

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Roy Herb, Jr., legal owners of the property situated 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 1802.3B (2)(b)(ii) to permit a sideyard setback of five (5) feet in lieu of the required fifteen (15) feet.

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

Due to expansion of family, need larger room.

A variance would also be required to build an addition to the rear lot due to the sloping topography, proposed side yard location would be most economically feasible.

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

Mr. Roy Herb
Mrs. Roy Herb
Legal Owner
Address 3227 Kessler Rd.
Baltimore 21227

Petitioner's Attorney

Protector's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of October, 1975, at 10:45 o'clock.

Zoning Commissioner of Baltimore County.

(over)

October 21, 1975

Mr. & Mrs. Roy Herb Jr.
3227 Kessler Road
Baltimore, Maryland 21227

RE: Petition for Variance
E/S of Kessler Road, 290' N of
Caledonia Avenue - 13th Election
District
Roy Herb, Jr., et ux - Petitioners
NO. 76-86-A (Item No. 52)

Dear Mr. & Mrs. Herb:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

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

RE: PETITION FOR VARIANCE
East side of Kessler Road 290 feet
North of Caledonia Avenue, 13th District
ROY HERB, JR., Petitioner
Case No. 76-86-A

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 pendency of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
Deputy People's Counsel

John W. Hessian, III
People's Counsel
Baltimore County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 8th day of October, 1975, a copy of the foregoing Order was mailed to Mr. Roy Herb, Jr., 3227 Kessler Road, Baltimore, Maryland 21227, Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1975

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

Franklin T. Hoggans, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
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

Mr. Roy Herb, Jr.,
3227 Kessler Road
Baltimore, Maryland 21227

RE: Variance Petition
Item 52
Mr. & Mrs. Roy Herb, Jr. -
Petitioners

Dear Mr. Herb:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you September 17, 1975 under the above referenced subject.

Very truly yours,

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

FTH:JD

Enclosure

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

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

September 29, 1975

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

Re: Item #52 (1975-1976)
Property Owner: Mr. and Mrs. Roy Herb, Jr.
E/S of Kessler Rd., 290' N. of Caledonia Ave.
Existing Zoning: D.R., 20.5
Proposed Zoning: Variance from Sec. 1802.3B (2)(b)(ii) to permit a side yard setback of 5' in lieu of the required 15'.
District: 13th

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 directly involved. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENK:PM:SS

cc: W. Munchel

C-W Key Sheet
23 SW 8 Pos. Sheet
SW 6 B Topo
109 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 15, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-86-A. Petition for Variance for a Side Yard.
East side of Kessler Road 290 feet, more or less, north of Caledonia Avenue
Petitioner - Roy Herb, Jr.

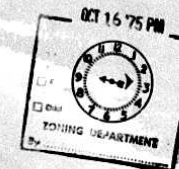
13th District

HEARING: Monday, October 20, 1975 (10:45 A.M.)

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

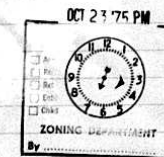
William D. Fromm
Director of Planning

WDF:NEG:rw

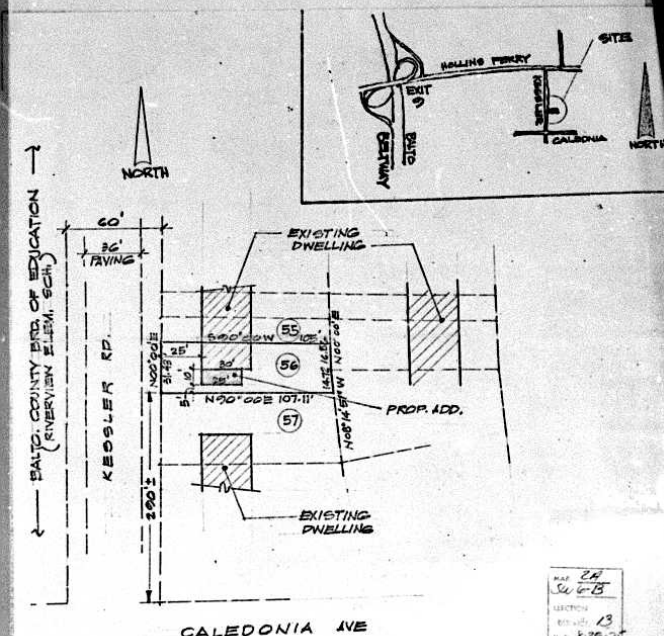


Mr. Roy Herb,
3227 Kessler Rd.,
Baltimore County, 21227

I, Roy Herb would like to start my room addition as soon as possible, I take full financial responsibility on the thirty day period.
Roy Herb Jr.



