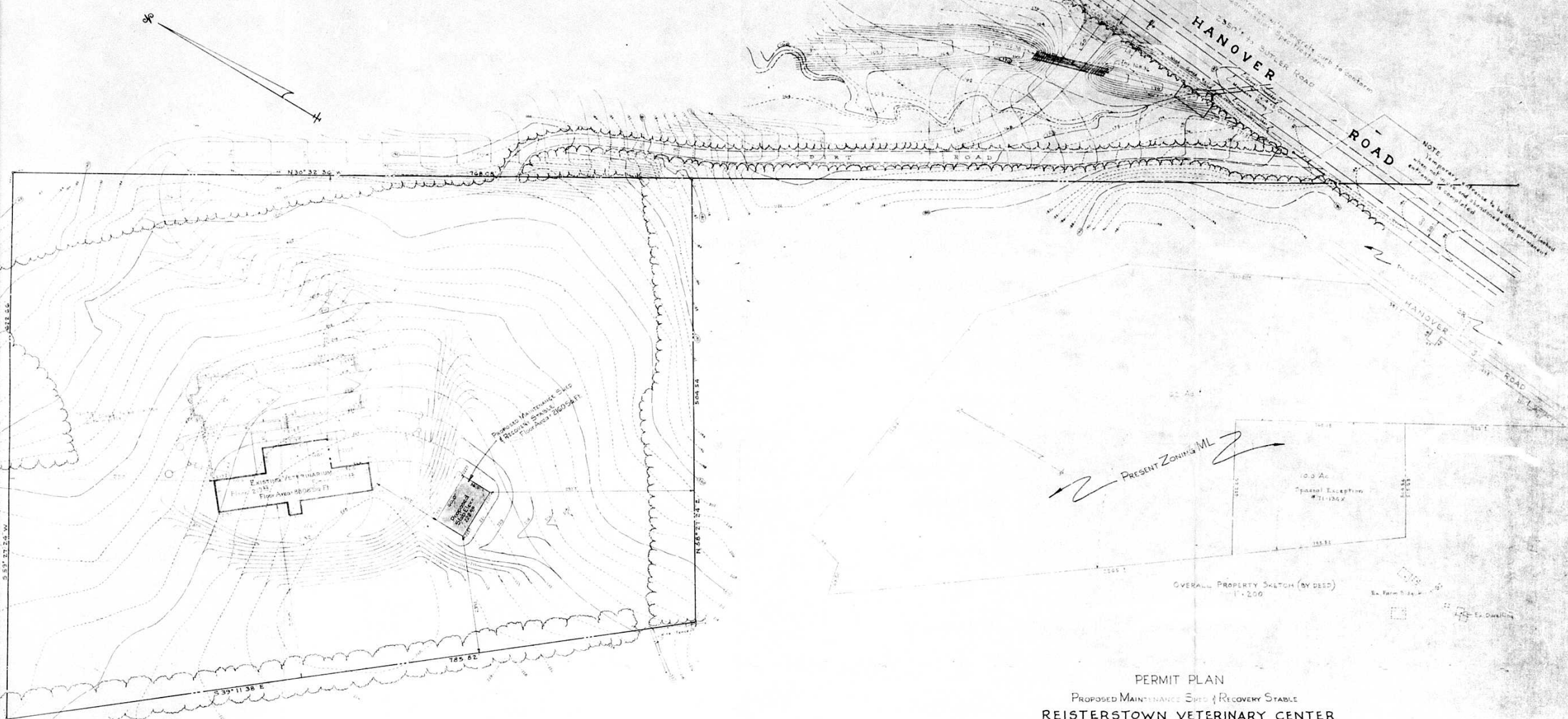


NOTE
2" 48" RCP (Class A) to be used
according to BOMD Specifications

NOTE
Temporary reference to be shown and labeled
when not shown and labeled when permanent



PRESENT ZONING ML

OVERALL PROPERTY SKETCH (BY DESD)
1" = 200'

PERMIT PLAN
PROPOSED MAINTENANCE SHED & RECOVERY STABLE
REISTERSTOWN VETERINARY CENTER
HANOVER ROAD - REISTERSTOWN, MARYLAND
Baltimore County, Md Election District #4
Scale: 1" = 50'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John L. Wampler*
DATE 10-30-74

71-134-X



JAM STEPHENS, JR.
OCIATES, INC.
ENGINEERS
100 HENRY AVE.
BALTIMORE, MARYLAND



NOTE:
2" 48" RCP (Class A) to be used
according to BOMD Specifications

HANOVER ROAD



PRESENT ZONING ML

OVERALL PROPERTY SKETCH (BY DEED)
1" = 200'

PERMIT PLAN
PROPOSED MAINTENANCE SHED & RECOVERY STABLE
REISTERSTOWN VETERINARY CENTER
HANOVER ROAD - REISTERSTOWN, MARYLAND
Baltimore County, Md. Election District #4
Scale 1" = 50'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John L. Winkley*
DATE 10-30-74

71-134-X

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas J. Soethe & Lorraine M. Soethe, 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 303.1.1 to permit a front yard setback of 21 ft. for an enclosed porch in lieu of the required average front setback of 27 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The current construction of the Windlass Freeway immediately to the west of our home is causing extensive dust and noise pollution. We would like to enclose our front porch so that we may use our porch in comfort. Our neighbors also would like to enclose their porches for the same reasons.

