

74-131-A #75 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Barry B. Gross
Leon E. Felps
County and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 1802.20(2)(A)-(A.3.2)
to permit a side yard setback of 13 feet instead of the
required 25 feet.

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

Ordered by building inspector to close porch walls to
eliminate access to high voltage electrical equipment.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day

of October 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, through-
out 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 3rd day of December, 1973, at 11:15 o'clock
A.M.

Zoning Commissioner of Baltimore County.

(over)

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

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

November 1, 1973

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

Re: Item #75 (1973-1974)
Property Owner: Barry B. Gross & Leon E. Felps
N/8 of Sudbrook Lane, 395' W. of Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a side yard setback
of 13' instead of required 25'
No. of Acres: 0.31 District: 3rd

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.

General:

The comments applied for this property in connection with Item #63 (1971-72)
remain valid and applicable to this Item #75 (1973-1974). These comments are
referred to for your consideration.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURES
P-SE Key Sheet
28 NW 21 Top. Sheet
NW 7 F Topo
78 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WILLIAM T. MILLER DEPUTY TRAFFIC ENGINEER

November 8, 1973

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

Re: Item 75 - October 23, 1973 - ZAC
Property Owner: Barry B. Gross and Leon E. Felps
NW/8 Sudbrook Lane, 395 feet W of Reisterstown Road
Variance to permit a side yard setback of 13 feet instead of the
required 25 feet
District 3

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 20, 1973

John J. Dillon
XXXXXXXXXXXX

Mr. Leon E. Felps
10 Sudbrook Lane
Pikesville, Maryland 21208

RE: Variance Petition
Item 75
Barry B. Gross & Leon E. Felps -
Petitioners

Dear Mr. Felps:

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 as to the appropriateness of the
requested zoning.

The subject property is located on northwest
side of Sudbrook Lane, 395 feet west of Reisterstown
Road, in the 3rd District of Baltimore County.

This property is currently improved with a
converted two-story frame dwelling which is now
being used as offices. This property is zoned D.R. 16.

The petitioner received his Special Exception for
offices in 1971 under Case No. 72-135-X.

The petitioner now wishes to enclose a side
porch apparently to accommodate some additional
office space requirements. There are no particular

Mr. Leon E. Felps
Re: Item 75
November 20, 1973

problems insofar as this Committee is concerned.
However, it is interesting to note there have been
no physical improvements along Sudbrook Lane in
connection with any improvements made on this property.

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., Chairman
Zoning Advisory Committee

JJDmr.:JD

Enclosure

cc: Matz, Childs & Associates, Inc.,
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 29, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH 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 75, Zoning Advisory Committee Meeting
October 23, 1973, are as follows:

Property Owner: Barry B. Gross & Leon E. Felps
Location: NW/8 Sudbrook La., 395' W of Reisterstown Rd.
Present Zoning: D.R.16
Proposed Zoning: Variance to permit a side yard setback
of 13' instead of required 25'
No. Acres: 0.31
District: 3

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

A moratorium was placed on new sewer connections in the
Guyan's Falls Drainage Basin by Dr. Neil Solomon, Secretary of
Health and Mental Hygiene on Sept. 13, 1973; therefore approval
may be withheld for this connection.

Very truly yours,

Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:msg



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

October 25, 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 #75, Zoning Advisory Committee Meeting, October 23, 1973, are as follows:

Property Owner: Barry B. Gross and Leon E. Felps
Location: N/W/8 of Sudbrook Lane, three hundred and ninety-five (395) feet W of Reisterstown
Road
Existing Zoning: D.R.16
Proposed Zoning: Variance to permit a side yard setback of thirteen (13) feet instead of
required twenty-five (25) feet
No. of Acres: 0.31
District: 3

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

Very truly yours,

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

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 high voltage electrical equipment adjacent to the open porch necessitated enclosing two sides of the porch and would result in a practical difficulty and unusually hardship if the third side could not be enclosed

the above Variance should be had; and it further appearing that by reason of the enclosure of the existing porch allowing a reasonable use of the office building (converted dwelling), without being detrimental to the health, safety and general welfare of the neighborhood a Variance to permit a side yard setback of 13 feet instead of the required 25 feet should be granted.

IT IS ORDERED by the Deputy Commissioner of Baltimore County this 19th day of December, 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 State Highway Administration, 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 19th day of December, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 2, 1973

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

Z.A.C. Meeting of: October 23, 1973

Re: Item 75
Property Owner: Barry S. Gross & Leon E. Falgo
Location: N.W. 1/4 of Sudbrook Lane, three hundred and ninety-five (395) ft.
Present Zoning: R-1 Reisterstown Road
Proposed Zoning: Variance to permit a side yard setback of thirteen (13) ft.
Instead of required twenty-five (25) ft.

