

PETITION FOR ZONING VARIANCE 84-61-A

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 1802.3.C.1 to permit a side yard set back of 9 ft. (302) Instead of the required 25 ft. and Section 303.1 to permit a frontyard setback of 33 ft. instead of the required average of 47 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) bathroom facilities and additional living quarters for handicapped individual
- 2) financing arranged and completed with interest accruing.

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.

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: Legal Owner(s):
 (Type or Print Name) John J. Dippel, Jr.
 Signature John J. Dippel, Jr.
 Address 7303 Belair Rd., Baltimore, Md. 21206
 City and State Baltimore, Md.
 Attorney for Petitioner: Victor L. Boehm, Jr.
 (Type or Print Name) Victor L. Boehm, Jr.
 Signature Victor L. Boehm, Jr.
 Address 3420 Woodstock Avenue, Baltimore, Md. 21213
 City and State Baltimore, Md.
 Attorney's Telephone No. 243-0411
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1983, 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, Room 108, County Office Building in Towson, Baltimore County, on the 30th day of August, 1983, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 SE/S of Belair Rd., 60' N of the
 Centerline of Fuller Ave.,
 14th District : OF BALTIMORE COUNTY

JOHN J. DIPPEL, JR., et ux, : Case No. 84-61-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 8th day of August, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. John J. Dippel, Jr., 7303 Belair Rd., Baltimore, MD 21206, Petitioners; and Mr. Victor L. Boehm, Jr., Victor Boehm Remodeling Co., 3420 Woodstock Ave., Baltimore, MD 21213, who requested notification.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 22, 1983

COUNTY OFFICE Bldg.
 111 W. Chase Avenue
 Towson, Maryland 21204
 obo
 Nicholas B. Commodari
 Chairman

Mr. & Mrs. John J. Dippel, Jr.
 7303 Belair Road
 Baltimore, Maryland 21206

RE: Item No. 19 - Case No. 84-61-A
 Petitioner - John J. Dippel, Jr., et ux
 Variance Petition

Dear Mr. & Mrs. Dippel:

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 members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

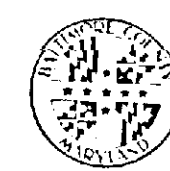
Very truly yours,

NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Victor L. Boehm, Jr.
 Victor Boehm Remodeling Company
 3420 Woodstock Avenue
 Baltimore, Md. 21213



BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

July 28, 1983

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

Item No. 13, 14, 15, 16, 17, 18, 19 and 20 ZAC- Meeting of July 12, 1983
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 13, 14, 15, 16, 17, 18, 19, and 20.

MSF/ccm

Michael S. Flanigan
 Traffic Engineer Assoc. II

William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning

August 5, 1983

Ian J. Forrest

Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and does not anticipate any health hazards at this time regarding these items:

- Item # 13 - Margaret S. Wheeler, et al
- Item # 15 - First National Bank of Maryland
- Item # 19 - John J. Dippel, Jr., et ux

Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

117/csh

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY I. PISTEL P. E.
 DIRECTOR

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

August 19, 1983

Re: Item #19 (1983-1984)
 Property Owner: John J. Dippel, Jr., et ux
 S/ES Belair Rd. 60' N. from centerline Fuller Ave.
 Acres: 68.9/68.11 X 156/157
 District: 14th

Dear Mr. Jablon:

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:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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 19 (1983-1984).

Very truly yours,

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

RAM:EAM:FWH:iss

N-SE Key Sheet
 23 NE 18 Pos. Sheet
 NE & E Topo
 81 Tax Map



Maryland Department of Transportation
 State Highway Administration

Lowell K. Bridwell
 Secretary
 M. S. Caltrider
 Administrator

July 15, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-12-83
 ITEM: #19
 Property Owner: John J. Dippel, Jr., et ux
 Location: SE/S Belair Road (Route 1) 60' N. from centerline Fuller Avenue
 Existing Zoning: B.L.
 Proposed Zoning: Variance to permit a side yard setback of 9' in lieu of the required 25' and to permit a front yard setback of 33' in lieu of the required average of 47'.
 Acres: 68.9/68.11 X 156/157
 District: 14th

