

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1.02.3.C.1 to permit a side yard setback of 8'6" instead of the required 10'.

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

To allow for direct access to the fenced-in back yard, from the house, without having to cross the paved area and driveway between 714 and 717 Regester Avenue. Currently, our child cannot be allowed to go in and out at will because of the danger imposed by the neighbors' use of the driveway.

Alternative designs would involve undesirable second story entrance by our child's bedroom.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I/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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Phone No.

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of 15th September 1981, 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 19th day of November 1981 at 9:30 o'clock

A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. James C. Strassberger
714 Regester Avenue
Baltimore, Maryland 21212

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 15th day of September 1981.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: James C. & Laurel P. Strassberger

Petitioner's Attorney

Reviewed by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1981

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

000

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. James C. Strassberger

714 Regester Avenue

Baltimore, Maryland 21212

RE: Item No. 54
Petitioner - James C. & Laurel P. Strassberger
Variance Petition

Dear Mr. & Mrs. Strassberger:

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 to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Regester Ave., 375' :
E of Copeleigh Rd., 9th District : OF BALTIMORE COUNTY

JAMES C. STRASSBERGER, et ux, : Case No. 82-124-A
Petitioners :

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.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of November, 1981, a copy of the foregoing

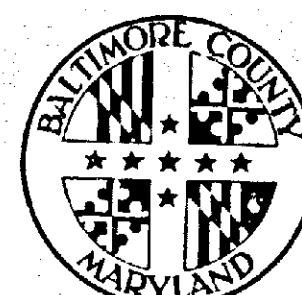
Order was mailed to Mr. and Mrs. James C. Strassberger, 714 Regester Avenue, Baltimore, Maryland 21212, Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner Date: October 27, 1981
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Petition No. 82-124-A Item 54
SUBJECT:

Petition for Variance
North side of Regester Avenue, 375 ft. East of Copeleigh Road
Petitioner - James C. Strassberger, et ux

Ninth District

HEARING: Thursday, November 19, 1981 (9:30 A.M.)

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

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG-JGH:ab



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 23, '81

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

RE: Item #54 (1981-1982)
Property Owner: James C. & Laurel P. Strassberger
N/S Regester Ave. J75' E. of Copeleigh Rd.
Acres: 55 x 125 District: 9th

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.

General:

Baltimore County highway and utility improvements are not directly involved.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 54 (1981-1982).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

N-SW Key Sheet
29 & 30 NE 4 Pos. Sheets
NE 8 A Topo
80 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 26, 1981

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 #54, Zoning Advisory Committee Meeting, September 15, 1981, are as follows:

Property Owner: James C and Laurel P Strassberger
Location: N/S Regester Avenue 375' E of Copeleigh Road
Acres: 55 X 125
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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

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

JLW:rh

ORDER RECEIVED FOR FILING
DATE 10/23/81
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 23rd day of November, 1981, that the herein Petition for Variance(s) to permit a side

yard setback of 8 feet 6 inches in lieu of the required 10 feet, for the expressed purpose of constructing a one story addition, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County


baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

September 25, 1981

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

Re: ZAC Meeting of September 15, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items numbers 52, 53, and 54.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/r1j

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 21, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #47 - Joseph and Rose Wilder
- Item #51 - The Colonial Company
- Item #52 - Frank J. Curreri, Sr.
- Item #54 - James C. and Laurel P. Strassberger
- Item #56 - Eole B. Maranto
- Item #55 - Joseph Carpentieri
- Item #60 - Walter and Brenda Leona Scott
- Item #61 - Kenneth M. Hall, Sr.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

BALTIMORE COUNTY, MARYLAND

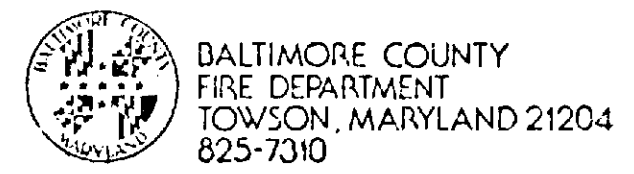
INTER-OFFICE CORRESPONDENCE

Nick Commodari
TO: Charles E. Burnham Date: September 25, 1981
FROM: Zoning Advisory Committee
SUBJECT: Meeting of September 15, 1981

- | | |
|-------------|-------------------|
| ITEM NO. 52 | See Comments |
| ITEM NO. 53 | Standard Comments |
| ITEM NO. 54 | Standard Comments |
| ITEM NO. 55 | See Comments |
| ITEM NO. 56 | Standard Comments |
| ITEM NO. 57 | Standard Comments |

[Signature]
Charles E. Burnham
Plans Review Chief

CZB:rrj



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James C. and Laurel P. Strassberger

Location: N/S Regester Avenue 375' E. of Copeleigh Road

Item No.: 54 Zoning Agenda: Meeting of September 15, 1981

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 or _____ 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 operation.
- (X) 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 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment, at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: September 10, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 15, 1981

RE: Item No: 52, 53, 54, 55, 56, 57
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance
LOCATION: North side of Regester Avenue, 375 ft. East of Copeleigh Rd.
DATE & TIME: Thursday, November 19, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 8'6" instead of the required 10'.

