

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles M. & Linda M. Boblitz, 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 1502.30.1 to permit a side yard setback of 4'3" in lieu of the required 10' and Section 303.1 to permit a front yard setback of 47' instead of the required average of 51' to the centerline of St. Georges Road.

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

WE need more room and existing house is in bad shape. In order to get more room we feel the best answer is to build a new home. Due to the location of the existing house and driveway we would like to locate new house in the same area as existing house.

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.

DATE September 6, 1979
Address 326 St. Georges Rd.
Contract purchaser Charles M. Boblitz
Address 326 St. Georges Rd.
Petitioner's Attorney John W. Hession, III
Address 111 W. Chesapeake Ave.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1979, 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 21st day of August, 1979, at 2:15 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

September 6, 1979

Mr. & Mrs. Charles M. Boblitz
326 St. Georges Road
Baltimore, Maryland 21221

RE: Petition for Variances
W/S of St. Georges Road, 900' S of
Middleborough Road - 15th Election
District
Charles M. Boblitz, et ux -
Petitioners
NO. 80-44-A (Item No. 240)

Dear Mr. & Mrs. Boblitz:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of St. Georges Rd., 900' S of Middleborough Rd., 15th District : OF BALTIMORE COUNTY
CHARLES M. BOBLITZ, et ux, : Case No. 80-44-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of a 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.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 8th day of August, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles M. Boblitz, 326 St. Georges Road, Baltimore, Maryland 21224, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: August 8, 1979
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-44-A, Item #240

Petition for Variance for side yard and front yard setbacks
West side of St. Georges Road, 900 feet South of Middleborough Road
Petitioner - Charles M. Boblitz, et ux

15th District

HEARING: Tuesday, August 21, 1979 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert
Director of Planning and Zoning

JDS:JGH:rw

Beginning at a point on the west side of St. Georges Rd. 900' south of Middleborough Rd. and known as lot 258 of Middleborough and recorded among the land records in Plat Book 4 Folio 191; also known as 326 St. Georges Road.

Charles M. and Linda M. Boblitz
326 St. Georges Road
Baltimore 21221 Maryland

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 July, 1979

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner Charles M. Boblitz, et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 3, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Builder's Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Charles M. Boblitz
326 St. Georges Road
Baltimore, Maryland 21221

RE: Item No. 240
Petitioners - Charles M. Boblitz et ux
Variance Petition

Dear Mr. & Mrs. Boblitz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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 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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had, and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variances should be granted.

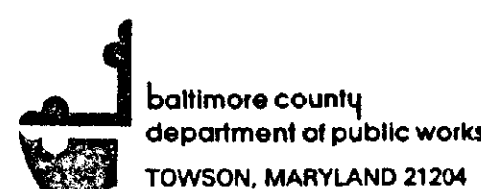
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of September, 1979, that the herein Petition for Variance to permit a side yard setback of 4.25 feet in lieu of the required 10 feet and a front yard setback of 32 feet in lieu of the average 36 feet should be and the same is GRANTED, 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.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

July 6, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #240 (1978-1979)
Property Owner: Charles M. & Linda M. Boblitz
W/S St. Georges Rd. 900' S. Middleborough Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 4.25' in lieu of the required 10' and a front setback of 32' in lieu of the average 36'.
Acres: 0.2652 District: 15th

Dear Mr. Hammond:

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:

St. Georges Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

Water and Sanitary Sewer:

There is an 8-inch public water main and public 8-inch sanitary sewerage in St. Georges Road.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWH:as
cc: J. Somers

I-SE Key Sheet
4 NE 36 Pos. Sheet
NE 1 I Topo
98 Tax Map



LESLIE H. GRAEF
DIRECTOR

July 31, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland, 21204

Dear Mr. Hammond:

Comments on Item #240, Zoning Advisory Committee Meeting, May 22, 1979, are as follows:

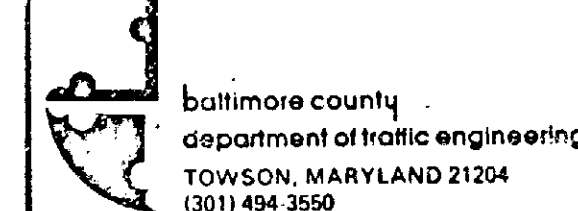
Property Owner: Charles M. and Linda M. Boblitz
Location: W/S St. Georges Road 900' S. Middleborough Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4.25' in lieu of the required 10' and a front setback of 32' in lieu of the average 36'.
Acres: 0.2652
District: 15th