Dear Mr. Hammond:

The State Highway Administration 20 Year Needs Inventory, indicates that the subject section of Belair Road is to be improved at some future date. It is not known at this time if additional right of way will be required. If right of way widening is required, it is possible that the front yard setback, of the subject property, could be further reduced.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

CL:JM:maw

By: John Meyers

cc: Mr. G. Wittman
 Mr. J. Ogle

My telephone number is (301) 659-1350

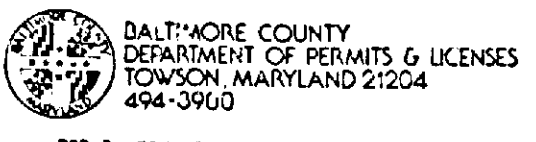
3637556 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of September, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 9 feet in lieu of the required 25 feet and a front yard setback of 33 feet in lieu of the required average of 47 feet for the expressed purpose of increasing the habitable area, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Office of Planning and Zoning.

John M. Dippel, Jr.
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE *September 13, 1983*
BY *May C. G. G. G. G.*



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3353

August 23, 1983

Dear Mr. Hammond:

Comments on Item # 19 Zoning Advisory Committee Meeting

Property Owner:

Location:

Existing Zoning:

Proposed Zoning:

Address:

District:

Section:

Comments:

Notes:

Very truly yours,

Charles E. Burdick, Chief
Plans Review

CEB:rrj
PUB 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: July 18, 1982

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

Z.A.C. Meeting of: July 12, 1983

RE: Item No: 12, 13, 14, 15, 16, 17, 18, 19, 20
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

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

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, Director of Planning and Zoning
SUBJECT: John J. Dippel, Jr., et ux 84-61-A

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

ZONING DESCRIPTION

BEGINNING on the SE/4 of Belair Road, 60 feet N of the centerline of Fuller Avenue, thence,
N 47 degrees 54 minutes E 68 feet 9 inches
S 43 degrees 43 minutes E 156 feet
S 46 degrees 20 minutes W 68 feet 11 inches
N 43 degrees 45 minutes W 157 feet 10 inches
to the place of beginning. Also known as 7303 Belair Road, 14th Election District.

Mr. Arnold Jablon
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 84-61A
Building Permit Application No.
Election District 14029

Dear Mr. Jablon:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the proposed work prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

John J. Dippel, Jr.
John J. Dippel, Jr.

PETITION FOR VARIANCES

14th Election District

ZONING: Petition for Variances
LOCATION: Southeast side of Belair Road, 60 ft. North of the centerline of Fuller Avenue
DATE & TIME: Tuesday, August 30, 1983 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 Variances to permit a side yard setback of 9 ft. instead of the required 25 ft. and a front yard setback of 33 ft. instead of the required average of 47 ft.

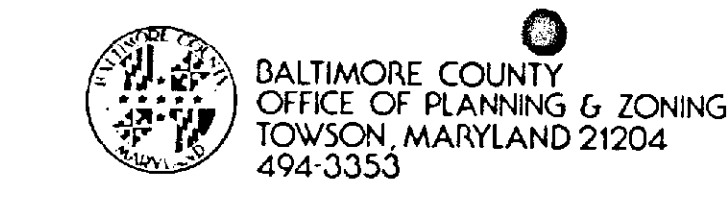
The Zoning Regulation to be excepted as follows:
Sections 1802.3C.1 (302) and 303.1 (302) - side and front yard setbacks for a residence in a B.L. Zone

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

Being the property of John J. Dippel, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 30, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

August 22, 1983

Mr. & Mrs. John J. Dippel, Jr.
7303 Belair Road
Baltimore, Maryland 21206

Re: Petition for Variances
SE/4 Belair Rd., 60' N of the c/l
of Fuller Avenue
Case No. 84-61-A

Dear Mr. & Mrs. Dippel:

This is to advise you that \$55.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 121501

DATE: 8-30-83 ACCOUNT: R-01-615-000

AMOUNT: \$55.75

RECEIVED FROM: John J. Dippel, Jr.

