



UNCLER RECEIVED FOR FILING

DATE October 21, 1983

BY Meek Conner (Chab)

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 ~~should not~~ be granted.

Therefore, IT IS ORDERED by the ~~Deputy~~ <sup>Zoning</sup> Commissioner of Baltimore County, this 21 day of October, 1983, that the herein Petition for Variance(s) to permit a side yard setback of zero feet in lieu of the required 7 1/2 feet for the expressed purpose of constructing an open carport, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. Water run-off for the proposed carport shall be directed away from the adjoining property.
2. Approval of a site plan by the Department of Planning and Zoning.

*Jan M.H. Jung*  
Deputy Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1983

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

A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,  
*Wm. E. Hammond*  
Wm. E. Hammond, Assistant  
Department of Planning

WNP/bp

## ZONING DESCRIPTION

BEGINNING ON THE SOUTH SIDE OF 33rd ST. AT THE KNOWN LOT # 132, DISTANCE OF 452 FEET EAST OF HAMILTON AVE. AS RECORDED IN THE LAND RECORDS OF BALTO. COUNTY IN PLAT BOOK W.F.C. NO. 5 FOLIO 61. ALSO KNOWN AS 7917 33rd ST IN THE 14th DIST.

## PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance

LOCATION: South side of 33rd Street, 452 ft. East of Hamilton Avenue

DATE & TIME: Tuesday, October 18, 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 Variance to permit a carport 0 ft. from the side lot line in lieu of the required 7 1/2 ft.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3C.1 (301.1) - side yard setback in D.R. 5.5 zone

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

Being the property of Charles Rebbel, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
Date: October 7, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Charles Rebbel  
84-100-A

SUBJECT: \_\_\_\_\_

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

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 13, 1983

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

Re: Petition for Variance  
S/S of 33rd St., 452' E of Hamilton Ave.  
Charles Rebbel, et ux - Petitioners  
Case No. 84-100-A

Dear Mr. & Mrs. Rebbel:

This is to advise you that \$64.80 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. 122901

DATE: 10/18/83 ACCOUNT: R-01-615-000

AMOUNT: \$64.80

RECEIVED FROM: Charles Rebbel  
FOR: Advertising & Posting Case #84-100-A

C 011\*\*\*\*\*6501D 8182A

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

August 24, 1983

ooo  
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. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

RE: Item No. 40  
Petitioner: Charles Rebbel, et ux  
Variance Petition

Dear Mr. & Mrs. Rebbel:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Permits & Licenses - Ted Burnham, 494-3987

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

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

NEC:bsc

*Mr. Rebbel contacted me 9/20/83 and  
agreed will be gone in 30 days and be satisfied with  
the OK.*

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 21, 1983

Mr. and Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

RE: Petition for Variance  
S/S of 33rd St., 452' E of  
Hamilton Ave. - 14th Election  
District  
Charles Rebbel, et ux - Petitioners  
NO. 84-100-A (Item No. 40)

Dear Mr. and Mrs. Rebbel:

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

Very truly yours,

*Jan M.H. Jung*  
JEAN M.H. JUNG  
Zoning Commissioner

JMHJ/mc

Attachments

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

September 21, 1983

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

**NOTICE OF HEARING**

Re: Petition for Variance  
S/S of 33rd Street, 452' E of  
Hamilton Avenue  
Charles Rebbel, et ux - Petitioners  
Case No. 84-100-A

TIME: 9:30 A.M.

