5' for an open carport
Districts: 11th No. Acres: 0.98 acre

Dear Mr. DiNenna:

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:

East Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easement for slopes will be required in connection with any grading or building permit application.

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 waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, will be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth N. Diver
Chief, Bureau of Engineering

cc: J. Sowers

Baltimore County Fire Department



J. Austin Dent
Chief

Towson, Maryland 21204
938-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Edgar L. Sperl, et al

Location: 3031 East Ave. 184' N/W Sperl Avenue

Item No. 22 Zoning Agenda July 24, 1973

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 100 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 []
- () 4. EXCEEDS 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.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: [Signature] Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/16/73

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALKIN
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 7, 1973

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

Re: Item 22 - 2/C - July 24, 1973
Property Owner: Edgar L. Sperl, et al
3031 East Avenue, 184' N/W Sperl Avenue
Variance from Section 301.1 to permit a side yard setback of 2 feet instead of the required 7.5 feet for an open carport
District 11

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc.

MSF/pk

NOV 26 1973

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 hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard of 2 feet instead of the required 10 feet on the southwest side. should be granted. 10 ft

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of August, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of August, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 2, 1973

DONALD J. ROOP, 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 22, Zoning Advisory Committee Meeting July 24, 1973, are as follows:

Property Owner: Edgar L. Sperl, et al
Location: SW/S East Ave., 184' NW of Sperl Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 to permit a side yard setback of 2' instead of req. 7.5'
District: 11
No. Acres: 0.98

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnw

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



August 3, 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 #22, Zoning Advisory Committee Meeting, July 24, 1973, are as follows:

Property Owner: Edgar L. Sperl, et al
Location: SW/S East Ave. 184' N/W Sperl Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 to permit a side yard setback of 2 ft. instead of required 7.5 ft. for an open carport.
Election District: 11
No. Acres: 0.98 Acres

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

Very truly yours,

John L. Wimbley

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 866-3311 ZONING 866-3311

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1973

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

Z.A.C. Meeting of: July 24, 1973

Re: Item 22
Property Owner: Edgar L. Sperl, et al
Location: see agenda
Present Zoning: D.R. 5.5
Proposed Zoning: Variance

District: 11
No. Acres: 0.98

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. R. Petrovich
W. R. Petrovich
Field Representative

WRF/ml

ZONING DESCRIPTION

BEGINNING for the same at a point on the southwest side of East Avenue 184 feet more or less northwesterly measured from the west corner of the intersection of Sperl Avenue with East Avenue thence South 39 degrees West 427.35 feet, thence North 51 degrees West 90 feet, thence North 39 degrees East 427.35 feet and thence South 51 degrees East 90 feet to the place of beginning.

Containing 0.98 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 27, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-87-A. Southwest side of East Ave. 184 feet West of Sperl Ave.
Petition for Variance for a Side Yard.
Petitioner - Edgar L. and Ethel L. Sperl

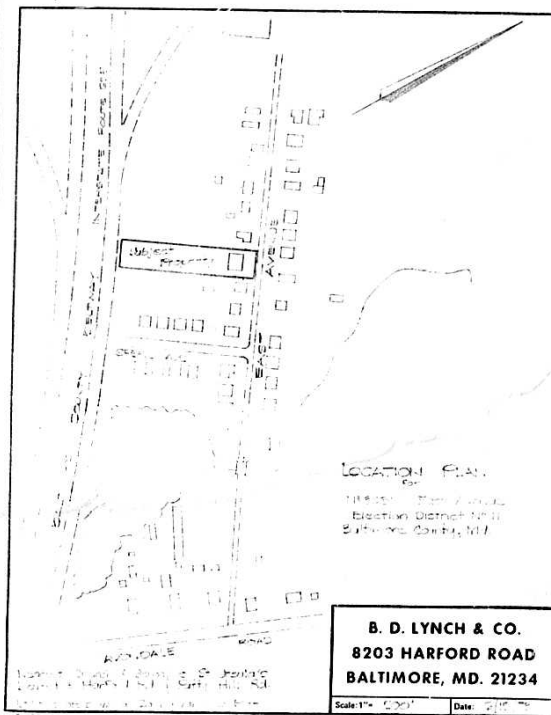
11th District

HEARING: Tuesday, September 18, 1973 (9:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make at this time.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw



PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map		Original		Duplicate		Tracing		GPO 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>FTH</i>	Revised Plans:				Change in outline or description					
Previous case:	Map #				Yes _____ No _____					

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 30, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once-a-week on Monday successive weeks before the 10th day of September, 1973, the first publication appearing on the 10th day of August 1973.

