

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert G. Betty, Jr., legal owners 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 1-B02-3B (Section III C-4)

to permit a rear yard setback of seven (7) feet in lieu of the minimum required average depth of twenty (20) feet.

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

After obtaining Building Permits for a family room addition and a garage, Contractor was instructed by the Owners to connect additions to main structure, thereby necessitating a Petition for Rear Yard Variance under the Zoning Regulations of Baltimore County. The Owners and Contractor did not know the significance of attaching the additions to the main dwelling versus separate construction. The addition was partially built before the above parties were aware of a required variance. Great financial hardship would be placed upon the Owners, if this Petition for Variance is denied.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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: Robert Stockslager, Betty J. Stockslager
Address: 2409 Burridge Road, 9th District, Baltimore County, MD.
Petitioner's Attorney: NONE
Protector's Attorney: NONE

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

of May 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June 1975 at 10:00 o'clock.

S. Eric DiNenna, Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 4, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-281-A, Petition for Variance for a Rear Yard Southeast corner of Burridge Road and Midi Avenue Petitioner - Robert Stockslager and Betty J. Stockslager

9th District

HEARING: Wednesday, June 11, 1975 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm, Director of Planning

WDF:NEG:rw

RE: PETITION FOR VARIANCE TO PERMIT A REAR YARD OF 7 FEET INSTEAD OF THE REQUIRED 20 FEET, Southeast corner of Burridge Road and Midi Avenue - 9th District, BALTIMORE COUNTY Case No. 75-281-A, Item 205

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 therewith.



John W. Hession, III, People's Counsel

Charles E. Kountz, Jr., Deputy People's Counsel, County Office Building, Towson, Maryland 21204, 494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 3rd day of June, 1975 to Robert and Betty Stockslager, Legal Owners, 2409 Burridge Road, Baltimore, Maryland, 21234.

John W. Hession, III

I will not attend. JWH.

June 18, 1975

Mr. & Mrs. Robert Stockslager, 2409 Burridge Road, Baltimore, Maryland 21234

RE: Petition for Variance SE/corner of Burridge Road and Midi Avenue - 9th Election District Robert Stockslager, et ux - Petitioners NO. 75-281-A (Item No. 205)

Dear Mr. & Mrs. Stockslager:

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:srl

Attachments

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

Being located on the Southeast corner of Burridge Road and Midi Avenue and known as Lot #2, as shown on the Plat of Woodcroft, Section V. Said plat being recorded among the Land Records of Baltimore County in Liber 20, Folio 94. Also known as 2409 Burridge Road.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 205

Mr. Robert Stockslager, 2409 Burridge Road, Baltimore, Maryland 21234

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 6th day of May 1975

S. Eric DiNenna, Zoning Commissioner

Petitioner Robert & Betty J. Stockslager

Petitioner's Attorney

Reviewed by Franklin T. Hession, Jr., Chairman, Zoning Advisory Committee

WILLIAM D. FROMM, DIRECTOR, S. ERIC DINENNA, ZONING COMMISSIONER



May 9, 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 #205, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Robert and Betty J. Stockslager
Location: SE/C of Burridge Road and Midi Avenue
Existing Zoning: D.R. S-5
Proposed Zoning: Variance from Sec. 1802-38*Sec. III C-4) to permit a rear yard setback of 7' in lieu of the minimum required average depth of 20'.
No. of Acres: 8760 sq. ft.
District: 9th

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, Planning Specialist II, Project and Development Planning

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 a rear yard setback of seven (7) feet in lieu of the required twenty (20) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of June, 1975, that the herein Petition for a Variance to permit a rear yard setback of seven (7) feet in lieu of the required twenty (20) feet 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.

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 11th day of June, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans, Jr.
XXXXXXXXXXXXXXXXXXXX

DIRECTOR
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

June 3, 1975

Mr. Robert Stockslager
2409 Burrage Road
Baltimore, Maryland 21234

RE: Petition for Variance
Item 205
Robert & Betty J. Stockslager -
Petitioners

Dear Mr. Stockslager:

The Zoning Plans 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 at the south-east corner of Burrage Road and Midway Avenue, and is improved with a single family dwelling. The petitioner is requesting a Variance to permit a rear yard setback of 7 feet in lieu of the required 20 feet, in order that an addition may be constructed for use as a garage and family room.

Existing development in this area consists of single family detached dwellings.

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

Mr. Robert Stockslager
Re: Item 205
June 3, 1975
Page 2

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,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD
Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 5, 1975

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

Z.A.C. Meeting of: May 6, 1975

Re: Item 205
Property Owner: Robert & Betty J. Stockslager
Location: SE/C of Burrage Rd. & Midway Ave.
Present Zoning: D.R. S-5
Proposed Zoning: Variance from Section 1802-3B (Sec. III C-4) to permit a rear yard setback of 7' in lieu of the minimum required average depth of 20'.

District: 9th
No. Acres: 8760 sq. ft.

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

W. Nick Petrovich,
Field Representative.

MARCUS M. BISHOP
JOSEPH A. MADDEN
ALVIN LOREK
JOSHUA R. WHEELER

F. PATRICK WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
W.D. EDWARD A. TRACY, JR.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7210

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert & Betty J. Stockslager

Location: S.E.C. of Burrage Road & Midway Avenue

Item No. 205 Zoning Agenda May 6, 1975

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 _____

EXCEEDS 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.