DATE: Tuesday, October 18, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*C. J. Jablon*  
Zoning Commissioner  
of Baltimore County

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

No. 1119499

DATE: 7/29/83 ACCOUNT: R-01-615-000

AMOUNT: \$435.00

RECEIVED: Charles Rebbel

FROM: E. J. Jablon, Jr. Baltimore Item 40

FOR: 1000

C D10\*\*\*\*\*350010 6296A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Md. 21237

**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  
9th day of August, 1983.

*C. J. Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Charles Rebbel, et ux  
Petitioner's Attorney

Received by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14 Date of Posting: 10/2/83  
Posted for: *Letter to Variance*  
Petitioner: *Charles Rebbel, et ux*  
Location of property: *7917 33rd St., 452' E of*  
*Hamilton Ave.*  
Location of Sign: *front of property (at 7917 33rd St.)*  
Remarks: \_\_\_\_\_  
Posted by: *Alan D. Alaman* Date of return: 10/7/83  
Number of Signs: \_\_\_\_\_

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. September 22, 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., on the 22nd  
of one time, before the 18th  
day of October, 1983, the 22nd publication  
appearing on the 29th day of September  
1983.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager.

Cost of Advertisement, \$ 21.00

**PETITION FOR VARIANCE**  
14th Election District

LOCATION: South side of 33rd  
Street, 452' E. of Hamilton Ave.

DATE & TIME: Tuesday, October  
18, 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 on the following:

Petition for Variance to permit a  
change of use from the side lot line  
to the line of the required 75' R.  
The Zoning Regulation to be re-  
quired is as follows:

Section 1802.3.1 (201) - side  
yard setback in D.R. 5.5 zone.

All that parcel of land in the Four-  
teenth District of Baltimore County  
beginning on the south side of  
33rd St., at the corner of 33rd  
St. and as recorded in the Land  
Records of Baltimore County in  
Plat Book W.P.C. No. 5 Folio 61.  
Also known as 7917 33rd Street in  
the 14th District.

Being the property of Charles Rebbel,  
et ux, as shown on plat filed  
with the Zoning Department.

In the event that this Petition is  
granted, a building permit may be  
issued within the thirty (30) day  
appeal period. The Zoning Commis-  
sioner will, however, entertain any  
request for a stay of the issuance  
of said permit during this period  
for good cause shown. Such request  
must be received in writing by the  
date of the hearing and above at  
least 10 days prior to the hearing.

BY ORDER OF  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

**PETITION FOR VARIANCE**  
14th Election District

LOCATION: South side of 33rd  
Street, 452' E. of Hamilton Ave.

DATE & TIME: Tuesday, October  
18, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland