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,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



STEPHENE C. COLLINS
DIRECTOR

July 11, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 234, 237, 238, 239, and 240.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

NSP/mjm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Mr. Thomas Kelly, Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of May 22, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 234 Property Owner: Douglas W. & Connie J. Largent
Location: SW/S Big Stone Ct. 109' SE Johnnycake Rd.
No Comments

ITEM # 235 Property Owner: Jay D. & Jeffrey B. Sherr
Location: NW/S Carroll Ave. 98' SW Wilbur Ave.
No Comments

ITEM # 238 Property Owner: Albert M. Scharrmann, et al
Location: S/S Trepid Rd. 127.71' W Silvage Rd.
No Comments

ITEM # 239 Property Owner: Michael T. & Mary T. Lynch
Location: W/S Pfeffers Rd. 782' S Bradshaw Rd.
No Comments

ITEM # 240 Property Owner: Charles M. & Linda M. Boblitz
Location: W/S St. Georges Rd. 900' S Middleborough Rd.
No Comments

Very truly yours,

[Signature]
Ian J. Forrester
Director
BUREAU OF ENVIRONMENTAL SERVICES

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

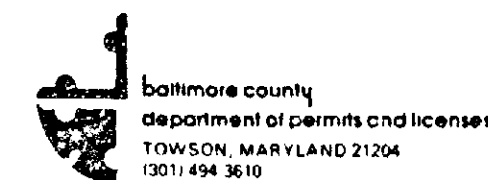
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Property Owner: Charles M. & Linda M. Boblitz
Location: W/S St. Georges Rd. 900' S Middleborough Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4.25' in lieu of the required 10' and a front setback of 32' in lieu of the average 36'.
Acres: 0.2652
District: 15

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

LJF/JRP:ph



JOHN D. SEVYERT
DIRECTOR

May 18, 1979

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

Dear Mr. DiNenna:

Comments on Item # 240 Zoning Advisory Committee Meeting, May 22, 1979 are as follows:

Property Owner: Charles M. & Linda M. Boblitz
Location: W/S St. Georges Road 900' S Middleborough Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4.25' in lieu of the required 10' and a front setback of 32' in lieu of the average 36'.
Acres: 0.2652
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional zoning permit. Permits shall be required, for that portion of structure being removed.
- D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: If the new concrete block foundation was not inspected under a previous Building permit, please be prepared to have the foundation certified before any framing or other work begins. Also the wall located 4-3" from the property line shall be a 3/4 hour fire rated wall- See Item "G" above.

Very truly yours,
[Signature]
Charles E. Burnham
Plans Review Chief

CEB:ej

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1979

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

Z.A.C. Meeting of: May 22, 1979

RE: Item No: 234, 235, 236, 237, 238, 239, 240
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

KNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. HAYWARD WILLIAMS, JR., VICEPRESIDENT
MARCUS M. BOSHANS

THOMAS M. DOWEN
W. HAYWARD WILLIAMS, JR., VICEPRESIDENT
ROBERT E. HAYDEN

ALVIN LORICK
MISS MILTON M. SMITH, JR.
MICHAEL W. TRACY, DVM.

ROBERT Y. FULLER, SECRETARY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 8/16/79
 Posted for: Petition for Variance
 Petitioner: Charles M. Boblitz, et ux
 Location of property: 326 St. George Rd., 800' S. of Middleborough Rd.
 Location of Signs: front of property (326 St. George Rd.)
 Remarks: _____
 Posted by: Don Coleman Date of return: 8/16/79
 Signature _____

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

April 1977. Filing Fee \$ 20 Received _____ Check _____
 _____ Cash _____
 _____ Other _____

Eric Dinnenna
S. Eric Dinnenna,
Zoning Commissioner

Petitioner Charles M. Boblitz Submitted by Boblitz
 Petitioner's Attorney _____ Reviewed by ED

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

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>ED</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

PETITION FOR VARIANCE 15th DISTRICT

ZONING: Petition for Variance for side yard and front yard setbacks.
 LOCATION: West side of St. George Road, 800 feet South of Middleborough Road.
 DATE & TIME: Tuesday, August 21, 1979 at 9:45 A.M.
 PUBLIC HEARING: Room 106, 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 to permit a side yard setback of 425 feet in lieu of the required 10 feet and a front yard setback of 22 feet in lieu of the average 36 feet.