District: 3rd
No. Across: 0.31

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

H. EMILIE PARKS, President
EUGENE E. HESB, Vice President
MRS. ROBERT A. GORMLEY

MAURICE M. MONTAGNI
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA H. WHEELER, Correspondent

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, VAND.
MRS. MICHAEL N. KUTNER

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 925-0900

DESCRIPTION

0.31 ACRE PARCEL, MORE OR LESS, KNOWN AS NO. 10 SUDBROOK
LANE, BALTIMORE COUNTY, MARYLAND.

This Description is for Yard Variances

Beginning for the same at a point on the northwest side of Sudbrook Lane, 60 feet wide, at a distance of 395 feet, more or less, measured southwesterly along the northwest side of Sudbrook Lane from the southwest side of Reisterstown Road and running thence and binding on the northwest side of Sudbrook Lane S 61° 38' W 62.92 feet to a point, thence the three following courses and distances: (1) N 28° 51' W 217.04 feet, to the southeast side of a 17 foot unimproved alley, and running thence and binding on said alley, (2) N 61° 38' E 65.45 feet to a point, thence (3) S 28° 09' E 210.00 feet to the place of beginning.

Containing 0.31 acres of land, more or less.

RLSimpl

J.O. 71136

October 1, 1971



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 23, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-131-A, Northwest side of Sudbrook Lane 395 feet Southwest of Reisterstown Road.
Petitioner for Variance for a Side Yard.
Petitioner - Leon E. Falgo, et al

3rd District

HEARING: Monday, December 3, 1973 (11:15 A.M.)

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

William D. Fromm
Director
Office of Planning and Zoning

W.D.F:NEG:rv



ORIGINAL
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 November 19 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 19 day of November 1973, that is to say, the same was inserted in the issue of November 15, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 15, 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 at one time, November 15, 1973, the first publication appearing on the 15th day of November 1973.

THE JEFFERSONIAN
H. Frank Smith
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 75
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 23rd day of November 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Barry S. Gross & Leon E. Falgo

Petitioner's Attorney: Matz, Childs & Associates, Inc.,
1020 Cromwell Bridge Road, Towson, Md. 21204

Reviewed by: J. O. 71136
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 23rd day of November 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Gross & Falgo

Petitioner's Attorney: Matz, Childs & Associates, Inc.

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map		Original		Duplicate		Filing		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: J. O. 71136										
Revised Plans: Change in outline or description										
Previous case: J. O. 71136										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Nov. 13, 1973 ACCOUNT: 01-662
AMOUNT: \$85.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Polgo and Gross, B.S.,
10 Sudbrook Lane
Pikesville, Md. 21208
Petition for Variance 74-131-A
2500 REC