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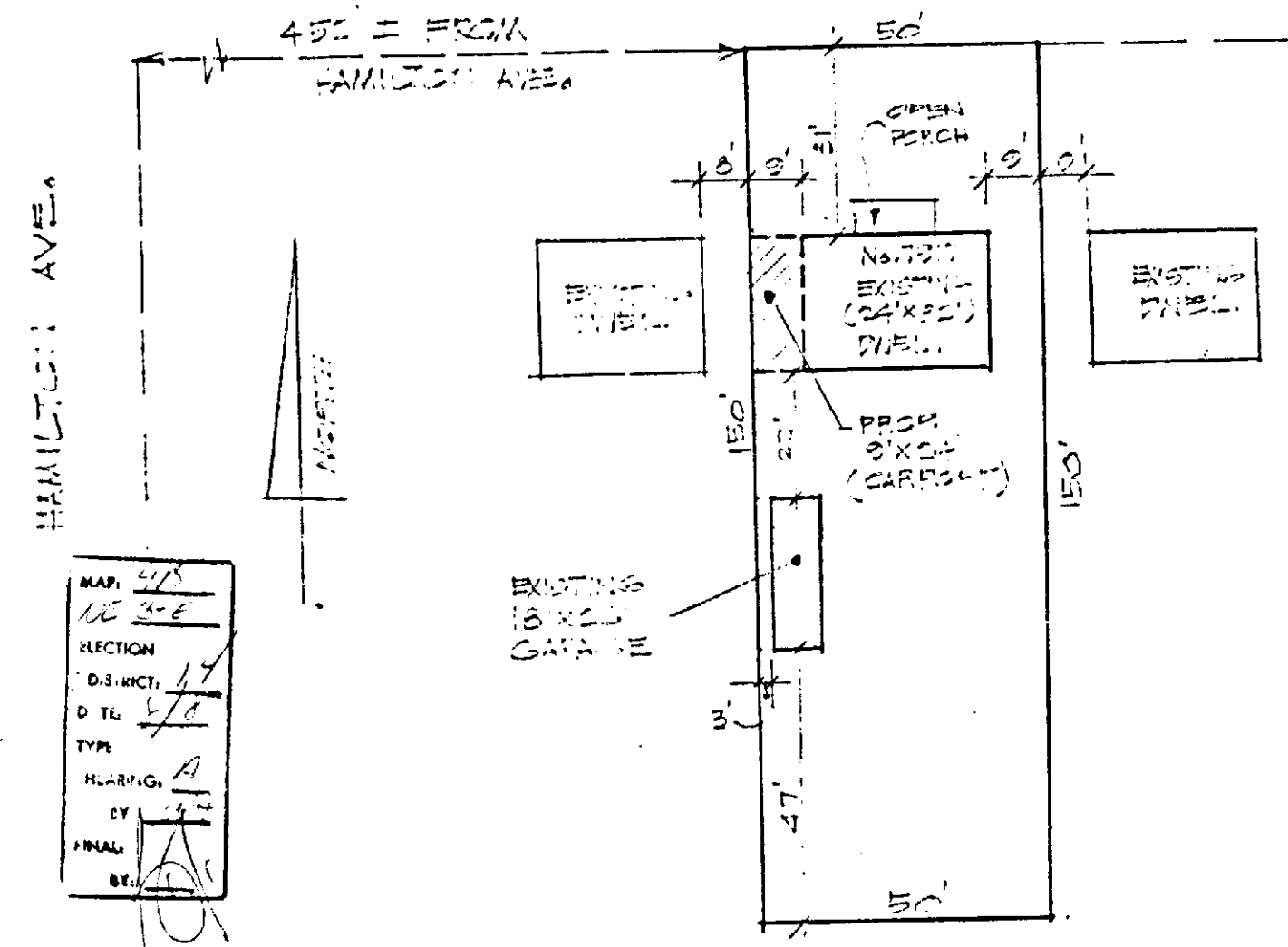
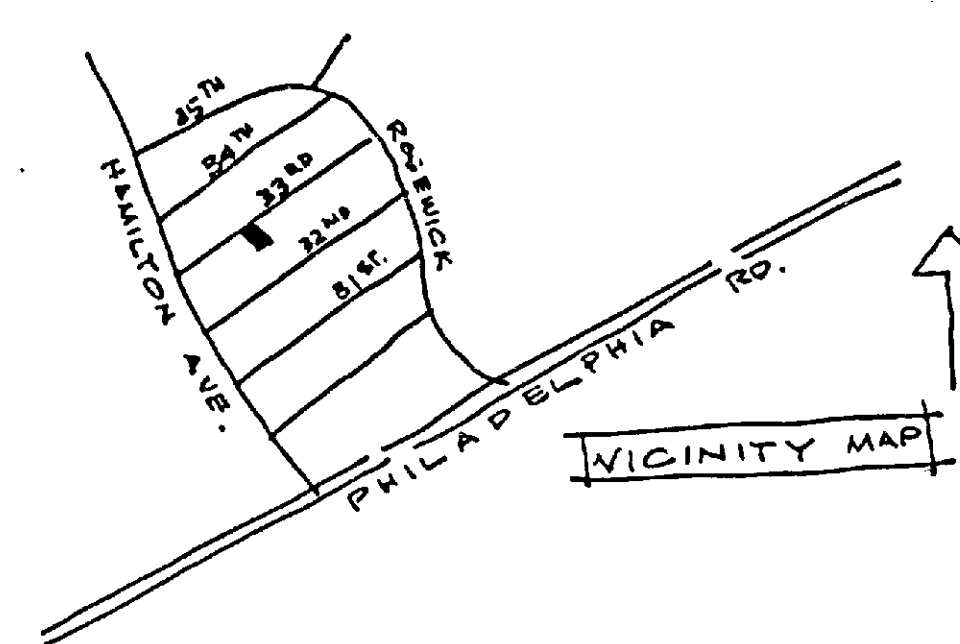
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No. 5 Folio 61. Also known as 7917  
33rd St. in the 14th Dist.