The Zoning Regulation to be excepted as follows:
 Section 1802.3c(1) - side yard setback
 Section 303.1 - front yard setback

All that parcel of land in the Fifteenth District of Baltimore County Beginning at a point on the west side of St. George Road, 800' south of Middleborough Rd. and known as lot 258 of Middleborough and recorded among the land records in Plat Book 4 Folio 181, also known as 326 St. George Road.

Being the property of Charles M. Boblitz, et ux, as shown on one plan filed with the Zoning Department.
 Hearing Date: Tuesday, August 21, 1979 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By order of
 WILLIAM E. HAMMOND,
 Zoning Commissioner
 of Baltimore County
 Aug. 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 2, 1979

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~~ one time before the 21st day of August, 1979, the first publication appearing on the 2nd day of August, 1979.

THE JEFFERSONIAN,
L. Frank Sturges
 Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE 15th DISTRICT

ZONING: Petition for Variance for side yard and front yard setbacks.
 LOCATION: West side of St. George Road, 800 feet South of Middleborough Road.
 DATE & TIME: Tuesday, August 21, 1979 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

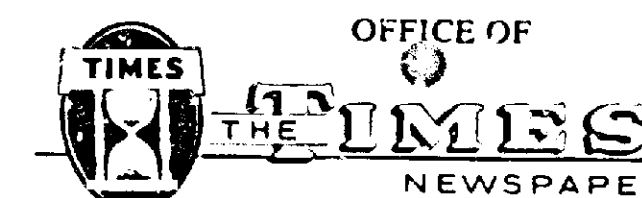
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Being the property of Charles M. Boblitz, et ux, as shown on one plan filed with the Zoning Department.
 Hearing Date: Tuesday, August 21, 1979 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By order of
 WILLIAM E. HAMMOND,
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Essex Aug. 2 (914)



TOWSON, MD. 21204 August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Charles M. Boblitz was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3 day of August, 1979, that is to say, the same was inserted in the issues of August 2, 1979.

STROMBERG PUBLICATIONS, INC.

By Laura Stromberg

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

No. 78643

DATE 4-27-79 ACCOUNT 01-662
 AMOUNT 25.00

RECEIVED FROM: L. L. Boblitz
 FOR: Zoning Variance

326 St. George Rd.
25.00

VALIDATION OR SIGNATURE OF CASHIER

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

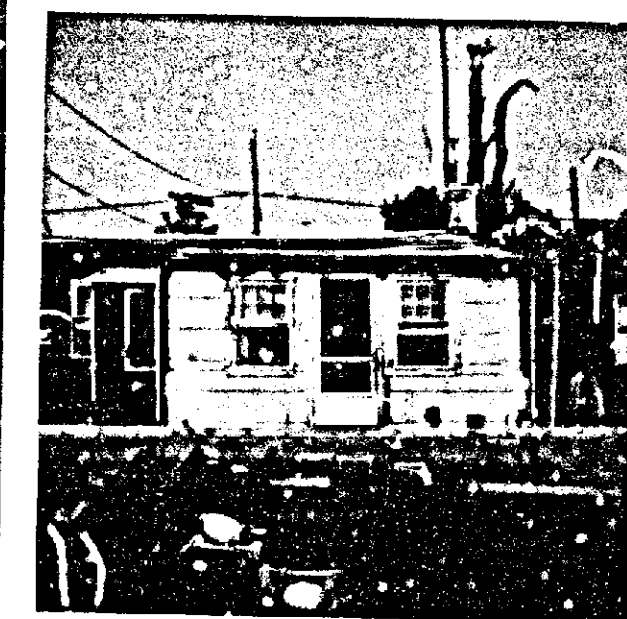
No. 83127

DATE August 21, 1979 ACCOUNT 01-662
 AMOUNT \$39.44 (Cash)