The Zoning Regulation to be excepted as follows:

Section 1B01.3.C.1 - Minimum side yard setback in a D.R. 5.5 Zone

All that parcel of land in the Ninth District of Baltimore County

Being the property of James C. Strassberger, et ux, as shown on plat plan filed with the Zoning Department.

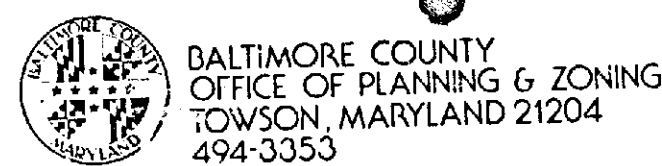
Hearing Date: Thursday, November 19, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Description of Property for Zoning Variance Petition

714 Regester Avenue

Beginning at a point on the North side of Regester Avenue, 375' East of Copeleigh Road and Known as Lots 45, 44, and the westernmost 5' of Lot 43, Block 15 of "Stoneleigh" and recorded among the land records of Baltimore County in Plat Book 8 Folio 85.
Also Known as 714 Regester Avenue.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. James C. Strassberger
714 Regester Avenue
Baltimore, Maryland 21212

RE: Petition for Variance
N/S Regester Ave., 375' E of Copeleigh Rd.
Case #82-124-A

Dear Mr. and Mrs. Strassberger:

This is to advise you that \$47.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Mr. and Mrs. James C. Strassberger
714 Regester Avenue
Baltimore, MD 21212

October 19, 1981

NOTICE OF HEARING

RE: Petition for Variance
N/S Regester Avenue, 375' E of Copeleigh Rd.
Case #82-124-A Item #54

TIME: 9:30 A.M.

DATE: Thursday, November 19, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 23, 1981

Mr. & Mrs. James C. Strassberger
714 Regester Avenue
Baltimore, Maryland 21212

RE: Petition for Variance
N/S of Regester Ave., 375' E of Copeleigh Rd. - 9th Election District
James C. Strassberger, et ux - Petitioner
NO. 82-124-A (Item No. 54)

Dear Mr. & Mrs. Strassberger:

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

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: 11/16/81
Posted for: Petition for Variance
Petitioner: James C. Strassberger, et ux
Location of property: 714 Regester Avenue, 375' E of Copeleigh Rd.
Location of Signs: 714 Regester Ave. (N/S Regester Ave.)
Remarks:
Posted by: Jean M. H. Jung
Signature: [Signature] Date of return: 11/16/81

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: [Signature]	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case:	Map #									

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 29, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on successive weeks before the 19th day of November, 1981, the first publication appearing on the 29th day of October 1981.

THE JEFFERSONIAN
S. Frank [Signature]
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance

LOCATION: North side of Regester Avenue, 375' E. of Copeleigh Rd.

DATE & TIME: Thursday, November 19, 1981 at 9:30 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 8' instead of the required 10'.

The Zoning Regulation to be excepted as follows:

Section 1801.3.1 - Minimum side yard setback in a D.R. 5.5 Zone.

All that parcel of land in the Ninth District of Baltimore County, beginning at a point on the North side of Regester Avenue, 375' East of Copeleigh Road and known as Lot 43, Block 15 of "Stoneleigh" and recorded among the land records of Baltimore County in Plat Book 8 Folio 85.

Also known as 714 Regester Avenue.

Being the property of James C. Strassberger, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, November 19, 1981 at 9:30 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.

Oct. 29

Petition For Variance

9th District

ZONING: Petition for Variance

LOCATION: North side of Regester Avenue, 375' E. of Copeleigh Rd.

DATE & TIME: Thursday, November 19, 1981 at 9:30 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 8' instead of the required 10'.

The Zoning Regulation to be excepted as follows:

Section 1801.3.1 - Minimum side yard setback in a D.R. 5.5 Zone.

All that parcel of land in the Ninth District of Baltimore County, beginning at a point on the North side of Regester Avenue, 375' East of Copeleigh Road and known as Lot 43, Block 15 of "Stoneleigh" and recorded among the land records of Baltimore County in Plat Book 8 Folio 85.

Also known as 714 Regester Avenue.

Being the property of James C. Strassberger, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, November 19, 1981 at 9:30 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.

Oct. 29

The Times

Middle River, Md., October 19, 1981

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 19th day of

October, 1981

Publisher.