FOR: Advertising & Posting Case # 84-61-A

C 015*****557516 430-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. John J. Dippel, Jr.
7303 Belair Road
Baltimore, Maryland 21206

NOTICE OF HEARING
Re: Petition for Variances
SE/S Belair Rd., 60' N of the
c/l of Fuller Avenue
John J. Dippel, Jr., et ux - Petitioners
Case No. 84-61-A

TIME: 9:30 A.M.
DATE: Tuesday, August 30, 1983
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Victor Boehm Remodeling Company
c/o Victor L. Boehm, Jr.
3420 Woodstock Avenue
Baltimore, Maryland 21213

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 117671

DATE: 8/30/83 ACCOUNT: 01-615-000

AMOUNT: 35.00

RECEIVED FROM: Victor Boehm Remodeling
FOR: Filings Fee Item #19

6 082*****350010 8302A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. John J. Dippel, Jr.
7303 Belair Road
Baltimore, Md. 21206

Victor L. Boehm, Jr.
Victor Boehm Remodeling Company
3420 Woodstock Avenue
Baltimore, Md. 21213

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
12th day of July, 1983.

[Signature]
ARNOLD LABON
Zoning Commissioner
Petitioner John J. Dippel, Jr., et ux received by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 8/15/83
Posted for: *[Signature]*
Petitioner: John J. Dippel, Jr., et ux
Location of property: SE/S Belair Rd., 60' N of Fuller Ave.
Location of Sign: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 8/14/83
Number of Signs: 1

Mr. William Hammond
Zoning Commissioner
Baltimore County, Maryland

Dear Sir:

I have been made aware by the Office of Permits and Licenses of Baltimore County, that my residence being zoned DR-16 requires building setbacks of 25 feet. However, my home is already built to within 9 feet of the present property line. I had applied through my contractor, Mr. Victor Boehm, to enclose my existing porch and construct a small addition to the rear of the existing porch to house bathroom facilities for the first floor of our home.

Denial of permission to construct this bathroom and adjoining area would without a doubt, create a great deal of discomfort, frustration and hardship on not only my wife and myself, but to my mother and mother-in-law. If I may elaborate, I am presently under medical treatment for seriously varicose veins of the legs due to muscular stress from my occupation. This is what prompted my wife and I to seek construction of bathroom facilities on the family living area. My mother in law has chronic arthritis of the ankles and knees and has had to limit her visits both in time and occurrence due to her inability to ascend the steps to the bathroom facilities on the second floor.

Most recently, my mother had broken her hip and has had to have a prosthesis implanted on her hip and leg. Through her lengthy convalescent period, she is to stay with us until full recovery of her strength and use of her leg is complete. Without bathroom facilities on the first floor, my mother would be confined to the sleeping area on the second floor, where our bathroom facilities are located. Thus, she would not enjoy the family way of life and this could retard her healing progress.

Petition For
Variances

14th Election District
ZONING: Petition for
Variances

LOCATION: Southeast
side of Belair Road, 60' N
of the centerline of
Fuller Avenue.

DATE & TIME: Tuesday,
August 30, 1983 at
9:30 A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson,
Maryland.

The Zoning Commission
of Baltimore County,
will hold a public hearing
on the petition for variances
to permit a side yard setback
of 9 feet instead of the
required 25 feet.

The Zoning Regulation
to be accepted as follows:
Section 100.02 (1) (b) and
300.11 (b) - side and
front yard setbacks for a
residence in a B.L. Zone
shall be as follows:

