

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 granting of the Variance requested, not adversely affecting the health, safety, and general welfare of the community, the Variance to permit an accessory structure (garage) to be located outside of the rear third of the lot farthest removed from the side street should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of April, 1975, that the herein Petition for a Variance to permit an accessory structure (garage) to be located outside of the rear third of the lot farthest removed from the side street should be and the same is GRANTED, from and under 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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

March 21, 1975

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

Re: Item 174 - ZAC - March 18, 1975
Property Owner: Thomas M. & 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 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
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance for a residential garage.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



March 31, 1975

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 #174, Zoning Advisory Committee Meeting, March 10, 1975, are as follows:

Property Owner: Thomas M. & Viola L. Spangler
Location: NE/Cor. of Pennsylvania Drive and Yale Road
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 farthest removed from the side street.
No. of Acres: 200 x 80
District: 15th

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 bearing on this petition.

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 and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3281

Item #174 (1974-1975)
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 Petitioner is advised that the proper sections of the Baltimore County 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 Sewers:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

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

END:EM:PM:es

PM-SW Key Sheet
29 W 49 Pgs. Sheet
NR 8 M Topo
GL Tax Map

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

Re: Item 174
Property Owner: Thomas M. & Viola L. Spangler
Location: NE/Cor. of Pennsylvania Dr. & Yale Road
Present Zoning: D.R. 5.5
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 removed from the side street.

District: 15th
No. Acres: 200 x 80

Dear Mr. DiNenna:

No hearing on student population.

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

H. EMILY PARKS, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. BERNLEY

MARCUS M. ROISARS
JOSEPH M. MCGOWAN
ALVIN LONICK
JOSHUA H. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD H. BLOUNT

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD F. HOOP, M.D., MPH
DIRECTOR OF HEALTH SERVICES

March 12, 1975

Mr. S. Eric DiNenna, 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 M. & 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 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
District: 15th

Metropolitan water and sewer are available.

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ncp

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 12 day of
MAR 1975. Item #

Mr. S. Eric DiNenna,
Zoning Commissioner

Petitioner SPANGLER Submitted by MR. SPANGLER
Petitioner's Attorney Reviewed by
• This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

JUN 27 1975

CERTIFICATE OF PUBLICATION

PETITION FOR A VARIANCE 15th DISTRICT

ZONING: Petition for Variance for an Accessory Structure.
LOCATION: Northeast corner of Pennsylvania Drive & Yale Road.
DATE & TIME: Monday, April 21, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory structure, to be located on the lot farthest removed from the side street.

The Zoning Regulation to be exempted as follows:
Section 10-1 - Accessory Structure. On one or lots they shall be located only on the third of the lot farthest from the street and shall occupy not more than 10% of such third.

All that parcel of land in the Fifteenth District of Baltimore County, located on the Northeast corner of Pennsylvania Drive & Yale Road and known as lot No. 5 as shown on Plat No. 2 of Harwood Park, which is recorded in the land records of Baltimore County in Liber 15, folio 146.

Also known as Route 16, Box 376. Being the property of Thomas M. Spangler, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 21, 1975 at 10:00 A.M.
Public Hearing: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

Apr. 2

TOWSON, MD. Article 3, 19.75

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 the time specified, for the period of 21 days before the first publication of the same.

day of April, 19.75, the first publication appearing on the 3rd day of April, 19.75.

THE JEFFERSONIAN,

S. Eric Dinenna
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

475-245-1A

District: 15th Date of Posting: 4-2-75
Posted for: Hearing Monday, April 21, 1975, 9:00 A.M.
Petitioner: Thomas M. Spangler
Location of property: NE corner of Penn. Dr. & Yale Rd.
Location of Sign: 1 Sign - Road side, NE corner of Spangler's property
Remarks: For Hearing, Spangler, on April 21.
Signed by: *Franklin T. Hodgins* Date of return: 4-10-75
Signature

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: <i>71 BC</i>										
Previous case:										

Revised Plans:
Change in outline or description Yes
Map # No

Mr. Thomas M. Spangler
Rt. 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, 1974

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner: Thomas M. & Viola L. Spangler

Petitioner's Attorney: *Franklin T. Hodgins*
Franklin T. Hodgins, Jr.
Chairman,
Zoning Advisory
Committee

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

No. 20234

DATE: April 22, 1975 ACCOUNT: 01-662

AMOUNT: \$11.37

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Thomas M. Spangler
Rt. 16 Box 376
Baltimore, Md. 21220
Advertising and posting of property 475-245-A

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

No. 17970

DATE: Mar. 31, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Thomas M. Spangler
Rt. 16 Box 376
Baltimore, Md. 21220
Petition for Variance 475-245-A



ZONE D.R. 5.5

ZONED D.R. 5.5

PROPOSED
ONE STORY
MASONRY
GARAGE

EXISTING
ONE STORY
FRAME
DWELLING
24' x 28'

PROPOSED
CRUSHED STONE
DRIVEWAY

N 51° 31½' W

EXISTING WATER LINE
EXISTING SEWER LINE

ZONED D.R.5.5

PROPOSED TWO-CAR GARAGE
MR. & MRS. THOMAS M. SPANGLER
PENNSYLVANIA DRIVE & YALE ROAD
BALTIMORE COUNTY, MARYLAND

15TH ELECTION DISTRICT

ALBERT K. BROUGHTON A.I.A.
A N S H I T E C T

40'-0"
LIGHT OF WAY

PAVED SECTION

PERSONS INVOLVED

EXISTING WATER LINE

MADE BY NEWM
 REC'D 15
 DATE 3-19-75
 TYPE V
 BY MR
 FINAL 6-13-75
 BY MR



1400-A
BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS
STATE OF MARYLAND

SCALE: 1" = 20'
FEB. 1975

PAGE NO. 1 OF 1 FEB. 1975