BALTIMORE COUNTY, MARYLAND No. 102641

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 11/19/81 ACCOUNT 01-662

AMOUNT \$47.25

RECEIVED FROM James C. Strassberger

FOR Posting & Advertising of Case #82-124-A

311 12 19 4725

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 1 day of Nov, 1981.

Filing Fee \$ 25 Received: ☒ Check

☐ Cash

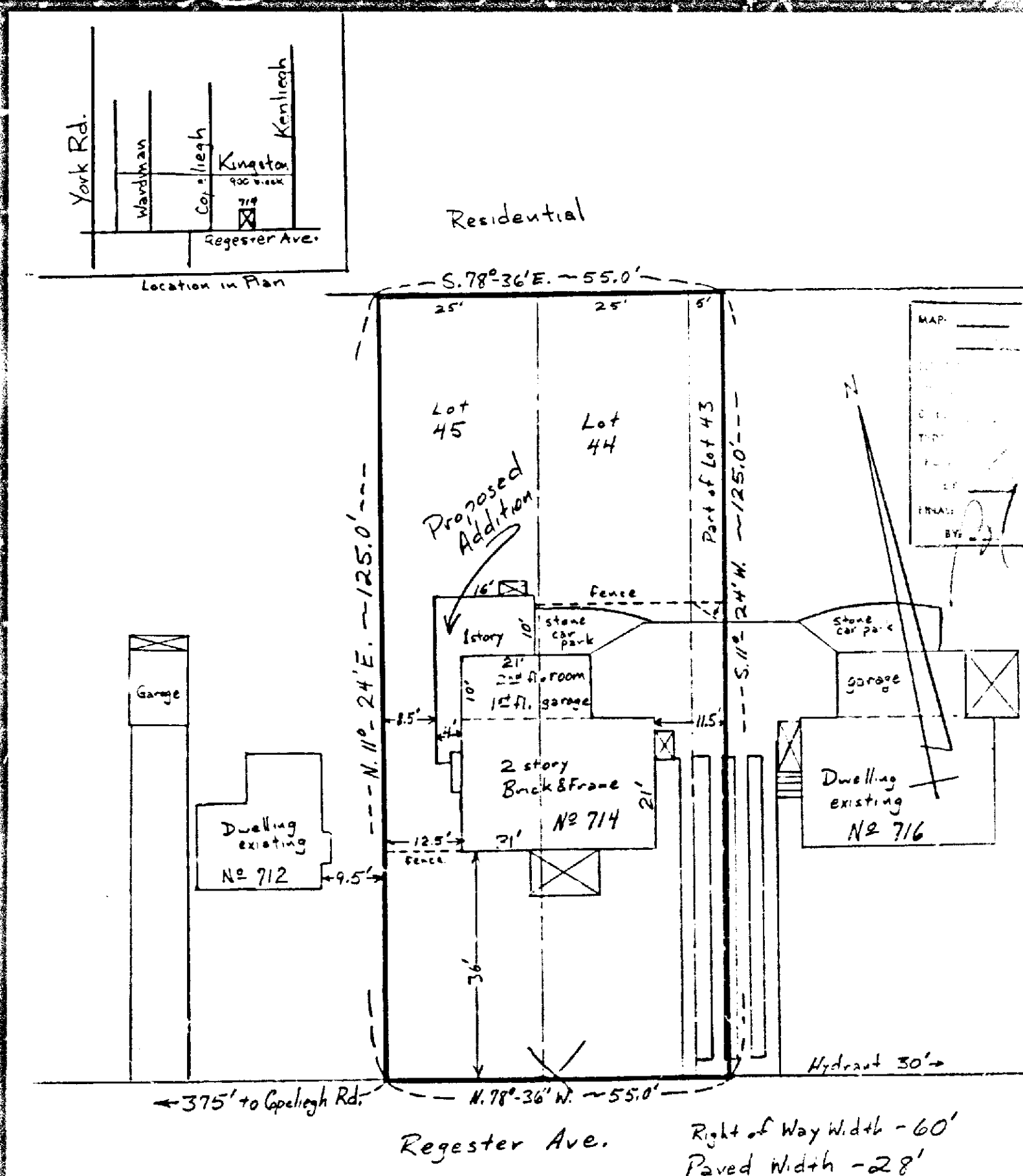
☐ Other

Petitioner James & Lucille Strassberger Submitted by [Signature]

Petitioner's Attorney [Signature] Reviewed by [Signature]

William E. Hammond, Zoning Commissioner

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



Plat for Side Yard Variance

Public Utilities Exist
714 Regester Ave
Zoned DR 5.5
9th Election Dist.
"Back 15-Stoneleigh"
recorded in Plat Book 8, Folio 85