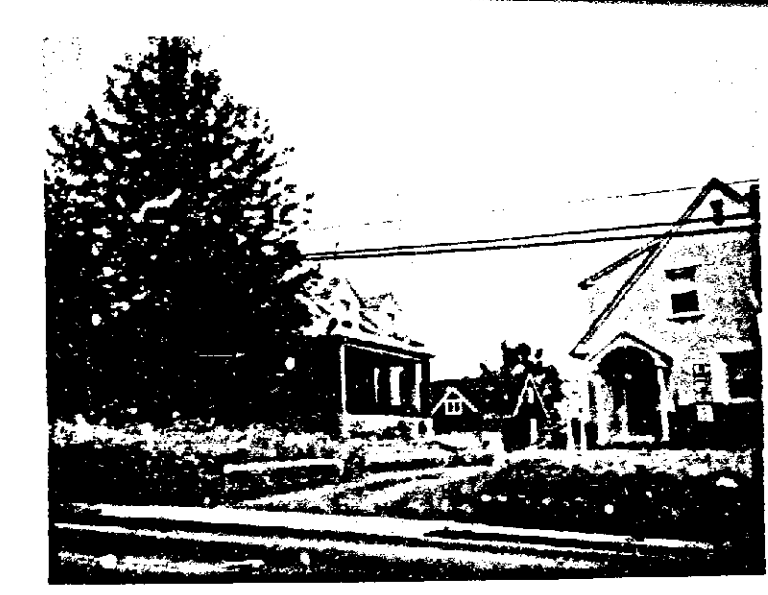
BY ORDER OF
Arnold Labon
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., August 19, 1983

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 10th day of
August, 1983.



We have complied with all the rules and regulations of the Planning and Zoning Offices as well as the Office of Permits and Licenses in trying to start construction. We have even secured a home improvement loan which we are unable to use and fear that excessively high interest rates will prevail at such time that construction would start.

We ask for your kind consideration and good judgement in granting us a variance or exception to the rule in allowing us to proceed with the construction as soon as humanly possible.

We will eagerly await your response and sincerely hope that it will be favorable to our request.

Sincerely Yours,

[Signature]
John J. Dippel, Jr.
[Signature]
Clare S. Dippel

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

ARNOLD LABON
ZONING COMMISSIONER

September 13, 1983

Mr. and Mrs. John J. Dippel, Jr.
7303 Belair Road
Baltimore, Maryland 21206

RE: Petition for Variances
SE/S of Belair Rd., 60' N of the
center line of Fuller Ave. - 14th
Election District
John J. Dippel, Jr., et ux -
Petitioners
NO. 84-61-A (Item No. 19)

Dear Mr. and Mrs. Dippel:

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

Very truly yours,

[Signature]
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 11, 1983

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 time before the 30th day of August, 1983, the date of publication appearing on the 11th day of August, 1983.