See attached description

Property is to be posted and advertised as prescribed by Zoning Reg. ations. 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 Thomas J. Soethe
Legal Owner Lorraine M. Soethe
Address S. Cardinal Rd.
Petitioner's Attorney Butler, Md. 21221
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of 10th November, 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 10th day of December, 1973, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

November 8, 1973

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

Re: Item 82 - ZAC - October 30, 1973
Property Owner: Thomas J. & Lorraine M. Soethe
Location: S.E./S of Cardinal Road, S. of Doolittle Road
Variance to permit a front yard setback of 21 feet for an enclosed porch instead of the required 27 feet
District 15

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 31, 1973

DAVID 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 82, Zoning Advisory Committee Meeting
October 30, 1973, are as follows:

Property Owner: Thomas J. & Lorraine M. Soethe
Location: S.E./S Cardinal Rd., S. of Doolittle Rd.
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a front yard setback of 21' for enclosed porch instead of required 27'
No. Acres: 81.27' x 18.08'
District: 15

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:mnp

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1973

Thomas J. Soethe
5 Cardinal Road
Baltimore, Maryland 21221

Re: Zoning Variance
Item #82
Thomas J. & Lorraine M. Soethe

Dear Mr. Soethe:

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 the southeast end of Cardinal Road, approximately 250 feet east of Doolittle Road, in the 15th District of Baltimore County. This D.R. 10.5 property is the third house from the end of a group of row homes.

The Petitioners are requesting a variance to enclose a front porch, thus reducing the required setback from 27 feet to 21 feet. Our field investigation verified that this conversion has already been made, apparently without the required permits. There are no other enclosed porches on this street.

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

JDD:jrb

Enclosure

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

Division of Engineering
ELLSWORTH M. DYER, P. E. CHIEF

November 9, 1973

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

Re: Item #82 (1973-1774)
Property Owner: Thomas J. & Lorraine M. Soethe
2/25 of Cardinal Rd., S. of Doolittle Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a front yard setback of 21' for an enclosed porch instead of the required 27'
No. of Acres: 81.27' x 18.08' District: 15th

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:

Baltimore County utilities and highway improvements are not involved. However, it appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #82 (1973-1774).

Very truly yours,

Ellsworth M. Dyer
Ellsworth M. Dyer, P.E.
Chief, Bureau of Engineering

ELLSWORTH M. DYER

cc: J. Long

1-48 Key Sheet
2-18 31' x 18.08' Sheet
2-2 2' x 18.08' Topo
90' x 18.08' Map

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

Re: Item 82

Z.A.C. Meeting of: October 30, 1973

Property Owner: Thomas J. & Lorraine M. Soethe
Location: S.E./S of Cardinal Rd., S. of Doolittle Rd.
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a front yard setback of twenty-one (21) feet for an enclosed porch instead of the required twenty-seven (27) feet.

District: 15th
No. Acres: 81.27' x 18.08'

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
W. Nick Petruich
W. Nick Petruich
Field Representative

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 31, 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 #82, Zoning Advisory Committee Meeting, October 30, 1973, are as follows:

Property Owner: Thomas J. & Lorraine M. Soethe
Location: S.E./S of Cardinal Road, S. of Doolittle Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a front yard setback of twenty-one (21) feet for an enclosed porch instead of the required twenty-seven (27) feet
No. of Acres: 81.27' x 18.08'
District: 15

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 484-3811 ZONING 484-3811

M. EMERIE PARKS, President
EUGENE D. WHEELER, Vice President
MRS. ROBERT L. BERRY

MARTIN W. BURGESS
JOSEPH W. MCGOWAN
ALVIN LORICK
JOSHUA W. WHEELER

E. DAYTON WILLIAMS, JR.
RICHARD W. TRACY, VICE
MRS. RICHARD W. WILLIAMS

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 Petitioners.

the above Variance should be had; and it further appearing that by reason of the foregoing of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of twenty-one (21) feet for an enclosed porch in lieu of the required average front setback of twenty-seven (27) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of December, 1973, that the herein Petition for a Variance to permit a front yard setback of twenty-one (21) feet for an enclosed porch in lieu of the required average front setback of twenty-seven (27) feet be and the same is GRANTED, effective 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.

the above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

Description for Variance

Begin at a point at the southeasternmost end of the Cardinal Road cul-de-sac, being Lot No. 44 of the plat "Stemmers Heights", G.L.B. No. 18 Folio 23. Also known as No. 5 Cardinal Road.