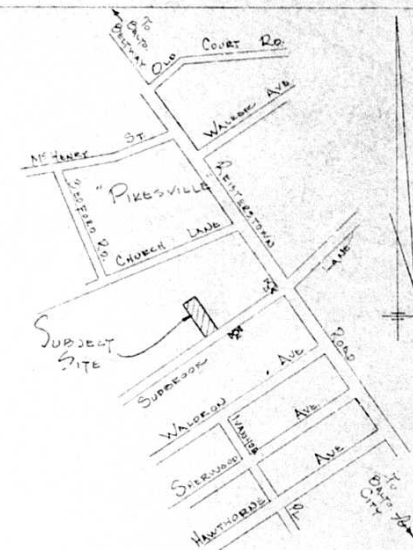
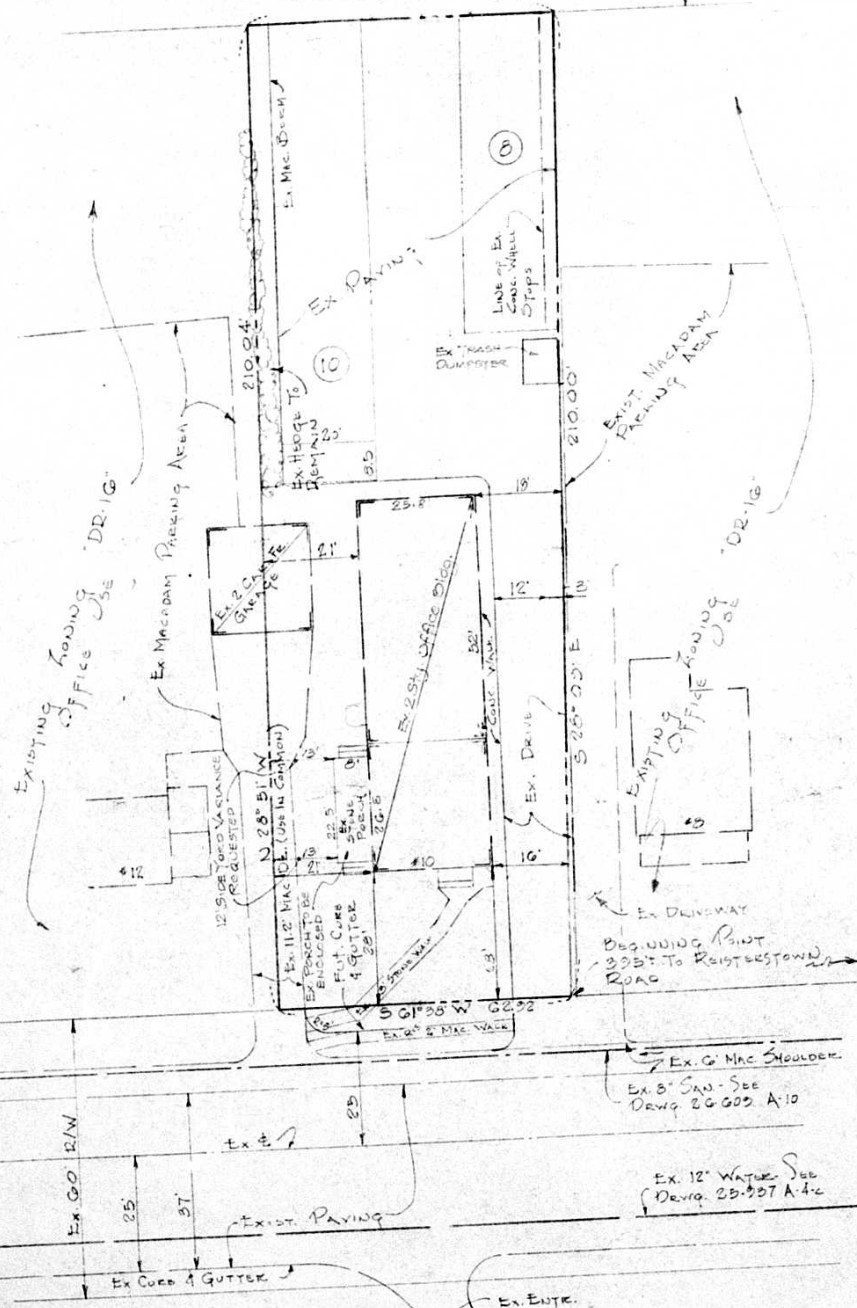
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Nov. 3, 1973 ACCOUNT: 01-662
AMOUNT: \$8.75
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Polgo and Gross, B.S., P.A.,
10 Sudbrook Lane
Pikesville, Md. 21208
Advertising and posting of property
74-131-A 74-131-A
48.75 REC

JAN 30 1974

EXISTING ZONING "DR-10"
RESIDENTIAL & OFFICE USES

17' ALLEY (DEED)
(UNIMPROVED)

N 61° 38' E GS 45'



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.01 ACRES ±
2. EXISTING ZONING OF PROPERTY "DR-10" WITH SPECIAL EXCEPTION
3. EXISTING USE OF PROPERTY "OFFICE USE"
4. PROPOSED ZONING OF PROPERTY "DR-10" WITH SPECIAL EXCEPTION: SIDE YARD VARIANCE
5. PROPOSED USE OF PROPERTY "DENTAL, MEDICAL OFFICES, & PROFESSIONAL OFFICES"
6. OFF-STREET PARKING DATA:
 - A. TOTAL FLOOR AREA EQUALS 4,927.00 SQ. FT. (INCLUDING BASEMENT)
 - B. REQUIRED PARKING EQUALS 17 SPACES (300 SQ. FT.)
 - C. EXISTING PARKING EQUALS 10 SPACES
7. SEE LOCATION PLAN FOR EXISTING FIRE HYDRANTS
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 18.02.2 (504 X 52, TABLE 5-4) OF THE ZONING CODE TO PERMIT A SIDE 13' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 12')

MAP	30
DATE	1/13/73
ELECTION	3
DISTRICT	5
TYPE	1/13/73
BY	1/13/73

PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION OF PROPERTY
AT
Nº 10 SURREBROOK LANE
ELECTION DISTRICT 5
SCALE: 1"=20'
BALTIMORE COUNTY, MARYLAND
SEPT. 10, 1973



MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
1/13/73 RLS TONED BY CHILDS BY P.

SURREBROOK

LANE

