PETITION FOR ZONING VAR.ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY-

tree we. Thomas N. & Viola L. Spangledegal owner a 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 400.1 to permit an accessory structure

Oten

(garage) to be located outside of the rear third of the lot farthest

removed from the side street.

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

We request a variance in "Cide Yard Setback" from h0' - 0" which we understand the law requires to 30' - 0" in order to keep the proposed garage building in The variance of 10' - 8 " will preserve scitting stitling of the residence. The variance of 10' - 8 " will preserve be setting stitling of the residence. The variance of 10' - 0" of the preserve in the financial hardship of providing an additional 10' - 0" also assistsum in the financial hardship of providing an additional 10' - 0" to the length of the drivway. We assume the size of the variance is not large in respect to the total development of the property.

see attached description

I, or we, ago petition, and fur	ree to pay expenses of above Vari	prescribed by Zoning Regulations. ance advertising, posting, etc., upon filing of this by the zoning regulations and restrictions of Law For Baltimore County.	
1		Som 4 Spay Com	
7	Contract purchaser	Legal Owner	

Address 1/6 fox 376 2/220

Protestant's Attorney

Milleria Zoning Commissioner of Baltimore County.

Petitioner's Attorney ₹ Ad

MID 1 TORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of Beach 197 5 that the subject matter of this petition be advertised, as required by the Zoning Law of Ballimore County, in two newspapers of general circulation throughout Ballimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Ballimore County in Room 105, County Office Building in Towner. Ballimore day of April

County, on the 21st

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date April 18, 1975

FROM William D. Fromm, Director of Planning

SUBJECT Petition #75-245-A. Petition for Variance for an Accessory Structure. Northeast corner of Pennsylvania Drive and Yale Road. Petitioner - Thomas M. Spangler

HEARING: Monday, April 21, 1975 (10:00 A.M.)

There are no land use planning factors requiring comment on this petition at this time.



PETITION FOR A VARIANCE FOR AN ACCESSORY STRUCTURE Northeast corner at Pennsylvania Drive and Yale Road, 15th District

0

* BEFORE THE

(6)

ZONING COMMISSIONER

* BALTIMORE COUNTY

* Case No. 75-245-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Thomas M. Spangler

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection

JOHN W. HESSIAN, III

CHARLES E. KOUNTZ, UR. Deputy People's Counsel County Office Building Towson, Maryland 21204 494-3212

I HEREBY CERTIFY That a copy of the foregoing Order for Appearance was mailed this 7th day of April, 1975, to Thomas M. Spangler, Rt. 16, Box 376, Baltimore, Maryland 21220, legal owner.

JOHN W. HESSIAN, III



Ben

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

April 28, 1975

Mr. & Mrs. Thomas M. Spangler Route 16, Box 376 Baltimore, Maryland 21220

RE: Petition for Variance NE/corner of Pennsylvania Drive and Yale Road - 15th Election District Thomas M. Spangler, et ux -Petitioners NO. 75-245-A (Item No. 174)

April 16, 1975

RE: Variance Petition
Item 174
Thomas M. & Viola L. Spangler Petitioners

Dear Mr. & Mrs. Spangler:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached,

Very truly yours.

S. ERIC DI NENNA Zoning Commissioner

SED/art

cc: John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Thomas M. Spangler Rte. 16, Box 376 Baltimore, Maryland 21220

Dear Mr. Spangler:

Franklin'M: Hogan

90300186

The Soning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field imspection 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 aware of plans or problems with reward to the development plans that may have a bearing on the problems of the plans that may have a bearing on the plans that the plans that so that the zoning commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located northeast of Pennsylvania Drive and Yale Road (Pennsylvania Drive, more commonly known as Harewood Road).

The petitio er is requesting a Variance to locate a garage outside the permitted rear third of the corner lot.

Field inspection revealed the foundation of this garage to be underway in its initial stages. The petitioner's plan must be revised, as per the comments of the Bureau of Engineering, to indicate proposed highway right-of-way widenings.

Mr. Thomas M. Spangler Re: Item 174 April 15, 1975

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the heart section of the heart section of the heart 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, Full Thysof

FRANKLIN T. HOGANS, JR.