Being the property of Charles Rebbel,  
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for a stay of the issuance of said per-  
mit during this period for good cause  
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hearing and above at least 10 days  
prior to the hearing.

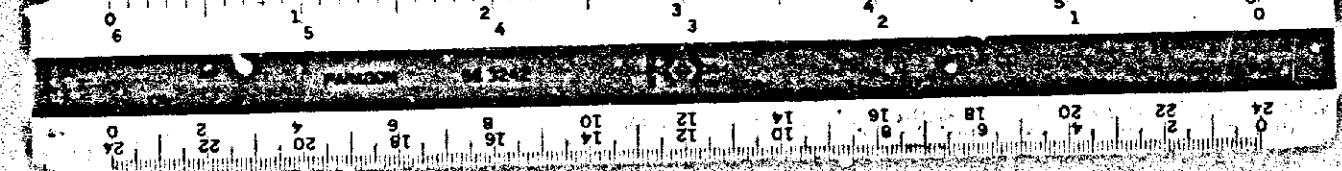
BY ORDER OF  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County



PLAT FOR ZONING VARIANCE  
OWNER: CHARLES & MARY REBBEL  
DISTRICT - 14TH, ZONING DR 5.5  
ROSEDALE GARDEN  
LOT 32, PLAT BOOK N°5, FOLIO-61  
EXISTING UTILITIES IN 33RD ST.  
SCALE: 1" = 30'

OWNERS WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLAT PREPARED BY BALTO. CO.

|       |      |
|-------|------|
| OWNER | DATE |
| OWNER | DATE |



# 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 1802.3.C.1.1. (201.1) to permit a carport 0' from the side lot line in lieu of the required 7-1/2'.

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

I would like to have this carport at 0' because I cannot get my car and truck in the garage. I need the carport to protect the old truck that I have from the weather.

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:  
 CHARLES R. REBBEL  
 (Type or Print Name)  
 Signature  
 7917 33rd ST  
 Address  
 BALTIMORE, MD 21237  
 City and State  
 Petitioner:  
 CHARLES R. REBBEL  
 (Type or Print Name)  
 Signature  
 7917 33rd ST  
 Address  
 BALTIMORE, MD 21237  
 City and State  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 CHARLES & MARY REBBEL  
 Name  
 7917 33rd ST  
 Address  
 BALTIMORE, MD 21237  
 City and State  
 Attorney's Telephone No.:  
 866-4057  
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of October, 1983, at 2:30 o'clock.

Very truly yours,  
 [Signature]  
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE  
 S/S of 33rd St., 452' E of  
 Hamilton Ave., 14th Dist.  
 CHARLES REBBEL, et ux,  
 Petitioners  
 BEFORE THE ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 34-100-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioners

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.

[Signature] John W. Hession, III  
 John W. Hession, III  
 People's Counsel for Baltimore County  
 Rm. 223, Court House  
 Towson, Maryland 21204  
 494-2133

I HEREBY CERTIFY that on this 30th day of September, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles Rebbel, 7917 33rd Street, Baltimore, MD 21237, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN  
 EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1983

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

Mr. & Mrs. Charles Rebbel  
 7917 33rd Street  
 Baltimore, Maryland 21237

Chairman  
 Nicholas B. Commodari

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

RE: Item No. 40 - Case No. 34-100-A  
 Petitioner - Charles Rebbel, et ux  
 Variance Petition

Dear Mr. & Mrs. Rebbel:

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,

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

Enclosures

Enclosures

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner  
 TO: Office of Planning and Zoning  
 Date: August 31, 1983  
 FROM: Ian J. Forrest  
 SUBJECT: Zoning Variance Items

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

- Item #35 - Garrett Leasing Associates
- Item #36 - Joris & Carol Brooks
- Item #38 - William F. Wilke, Inc.
- Item #39 - Raymond J. & Pio J. Marocco
- Item #40 - Charles & Mary Rebbel
- Item #41 - Calvin & Joan L. Homstein
- Item #42 - Robert D. Battista

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

IJF/fth

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

STEPHEN E. COLLINS  
 DIRECTOR

September 1, 1983

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

Item No. 36, 37, 39, 40, 42  
 Property Owner:  
 Location:  
 Existing Zoning:  
 Proposed Zoning:

Acres:  
 District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 36, 37, 40, and 42.