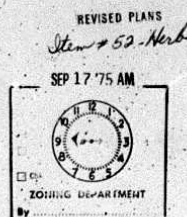
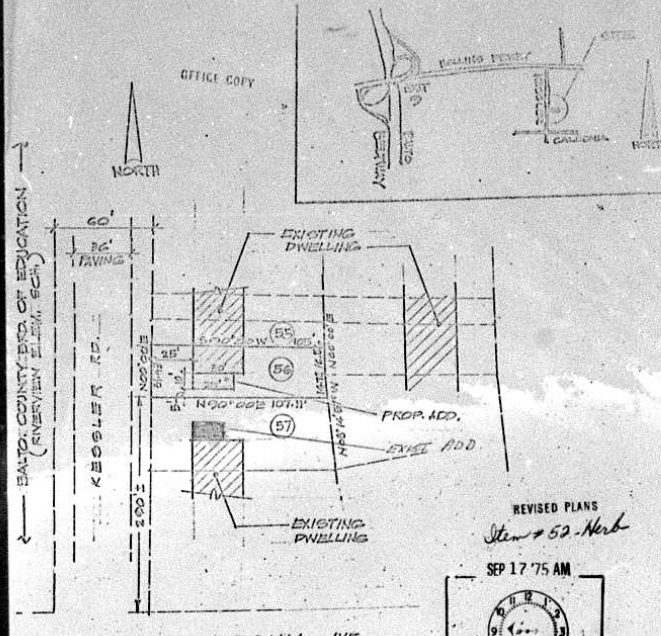
BALTO. COUNTY BLDG. OF EDUCATION
(RIVERVIEW ELEM. SCH.)



MAP 24
SUB-B
SECTION 13
E.L. 828-75
TYP. ROAD 1/2
BY JH
FINAL
BY

PETITION FOR ZONING VARIANCE
FOR
MR. & MRS. ROY HERB JR.
3227 KESSLER RD.
RIVERVIEW SUB.
LOT 56 BLK. G
LIBER 22 FOLIO 20
DISTRICT NO. 13 ZONED D.R. 10B
PUBLIC FACILITIES EXISTING IN ROAD
SCALE: 1"=50'

BALTO. COUNTY BLDG. OF EDUCATION
(RIVERVIEW ELEM. SCH.)



PETITION FOR ZONING VARIANCE
FOR
MR. & MRS. ROY HERB JR.
3227 KESSLER RD.
RIVERVIEW SUB.
LOT 56 BLK. G
LIBER 22 FOLIO 20
DISTRICT NO. 13 ZONED D.R. 10B
PUBLIC FACILITIES EXISTING IN ROAD
SCALE: 1"=50'

MAP 24
SUB-B
SECTION 13
E.L. 828-75
TYP. ROAD 1/2
BY JH
FINAL
BY

OFFICE OF
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 Oct. 1, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance- Roy Herb, Jr.
was inserted in the following

☐ Catorville Times ☐ Towson Times
☐ Dundalk Times ☒ Arbutus Times
☐ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a
week for one successive week before the 20th day
of October 19 75, that it to say, the same was inserted in
the issues of October 1, 1975.

STROMBERG PUBLICATIONS, INC.
BY E.P. Smith



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 2, 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
one time successive before the 20th
day of October, 1975, the one publication
appearing on the 2nd day of October
19 75.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$.....

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

DATE Oct. 20, 1975 ACCOUNT 03-662

AMOUNT \$65.25

RECEIVED FROM Roy Herb, Jr. (Cash)
FOR Advertising and posting of property
776-26-1

4525100

VALIDATION OR SIGNATURE OF CASHIER

1-SIGN 76-86-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th
Posted for PETITION FOR VARIANCE
Petitioner ROY HERB, JR.
Location of property E/S of Kessler Rd. 290' N of CALEDONIA Ave.
Location of Signs FRONT 3227 KESSLER RD.

Date of Posting OCT. 4, 1975

Remarks
Posted by Thomas R. Boland
Signature Date of return OCT. 14, 1975

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>N.B.C.</u>										
Revised Plans: Change in outline or description										
Previous case:										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 27 day of
Aug 1975 Filing Fee \$ Received Check
Cash
Other

Petitioner MR. HERB Submitted by MR. SUMNER
Petitioner's Attorney Reviewed by MSL

* 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

DATE Aug. 27, 1975 ACCOUNT 03-662

AMOUNT \$55.00

RECEIVED FROM Thomas Boland, 911 S. Bayler Balto, Md. 21221
FOR Petition for Variance for Roy Herb, Jr. (Cash)
317-6212-27

2500100

VALIDATION OR SIGNATURE OF CASHIER