RECEIVED FROM: Charles & Linda Boblitz
 FOR: Advertising and Posting for Case No. 80-11-A

39.44

VALIDATION OR SIGNATURE OF CASHIER



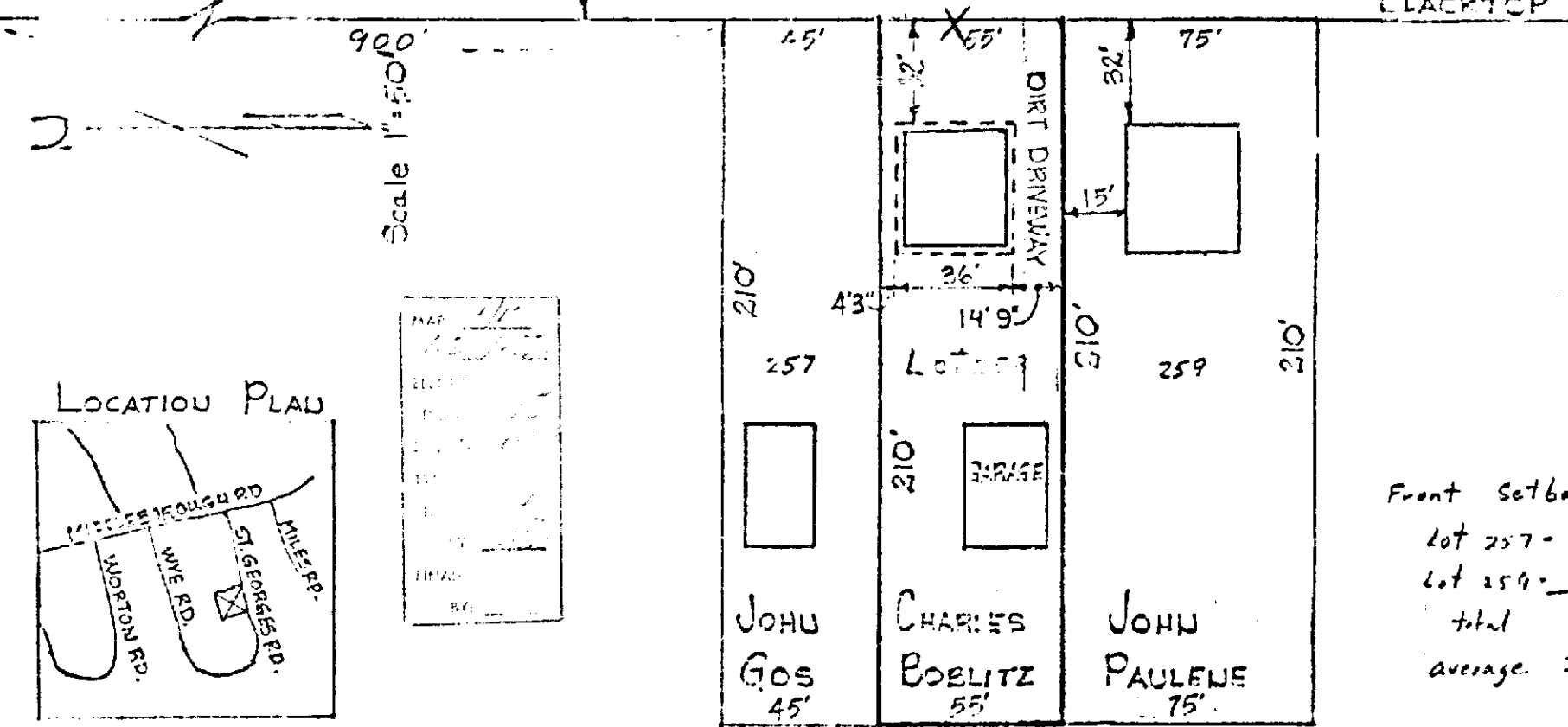
Petition for Variance
 District 15
 Zoning OR 55

CHARLES M. BOELITZ
 326 ST. GEORGE RD

EXISTING & PROPOSED
 RIGHT OF WAY

PUBLIC UTILITIES
 EXISTING IN STREET

St. George's Rd.



Front Setback
 Lot 257 - 40'
 Lot 258 - 22'
 Lot 259 - 72'
 average 36'