[Signature]  
 Michael S. Flanagan  
 Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

September 8, 1983

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

Re: Item #40 (1983-1984)  
 Property Owner: Charles & Mary Rebbel  
 S/S 33rd Street 452' E. Hamilton Avenue  
 Acres: 50 X 150  
 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:

33rd Street, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way.

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 40 (1983-1984).

Very truly yours,

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

RAM:EM:PM:iss

J-NE Key Sheet  
 11 NE 18 Pos. Sheet  
 NE 3 E Topo  
 89 Tax Map

UNCLER RECEIVED FOR FILING

DATE October 21, 1983  
BY Mary Compton (clerk)  
ADMINISTRATIVE ASSISTANT

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 ~~be~~ be granted.

Therefore, IT IS ORDERED by the ~~Deputy~~ <sup>Zoning</sup> Commissioner of Baltimore County, this 21 day of October, 1983, that the herein Petition for Variance(s) to permit a side yard setback of zero feet in lieu of the required 7 1/2 feet for the expressed purpose of constructing an open carport, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. Water run-off for the proposed carport shall be directed away from the adjoining property.
2. Approval of a site plan by the Department of Planning and Zoning.

*Jean M.H. Jung*  
Deputy Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1983

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

A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,  
*Wm. E. Hammond*  
Wm. E. Hammond, Assistant  
Department of Planning

WNP/bp

## ZONING DESCRIPTION

BEGINNING ON THE SOUTH SIDE OF 33rd ST. AT THE KNOWN LOT # 132, DISTANCE OF 452 FEET EAST OF HAMILTON AVE. AS RECORDED IN THE LAND RECORDS OF BALTO. COUNTY IN PLAT BOOK W.F.C. NO. 5 FOLIO 61. ALSO KNOWN AS 7917 33rd ST IN THE 14th DIST.

## PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance

LOCATION: South side of 33rd Street, 452 ft. East of Hamilton Avenue

DATE & TIME: Tuesday, October 18, 1983 at 9:30 A.M.

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

Being the property of Charles Rebbel, et ux, as shown on plat plan filed with the Zoning Department.

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
Date: October 7, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Charles Rebbel  
84-100-A

SUBJECT: \_\_\_\_\_

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

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 13, 1983

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

Re: Petition for Variance  
S/S of 33rd St., 452' E of Hamilton Ave.  
Charles Rebbel, et ux - Petitioners  
Case No. 84-100-A

Dear Mr. & Mrs. Rebbel:

This is to advise you that \$64.80 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. 122901

DATE: 10/18/83 ACCOUNT: R-01-615-000

AMOUNT: \$64.80

RECEIVED FROM: Charles Rebbel  
FOR: Advertising & Posting Case #84-100-A

C 011\*\*\*\*\*6501D 8182A

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

August 24, 1983

ooo  
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. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

RE: Item No. 40  
Petitioner: Charles Rebbel, et ux  
Variance Petition

Dear Mr. & Mrs. Rebbel:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Permits & Licenses - Ted Burnham, 494-3987

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

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

NEC:bsc

*Mr. Rebbel contacted me 9/20/83 and agreed will be gone in 30 days and be satisfied with the results. OK*

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 21, 1983

Mr. and Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

RE: Petition for Variance  
S/S of 33rd St., 452' E of  
Hamilton Ave. - 14th Election  
District  
Charles Rebbel, et ux - Petitioners  
NO. 84-100-A (Item No. 40)

Dear Mr. and Mrs. Rebbel:

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  
Zoning Commissioner

JMHJ/mc

Attachments

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

September 21, 1983

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

**NOTICE OF HEARING**

Re: Petition for Variance  
S/S of 33rd Street, 452' E of  
Hamilton Avenue  
Charles Rebbel, et ux - Petitioners  
Case No. 84-100-A

TIME: 9:30 A.M.