August 17, 1973

Dear Mr. Hogans:

Please be advised that we the undersigned hope to enclose our front porches in the future, as Mr. & Mrs. T.J. Soethe, 5 Cardinal Road, are trying to do now.

Wally Soel
Arlene Soel
Kathy & Nopie
Nathaniel M. Green
Mrs. & Mrs. Aaron Hammel
Mr. & Mrs. Shash & Blaine
Mr. & Mrs. Richard Allman

BAITMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 6, 1973
FROM: William D. From, Director of Planning
SUBJECT: Petition #74-134-A. Southeast side of Cardinal Road 290 feet Southeast of Beelittle Road.
Petition for Variance for a Front Yard.
Thomas J. and Lorraine Soethe, Petitioners

15th District

HEARING: Monday, December 10, 1973 (10:00 A.M.)

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

William D. From, Director of Planning

WDF:REG:rv

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 22, 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., on or about the 22nd day of November, 1973, the first publication appearing on the 22nd day of November, 1973.

THE JEFFERSONIAN
S. L. Lusk, Jr., Manager

Cost of Advertisement, \$.....

PETITION FOR VARIANCE
15th District
Petition for Variance for Front Yard Setback of 21 feet for an enclosed porch in lieu of the required average front setback of 27 feet.
The Zoning Commissioner of Baltimore County, Maryland, has received the petition for a Variance to permit a front yard setback of 21 feet for an enclosed porch in lieu of the required average front setback of 27 feet. The petition is being published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 22nd day of November, 1973, the first publication appearing on the 22nd day of November, 1973.

FUNCTION	PETITION MAPPING PROGRESS SHEET					
	Wall Map	Original	Duplicate	Tracing	200 Sheet	
Descriptions checked and outline plotted on map	date by	date by	date by	date by	date by	
Petition number added to outline						
Denied						
Granted by ZC, BA, CC, CA						
Reviewed by: F.T. Logan	Revised Plans: Change in outline or description Yes No					
Previous case: NONE	Map #					

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11/21/73
Posted for: Thomas J. Soethe
Petitioner: Thomas J. Soethe
Location of property: SE 1/4 of Section 14, T. 14 N., R. 1 E., Lot 14
Location of Sign: 5 Cardinal Road
Remarks: None
Posted by: M. H. H. Date of return: 11/29/73

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

DATE: Nov. 16, 1973 ACCOUNT: 01-662
AMOUNT: \$25.00
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Money Order #1022351
Petition for Variance for Thomas J. Soethe
#74-134-A
\$25.00
25.00

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

DATE: December 10, 1973 ACCOUNT: 01-662
AMOUNT: \$37.27
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Mr. Thomas J. Soethe
Posting and Advertising for Variance
Case #74-134-A
\$37.27

Thomas J. Soethe
5 Cardinal Rd.
Baltimore, Md. 21204

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

Your Petition has been received and accepted for filing

this 5th day of November 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Thomas J. & Lorraine M. Soethe

Petitioner's Attorney: None Reviewed by: F.T. Logan
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

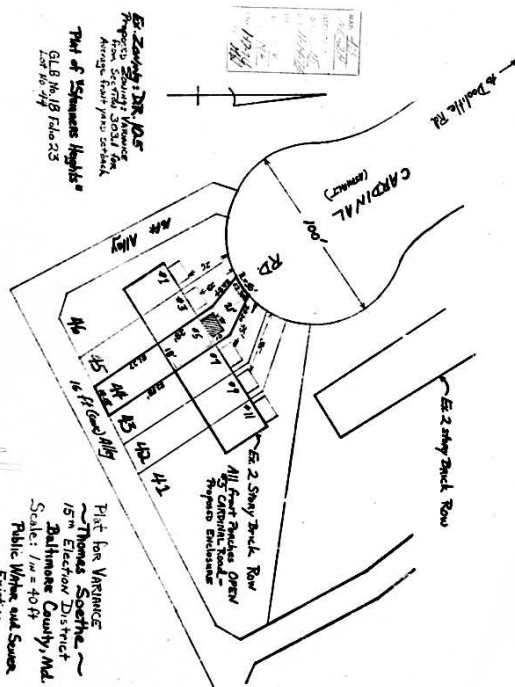
Your Petition has been received this 3rd day of Oct 1973

S. Eric DiNenna
Zoning Commissioner

Petitioner: Soethe Submitted by: SAME

Petitioner's Attorney: None Reviewed by: F.T. Logan

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



ORDER RECEIVED FOR FILING
DATE: December 13, 1973
FILED: 15th District

FILED FOR VARIANCE
THOMAS J. SOETHE
5 CARDINAL RD.
BALTIMORE, MD. 21204
OCTOBER 1973

FILED FOR VARIANCE
THOMAS J. SOETHE
5 CARDINAL RD.
BALTIMORE, MD. 21204
OCTOBER 1973