FTH:JD

Enclosure

Drive and Yale Road and known as lot #5 as shown on Plat #2 of Harewood Park, which is recorded in the land records of Baltimore County in Liber 13, Polio 144. Also known as Route 16, Box 376.

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 _

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF 1 PAFFIC ENGINEERING

Zoning Commissioner of Baltimore County

Commissioner of Baltimore County

EUGENE J. CLIFFORD. P.E.

March 21, 1975

Mr. S. Fric DiNenni

Re: Item 174 - ZAC - March 16, 1975

Trophyty Owner Cartain 1, 2 Volla L. Spangler Location: National State of the Cartain Land State of the Cartain Cartai

side street.

No. of Acres: 200 x 80

Dear Mr. DiNenna

No traffic problems are anticipated by the requested variance

Very traly yours, richalls thomas Michael S. Planigan Traffic Engineering Assoc.

MSF/bza

Baltimore County, Margland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING WISON MARYLAND 21204

Bureau of Engineering ELLEWORTH N. DIVER. P. E. CHIE

April 3, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building on, Maryland 2120

Re: Item #17h (197h-1975)

Property Owner: Themas M. & Yiola L. Spangler
N/K cor. of Pennsylvania Dr. & Yale Bd.
Existing Zoning: D.R. 5.5

Proposed Zoning: Variance from Sec. 400.1 to permit
an accessory structure (garage) to be located outside
of the rear third of the lot furthest recoved from the side street. No. of Acres: 200 x 80 District: 15th

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

Yale Road and Twin River Beach Road (Pennsylvania Drive) are proposed to be improved in the future as 30-foot closed section roadway on 95-foot rights-of-way, including a filled area for sight distance at the intervention and any secessary revertible easements for slopes will be required in connection with any grading or building permit application. The submitted plan such be revised to indicate the proposed highway rights-of-way widening and that the site comprises lot 5 of Flat Ro. 2, Brawood Park, recorded C.R.K. 19, Folic Bla.

Development of this property through stripping, grading and stabilisation 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.

Storm Drains:

Mr. S. Eric Di Nenna, Zoning Commissione

Property Owner: Thomas M. and Viola L. Spangler

Location: NE/cor of Pennsylvania Drive and Yale Road Existing Zoning: D.R.5.5

SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

Zoning Advisory Committee

Towson, Maryland 21204

Dear Mr. DiNanna

Office of Planning and Zoning Baltimore County Office Building

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any misances 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, would be the full responsibility of the Petitioner.

Comments on Item #174, Zoning Advisory Committee Meeting, March 10, 1975, are as follows

Proposed Zoning: U.N.J.J.

Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (garage) to be located outside of the rear third of the lot farthest removed from the side street.

No. of Acres: 200 x 80

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

March 31, 1975

Very truly yours,

John L. Wimbley

John LW whle,

Project and Development Planning

Item #17h (197h-1975) Property Owner: Thomas M. & Viola L. Spangler Page 2 April 3, 1975

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Pettiloner is advised that the proper sections of the Raltimore Scanty Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours.

ELLSWORTH N. DIVER, P.E. Chief, Sureau of Engineering

END:EAM:FVR:es

MM-SW Key Sheet 29 NE 49 Pos. Sheet NE 8 M Topo 8h Tax Map

BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH.

March 12, 1975

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

Dear Mr. DiNenna:

Comments on Item 174, Zoning Advisory Committee Meeting, March 18, 1975, are as follows:

Property Owner: Thomas N. & Viola L. Spangler Location: NE/Cor. of Pennsylvania Dr. & Yale Rd. Existing Zoning: D.R. 5.5 Proposed Zoning: VARIANCE from Sec. 400.1 to VARIANCE from Sec. 400.1 to
permit an accessory structure
(garage) to be located outside
farthest removed from the side
No. of Acres: 200 x 80

Metronel:

Metropolitan water and sewer are available.

Since this is a variance for an accessory structure. no health hazard is anticipated.

Very truly yours.

Dhow M. Kenen Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:nc#

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 17, 1975

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

Z.A.C. Meeting of: March 18, 1975

174 Re: Item

Trem
Property Owner: Thomas M. & Viola L. Spangler
Location: NefCor. of Pennsylvania Dr. & Yale Road
Present Zoning: D.R. S.S.
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (garage) to be located outside of the rear third of the lot farthest from the side street.