DATE: Tuesday, October 18, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*C. J. Jablon*  
Zoning Commissioner  
of Baltimore County

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

No. 1119499

DATE: 7/29/83 ACCOUNT: R-01-615-000

AMOUNT: \$435.00

RECEIVED: Charles Rebbel

FROM: E. J. Jablon, Jr. Baltimore Item 40

FOR: 1000  
C D10\*\*\*\*\*350010 6296A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Md. 21237

**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  
9th day of August, 1983.

*C. J. Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Charles Rebbel, et ux  
Petitioner's Attorney

Received by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14 Date of Posting: 10/2/83  
Posted for: *Letter to Variance*  
Petitioner: *Charles Rebbel, et ux*  
Location of property: *7917 33rd St., 452' E of*  
*Hamilton Ave.*  
Location of Sign: *front of property (at 7917 33rd St.)*  
Remarks: \_\_\_\_\_  
Posted by: *Alan D. Alaman* Date of return: 10/7/83  
Number of Signs: \_\_\_\_\_

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. September 22, 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., on the 18th  
of October, 1983, before the 18th  
day of October, 1983, the date of publication  
appearing on the 29th day of September  
1983.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager

Cost of Advertisement, \$ 21.00

**PETITION FOR VARIANCE**  
14th Election District

LOCATION: South side of 33rd  
Street, 452' E. of Hamilton Ave.

DATE & TIME: Tuesday, October  
18, 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 on the following:

Petition for Variance to permit a  
change of use from the side lot line  
to the line of the required 75' R.  
The Zoning Regulation to be re-  
quired is as follows:

Section 1802.3.1 (201) - side  
yard setback in D.R. 5.5 zone.

All that parcel of land in the Four-  
teenth District of Baltimore County  
beginning on the south side of  
33rd St., at the balance of 132  
feet, 452' as recorded in the Land  
Records of Baltimore County in  
Plat Book W.P.C. No. 5 Folio 61.  
Also known as 7917 33rd Street in  
the 14th District.

Being the property of Charles Rebbel,  
et ux, as shown on plat filed with  
the Zoning Department.

In the event that this Petition is  
granted, a building permit may be  
issued within the thirty (30) day ap-  
peal period. The Zoning Commission-  
er will, however, entertain any request  
for a stay of the issuance of said  
permit during this period for good cause  
shown. Such request must be re-  
quested in writing by the date of the  
hearing and shown at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**PETITION FOR VARIANCE**  
14th Election District

LOCATION: South side of 33rd  
Street, 452' E. of Hamilton Ave.

DATE & TIME: Tuesday, October  
18, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W. Ches-  
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Petition for Variance to permit a  
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the line of the required 75' R.

