

74-237-A #140 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Charles E. Dengler &
I, or we, Julia M. Dengler, legal owner, 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 1A003 B3, to permit a side yard setback of 23 feet, 6 inches instead of the required 50' set back.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Petitioners desire to construct an addition to their residence, but cannot do so practically within the required setback.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Julia Mary Dengler
Address: 248 Bay Drive
Baltimore, Maryland 21220

Protestant's Attorney
Lee Stuart Thomson
Address: 800 Equitable-Towson Bldg.
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

March 1974 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 24th day of April, 1974 at 10:00 o'clock.

Lee Stuart Thomson, Esq.
Zoning Commissioner of Baltimore County. 4/24/74

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 7, 1974

Lee Stuart Thomson, Esq.,
800 Equitable-Towson Bldg.
Towson, Maryland 21204

RE: Variance Petition
Item 140
Charles E. and Julia M.
Dengler - Petitioners

Dear Mr. Thomson:

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 Commission with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Bay Drive, approximately two hundred and fifteen (215) feet west of Wye Road. It is presently improved with a residence, bathroom, free standing enclosed patio, and a storage shed.

The properties to the east and west are improved with frame residences and the properties to the north are unimproved. This is a water front lot that faces the Chesapeake Bay on the south.

The petitioners are requesting a Variance to permit a side yard setback of twenty-three and one-half (23.5) feet instead of the required fifty (50) feet. A twenty-two (22) foot by forty (40) foot addition is proposed that will double the side of the

DESCRIPTION

All that parcel of land situate in the 15th election district of Baltimore County, Maryland and described as follows: Beginning for the same at a point on the South side of Bay Drive situate 215' Easterly from the intersection of the South side of Bay Drive and the centerline of Wye Road and being known and designated as lots Nos. 244, 245, and 246 on the Plat of Second Addition to Flat No. 1, Rowley's Quarter, which said Flat is recorded among the Land Records of Baltimore County in Flat Book No. 8, folio 73.

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

February 28, 1974

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

Re: Item #140 (1973-1974)

Property Owner: Charles E. and Julia M. Dengler
N/S of Bay Drive, 215' W. of the intersection of the N/S of Bay Drive and the centerline of Wye Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of 23' 6" instead of the required 50'
No. of Acres: 150' x 249' 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.

Highways:

Bay Drive, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section generally on a 50-foot right-of-way (10-foot minimum).

Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

March 11, 1974

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

Re: Item 140 - ZAC - February 12, 1974

Property Owner: Charles E. and Julia M. Dengler
N/S Bay Drive, 215 feet W of the intersection of the N/S of Bay Drive and the centerline of Wye Road
District 15
Variance to permit a side yard setback of 23 feet 6 inches instead of the required 50 feet

Dear Mr. DiNenna:

No 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 Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

878-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles E. & Julia M. Dengler

Location: N/S of Bay Drive, 215' W of the intersection of the N/S of Bay Drive and the centerline of Wye Road
Item No. 140 Zoning Agenda February 19, 1974

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 _____ the maximum allowed by the Fire Department.
4. 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", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: _____ Noted and Approved: _____
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/74

ORDER RECEIVED FOR FILING
DATE 4/19/74
BY [Signature]

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 setback of 23 feet 6 inches instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County that

on April 19, 1974, 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.

[Signature]
Deputy Zoning Commissioner of Baltimore County

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 day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



March 8, 1974

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 #140, Zoning Advisory Committee Meeting, February 12, 1974, are as follows:

Property Owner: Charles E. and Julia M. Dengler
Location: N/S of Bay Drive, 215' W. of the intersection of the N/S of Bay Drive and the centerline of Wye Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of twenty-three feet six inches (23' 6") instead of the required fifty (50) feet
No. of Acres: 150 ft X 249 ft
District: 15th

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

Very truly yours,

[Signature]

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 414-3511 ZONING 414-3581

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 5, 1974

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

Z.A.C. Meeting of: February 15, 1974

Re: Item 140
Property Owner: Charles E. and Julia M. Dengler
Location: N/S of Bay Drive, 215' W. of the intersection of the N/S of Bay Drive and the centerline of Wye Road
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of twenty-three feet six inches (23' 6") instead of the required fifty (50) feet.

District: 15th
No. Acres: 150 ft. x 249 ft.

Dear Mr. Dinenna:

No bearing on student population.

WDP/ml

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dinenna, Zoning Commissioner Date: April 19, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-277-A, South side of Bay Drive 215 feet East of Wye Road.
Petition for Variance for a Side Yard.
Petitioners - Charles E. Dengler and Julia M. Dengler

15th District

HEARING: Wednesday, April 24, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request will not adversely affect the 1980 Guideplan, the official master plan for Baltimore County.