Districts

Dear - DINerna:

No bearing on student population.

Very truly yours.

W hist felionel W. Nick Petrovich., Field Representative

H. EMSLIE PARKS, PRESIDENT EUDENE C. HESS, vol. 100

WAP/m1

ALVIN LONEOK

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu

Towson, Maryland 21204

Your Petition has been received * this MAR 1975. Item #

9

(0)

Petitioner STINGCED Submitted by

Petitioner's Attorney____ Reviewed by

This 12 not to be interpreted as acceptance of the Petition for assignment of a nearing date.

13th DISTRICT	
ONING Petition for Variance for an Accessory Structure. Description Northeast corner of Pennsylvania Drive & Yale Rood.	TOWSO
ATE & TIME: Monday, April 21, 2975 at 1950 A M UBLU: HEARING: Room 106, Coun- ty Office Building, 111 W. Chesa-	THIS IS TO CER
peaks Avenue, Towson, Maryland The Zoning Commissioner of Bal-	published in THE JEF
The Zaning Commissioner of Bal- more County, by authority of the ming Act and Regulations of Bal- more County, will hold a public paying.	and published in Tow
Petition for Variance from the ning Regulations of Baltimore	of nne time sw
minty to permit an accessory struc- re (garage) to be located sutside the rear third of the lot fartherest moved from the side street.	day ofApril.
The Zoning Regulation to be ex- pted so follows: ction 100.1 - Accessory Structure	appearing on the
n corner lots they shall be located by in the third of the lot farthest one any street and shall occupy not over than 10% of such third. All that parcel of land in the Fif-	1975
eath District of Baltimore County Located on the Northeast corner Pennsylvania Drive and Yale Road d known on lot No. 5 as shown on et No. 5 of Harewood Park, which recorded in the land revends of	4.
dlimate County in Liber 12, falin 6. Also known as Route 16, Hoa 276. Being the property of Thomas M. angler, as shown on plat plan filed th the Zoning Department.	Cost of Advertisement,

TOWSON, MD.,AUC.F. 2	
THIS IS TO CERTIFY, that the annexed	advertisement was
shed in THE JEFFERSONIAN, a weekly	newspaper printed
published in Towson, Baltimore County,	Md., oncesinoock
one time presented water before the	a 21et

... 19...75, the first publication 3rd day of Spril

Mr. Thomas M. Spangler Rte. 16, Box 376 Baltimore, Md. 21220

Item 174

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 17th day of March 197%5

S. Eric DiNenna, Zoning Commissioner

Petitioner Thomas M. & Viola L. Spangler

Reviewed by Franklin T. Ho Chairman, Petitioner's Attorney

Zoning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

475-245-A

District 15th Posted for Hearing Monday Paris	Date of Posting 1/ - 2 - 20.
Petitioner . Herney M. Herney L. Location of property. M. Jane of Comments	
Location of Signs I Sugar Doubled for	Grad of Chisting Terrostation
Remarks:	Date of return: 4-10-25

	-										
PETITION	MAPPING PROGRESS					SS	SHEFT				
FUNCTION	Wall Map		Original		Duplicate			eing	200 Sheet		
	date	by	date	by	date	by	date	by	dote		
Descriptions checked and outline plotted on map								by	dote	by	
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: NBC			Re	visco	d Plan	61					
Previous case;				ange	in out	line o	r desc	ription	Y	es lo	

BALTIMORE COUNTY MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE April 22, 1975 ACCOUNT 01-662 AMOUNT \$1,1.37 DISTRIBUTION WHITE CASHIER PINK - AGENCY YELLOW - CUSTOMER

Thomas M. Spangler St. 16 Box 376 Baltimore, Md. 21220 Advertising and posting of property-#75-245-A BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Mar. 31, 1975 ACCOUNT 01-562

AMOUNT \$25.00

WHITE - CASHIER VELLOW - CUSTOMEN Thomas M. Spangler Rt. 16 Box 376

Baltimore, Md. 21220 Petition for Variance 75-265-A