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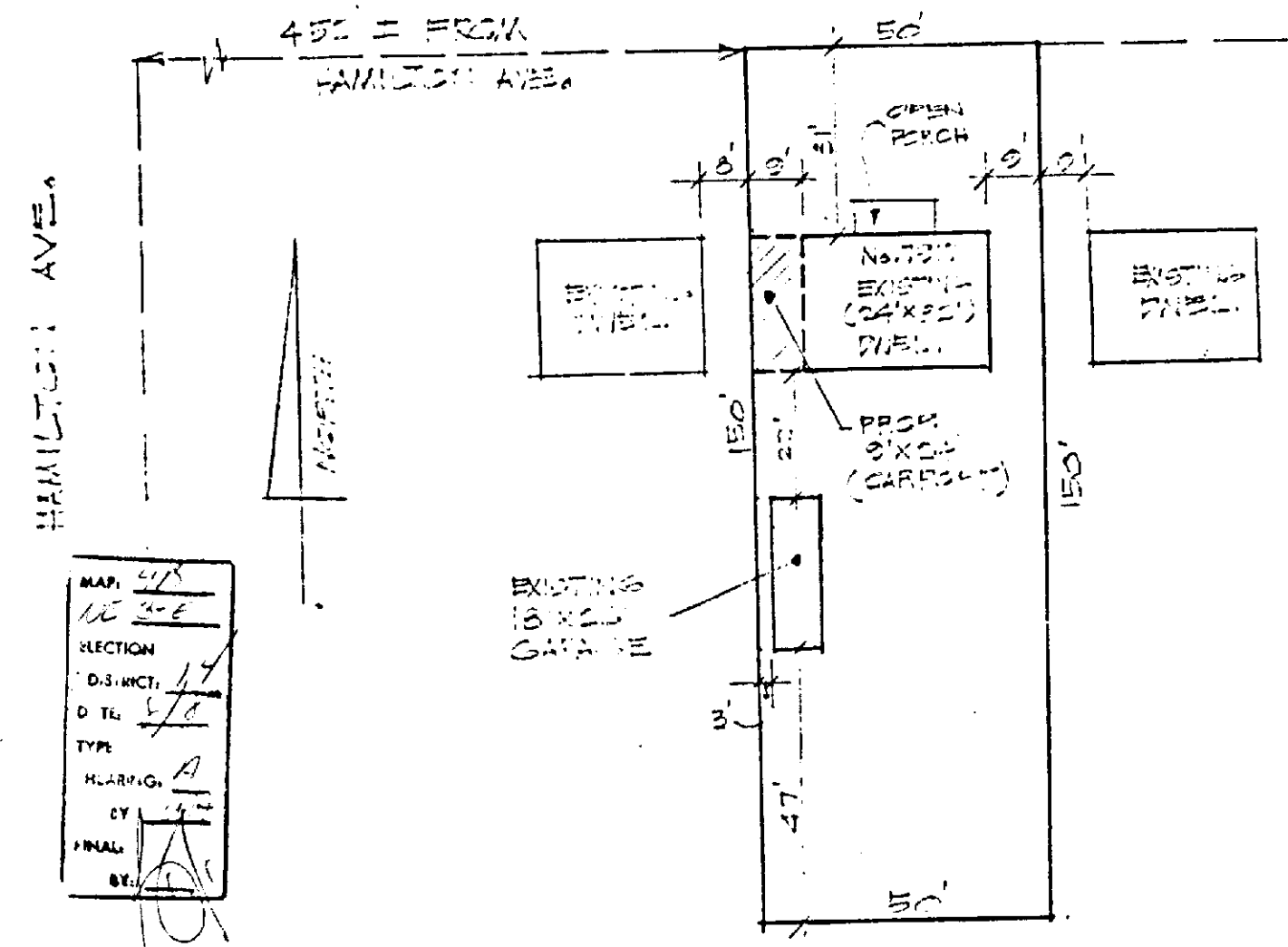
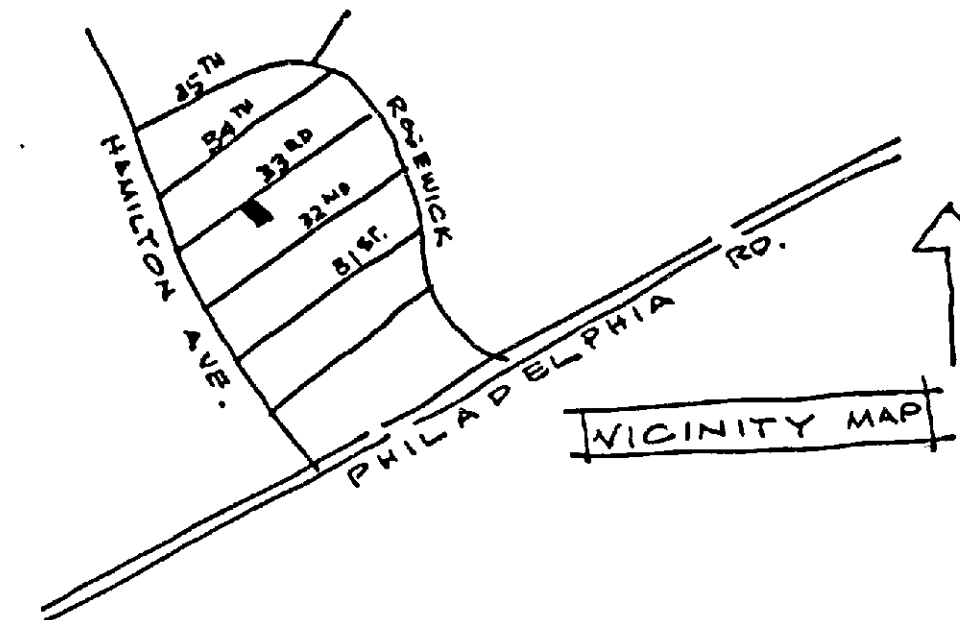
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Being the property of Charles Rebbel,  
et ux, as shown on plat filed with  
the Zoning Department.