THE JEFFERSONIAN

L. L. Smith, Publisher
Manager

Cost of Advertisement, \$ _____

MICROFILMED

NOTICE FOR A VARIANCE FOR ZONING

Subject: Petition for Variance for a Sub-Variation
Location: Southwest side of East Avenue 100 feet West of Sport Avenue.
Date & Time: Thursday, September 13, 1973 at 9:00 A.M.
Public Hearing: Room 100, County Office Building, 100 W. Chesapeake Avenue, Towson, Maryland.

The Board of Commissioners of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the above-captioned petition for a variance from the zoning regulations of Baltimore County to permit a side yard of 10 feet instead of the required 12 feet at the southwest side.

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74-87-A

EXHIBIT

OFFICE OF



THE ESSEX TIMES

ESSEX, MD. 21221

September 3 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of the Essex Times, Senior Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one XXXXXXX week before the 3rd day of September 73 that is to say, the same was inserted in the issue of September 30, 1973.

STROMBERG PUBLICATIONS, Inc.

MICROFILMED

By L. L. Smith, Publisher

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

74-87-A

District 11R Date of Posting Aug. 24, 73
Posted for Housing Truss, Sept. 18, 1973, @ 9:45 A.M.
Petitioner Edgar L. Spaul
Location of property SW 1/4 of East Ave. 100 ft. of Sport Ave.
Location of Signs 1 sign posted @ 20 x 1. Cont. 20 x 1
Remarks _____
Posted by Michael H. Shaw Date of return 9/16/73
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received! this 25th day of July 1973. Item # _____

H. D. H.
Zoning Commissioner

Petitioner Spaul Submitted by Cole
Petitioner's Attorney Cole Reviewed by FTH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 12422

DATE Sept. 18, 1973 ACCOUNT 01-662

AMOUNT \$47.00

WHITE - CASHIER
DISTRIBUTION
PEARL - AGENCY
VELOCITY - CUSTOMER
Spaul Rev. Co., Inc.
3031 West Ave.
Baltimore, Md. 21234
Advertising and parking of property
7/18-73-A
47.00 CASH

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 11165

DATE August 13, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PEARL - AGENCY
VELOCITY - CUSTOMER
E. Scott Moore, Esq.
406 Jefferson Building
Towson, Md. 21204
Petition for Variance, for Edgar Spaul
7/18-73-A
25.00 CASH

BALTIMORE BELTWAY

N 51°00'W - 30.0'

US. INTERSTATE ROUTE 695

ASPERL AVENUE

Zoned

D.R.

5.5

SUBJECT
PROPERTY

L. 2250 F. 24

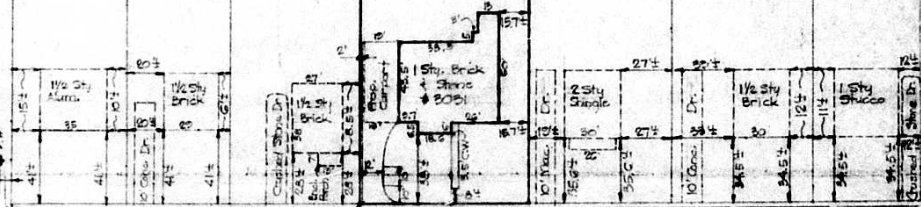
Area
0.883 Ac.

Zoned D.R. 5.5

Zoned

D.R.

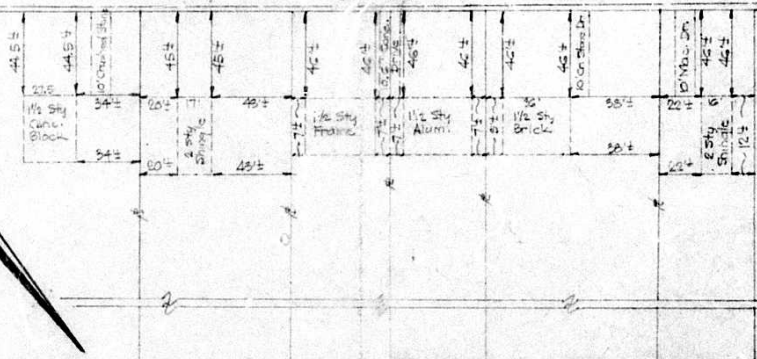
5.5

S 51°00' E 220'
25' Median Moving

S 51°00' E 220'

AVENUE

to Harford Rd.



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Nº 3031 East Avenue
Electoral District Nº 11 Baltimore County, Md.



Prepared by
B.D. LYNCH & CO. INC.
18202 HARFORD ROAD
BALTIMORE MD. 21284
Scale: 1" = 50' Date: June, 1975