(x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H.J. Kelly, Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 9, 1975

DONALD J. ROOP, 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 #205, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Robert & Betty J. Stockslager
Location: SE/C of Burrage Rd. & Midway Ave.
Existing Zoning: D.R. S-5
Proposed Zoning: VARIANCE from Sec. 1802-3B (Sec. III C-4) to permit a rear yard setback of 7' in lieu of the minimum required average depth of 20'.

No. of Acres: 8760 sq. ft.
District: 9th

The addition is under construction at this time.

Metropolitan water and sewer are available to the site.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cap

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELSEN
DEPUTY TRAFFIC ENGINEER

June 4, 1975

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

Re: Item 205 - ZAC - May 6, 1975
Property Owner: Robert & Betty J. Stockslager
Location: SE/C of Burrage Rd. & Midway Ave.
Existing Zoning: D. R. S-5
Proposed Zoning: VARIANCE from Sec. 1802-3B (Sec. III C-4) to permit a rear yard setback of 7' in lieu of the minimum required average depth of 20'.
No. of Acres: 8760 sq. ft.
District: 9th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7210

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert & Betty J. Stockslager

Location: S.E.C. of Burrage Road & Midway Avenue

Item No. 205 Zoning Agenda May 6, 1975

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 _____

EXCEEDS 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.

(x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H.J. Kelly, Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

PETITION FOR A VARIANCE NO. 1000000

ZONING: Petition for Variance for
a Rear Yard.

LOCATION: Southeast corner of
Burridge Road and Mid Avenue

DATE & TIME: Wednesday, June 11,
1975 at 10:00 A.M.

PUBLIC HEARING: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner 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 a rear yard setback
of seven (7) feet instead of the
required 20 feet.

The Zoning Regulations to be accepted
as follows:

Section 1201.2.B (111-C-1) - Rear
Yard - 20 feet.

All that parcel of land in the
North District of Baltimore County
being located on the Southeast
corner of Burridge Road and Mid Avenue
and known as Lot No. 2, as shown on the
Plan of Woodcraft, Section V, said plan
being recorded among the Land Records of
Baltimore County in Liber 20, Folio 94.

Also known as 1419 Burridge Road.
Being the property of Robert Stocklager
and Betty J. Stocklager, as shown on plat
plan filed with the Zoning Department.

Hearing Date: Wednesday, June 11,
1975 at 10:00 A.M.

Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, MD.

By order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County
May 22.

THE JEFFERSONIAN.
Manager.

Cost of Advertisement, \$

1975.

1975.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 1975.

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 in each of one (1) consecutive weeks before the 11th day of June, 1975, the first publication appearing on the 22nd day of May, 1975.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204

May 23 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - SOUTHEAST CORNER OF BURRIDGE ROAD

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive weeks before the 11 day of June 1975 that is to say, the same was inserted in the issues of May 23, 1975

STROMBERG PUBLICATIONS, Inc.

By: A. C. Stromberg

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-281-A

District: 9A

Date of Posting: 5-21-75

Posted for: Hearing held June 11, 1975, C. 10:00 A.M.

Petitioner: Robert Stocklager

Location of property: 1419 Burridge Rd. & Mid Ave.

Location of Signs: 1 Sign Posted C 2409 Burridge Rd.

Remarks:

Posted by: Paul H. Hines

Signature

Date of return: 5-28-75

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: N.B.C.										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of
Apr 1975. Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Mr. Stocklager Submitted by: Mr. Stocklager
Petitioner's Attorney: Reviewed by: ABC

* 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. 20288

DATE: May 20, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Theodore E. Howell, Jr.
5710 Roundhill Rd.
Ellicott City, Md. 21033
Petition for Variance for Robert Stocklager
#75-281-A

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

No. 21607

DATE: June 11, 1975 ACCOUNT: 01-662

AMOUNT: \$12.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Robert S. Stocklager
2409 Burridge Rd.
Baltimore, Md. 21234
Advertising and posting of property - #75-281-A



BURRIDGE

25' DED. FRONT LINE

EXIST. PAVING

PROPOSED ADDITION (GARAGE & FAMILY RM)

BLOCK 'U'

SEC. 1-A WOODCROFT G.L.D. 20-74

R-6

EXIST. HOUSE

EDGEWOOD AVE.

ROAD

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

EXIST. DRIVE

MIDLAND AVE.

POSTER AVE.

BALTIMORE DELTWAY

TRAFFIC LIGHT

SITE

EDGEWOOD AVE.

VICINITY MAP
SCALE 1"=200'

OWNER
ROBERT & BETTY J. STOCKSLAGER
2400 BURRIDGE ROAD
9TH DISTRICT, BALTIMORE CO., MD
ZONING R-6 (D.R.S.)

PRESENT USE - PRIVATE RESIDENCE
PROPOSED USE
OF ADDITION - GARAGE & FAMILY ROOM

LOT 2 BLOCK 'U'
SECTION 1-A
WOODCROFT
G.L.D. 20-74

AREA OF LOT 8760 ±
DEED REF. 5228-284 285

PLAT TO ACCOMPANY
ZONING PETITION

LOT 2 BLOCK 'U' BURRIDGE RD.

SECTION 1-A

WOODCROFT G.L.D. 20-74

ELECTION DISTRICT 9 - BALTIMORE CO., MD.
SCALE: 1"=50' APRIL 9, 1975

MAP	SC
NE	9-D
DISTRICT	9
SECTION	1-A
LOT	2
BLK.	U
SEC.	1-A
DATE	7-27-75
BY	DN



Philip A. Paparella
4/17/75