[Signature]
William D. Fromm
Director of Planning

WDF:REG/iv



PETITION FOR VARIANCE
FOR THE YEAR
[Text continues with details of the petition and the hearing process]

OFFICE OF
THE
ESSEX TIMES
ESSEX, MD. 21221 April 8 - 1974
THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 8th day of April 1974, that is to say, the same
was inserted in the issue of April 4 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

CERTIFICATE OF PUBLICATION
TOWSON, MD. April 4, 1974
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 before the 8th day of April 1974, the first publication
day of April 1974, the first publication
appearing on the 4th day of April 1974.
THE JEFFERSONIAN
[Signature]
Manager.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 4, 1974
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 before the 8th day of April 1974, the first publication
day of April 1974, the first publication
appearing on the 4th day of April 1974.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		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: <u>WDC</u>										
Previous case: _____										
Revised Plans: Change in outline or description _____									Yes	No
Map # _____										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-237-A

District: 15th Date of Posting: 4-4-74
Posted for: Hearing, Wed. April 24, 1974, 10:00 A.M.
Petitioner: Charles E. Dengler
Location of property: S/S of Bay Drive 215 ft. E. of Wye Rd.
Location of Sign: 1 Sign posted in yard on South side of Bay Drive on Wye Road
Remarks: [Signature]
Post-d by: [Signature] Date of return: 4-11-74

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this _____ day of _____

1972. Item # _____


S. Eric DiNenna
Zoning Commissioner

Petitioner Mrs. Mrs. C.E. Dangle Submitted by MR. THOMSON

Petitioner's Attorney MR. THOMSON Reviewed by NISC

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this Oct day of _____

Dec. 1973 - 1972. Item # _____


S. Eric DiNenna
Zoning Commissioner

Petitioner ANDREW Submitted by PAVUS

Petitioner's Attorney PAVUS Reviewed by JPB

* 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. 13181

DATE April 1, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Lee Stuart Thomson, Esq.
600 Equitable-Towson Bldg.
Towson, Md. 21204
Petition for Variance for Charles Dangle
#74-237-A

Item 140

Lee Stuart Thomson, Esq.
600 Equitable-Towson Bldg.,
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 21st day of March 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner Charles E. and Julia H. Dangle

Petitioner's Attorney _____ Reviewed by James A. Blythe
Chairman,
Zoning Advisory Committee

Item 140

Lee Stuart Thomson, Esq.
600 Equitable-Towson Bldg.,
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 21st day of March 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner Charles E. and Julia H. Dangle

Petitioner's Attorney _____ Reviewed by James A. Blythe
Chairman,
Zoning Advisory Committee

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

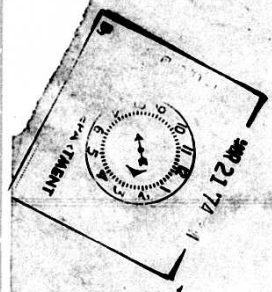
No. 14770

DATE April 24, 1974 ACCOUNT 01-662

AMOUNT \$47.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Charles E. Dangle
246 Bay Drive
Baltimore, Md. 21220
Advertising and posting of property
#74-237-A

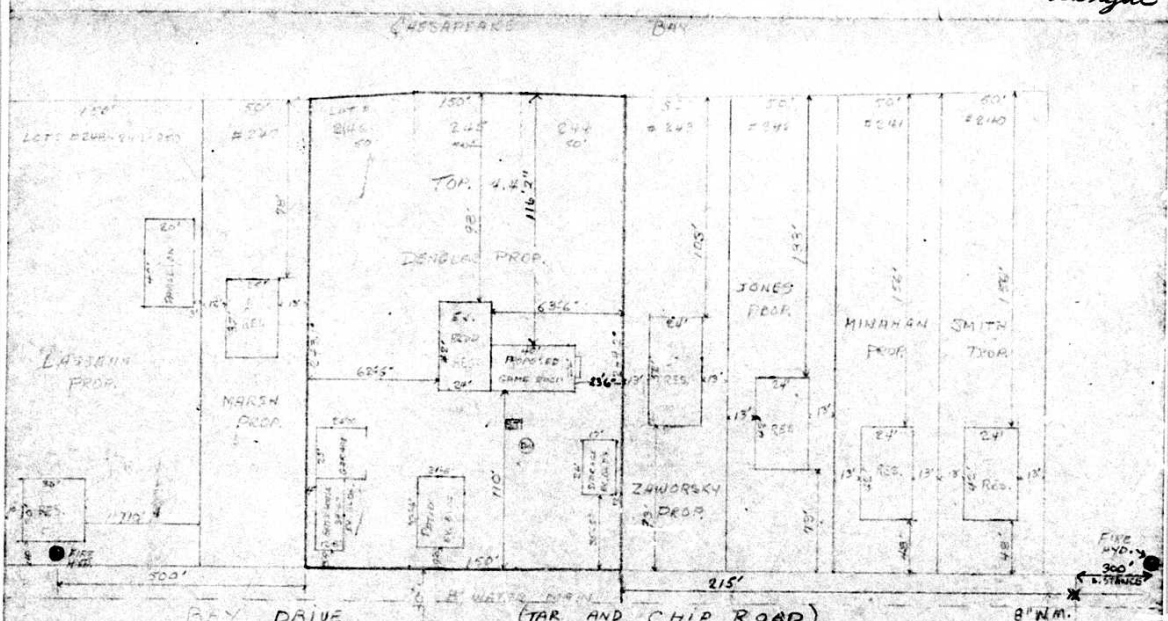


Scale 1" = 2000'

REVISED PLANS

Plan #140

Charles E. & Julius M. Singer



PROPOSED GAME ROOM
MR. & MRS. CHARLES DENGLE
245 BAY DRIVE
BALTO. CO. MD.
EVENING STAR, BALTO. MD.
MAY 15, 1915
SCALE 1" = 50'

UNIMPROVED