THE JEFFERSONIAN

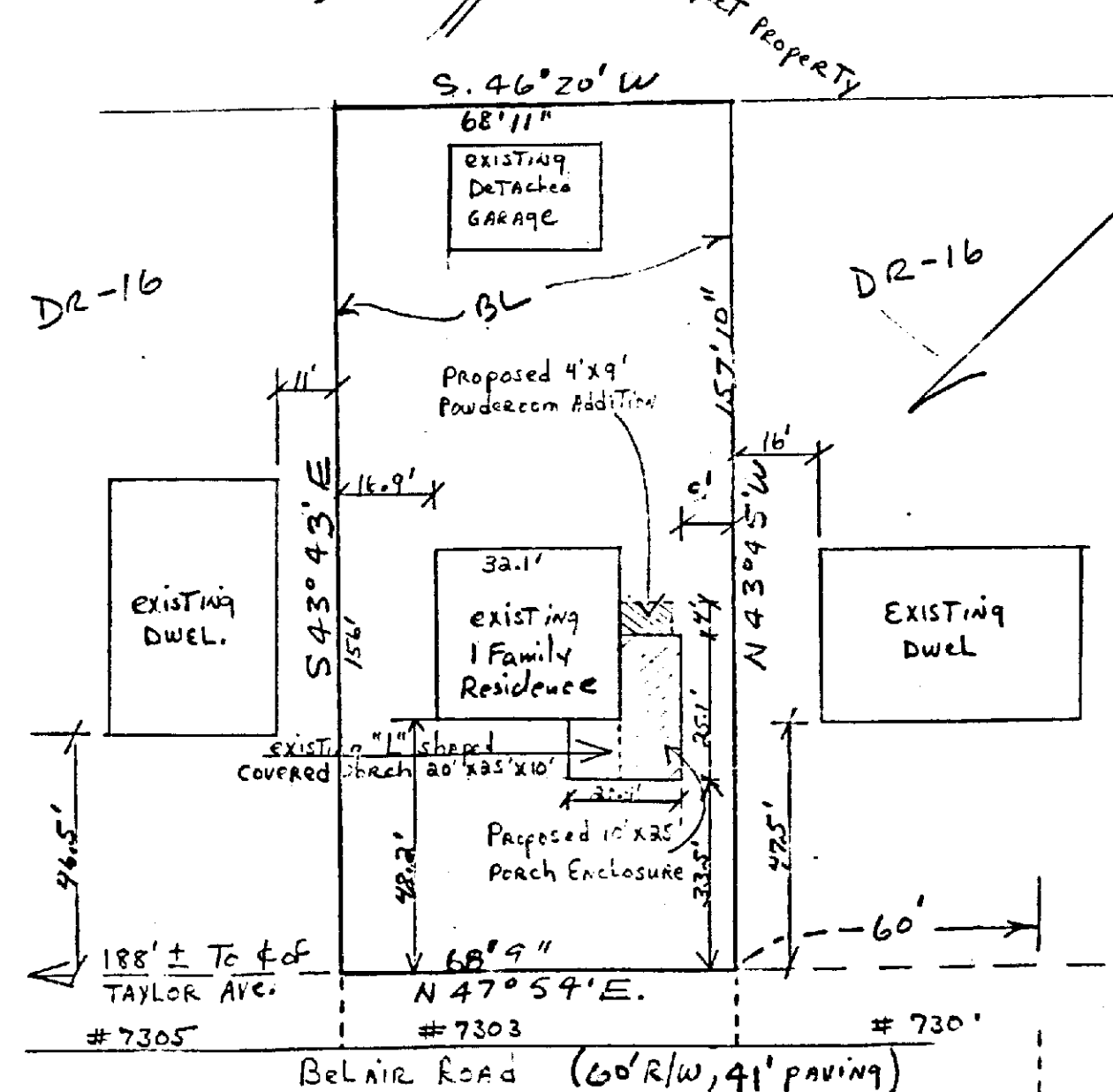
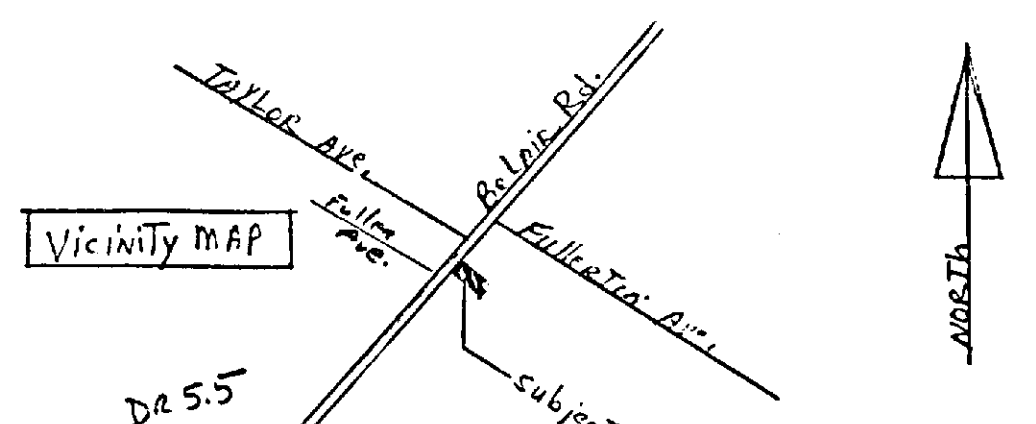
[Signature]
Manager.

Cost of Advertisement, \$21.00

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>[Signature]</i>			Revised Plans: Change in outline or description	Yes						
Previous case:			Map # 48 (NEGE)	No						

Item # 19



PLAT FOR ZONING VARIANCE
OWNER - JOHN & CLARE DIPPel
DISTRICT - 14, Zoned BL
EXISTING UTILITIES IN BELAIR RD.
SCALE: 1" = 30'