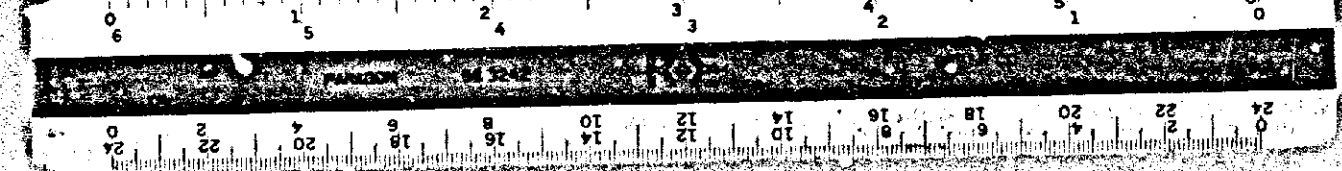
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shown. Such request must be re-  
quested in writing by the date of the  
hearing and shown at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



PLAT FOR ZONING VARIANCE  
OWNER: CHARLES & MARY REBBEL  
DISTRICT - 14TH, ZONING DR 5.5  
ROSEDALE GARDEN  
LOT 32, PLAT BOOK N°5, FOLIO-61  
EXISTING UTILITIES IN 33RD ST.  
SCALE: 1" = 30'

OWNERS WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLAT PREPARED BY BALTO. CO.  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_





UNCLER RECEIVED FOR FILING

DATE October 21, 1983  
BY Mary Compagno (clerk)  
ADMINISTRATIVE ASSISTANT

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 ~~be~~ be granted.

Therefore, IT IS ORDERED by the ~~Deputy~~ <sup>Zoning</sup> Commissioner of Baltimore County, this 21 <sup>st</sup> day of October, 1983, that the herein Petition for Variance(s) to permit a side yard setback of zero feet in lieu of the required 7 1/2 feet for the expressed purpose of constructing an open carport, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. Water run-off for the proposed carport shall be directed away from the adjoining property.
2. Approval of a site plan by the Department of Planning and Zoning.

*Jean M.H. Jung*  
Deputy Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1983

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

A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,  
*Wm. E. Hammond*  
Wm. E. Hammond, Assistant  
Department of Planning

WNP/bp

## ZONING DESCRIPTION

BEGINNING ON THE SOUTH SIDE OF 33rd ST. AT THE KNOWN LOT # 132, DISTANCE OF 452 FEET EAST OF HAMILTON AVE. AS RECORDED IN THE LAND RECORDS OF BALTO. COUNTY IN PLAT BOOK W.F.C. NO. 5 FOLIO 61. ALSO KNOWN AS 7917 33rd ST IN THE 14th DIST.

## PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance

LOCATION: South side of 33rd Street, 452 ft. East of Hamilton Avenue

DATE & TIME: Tuesday, October 18, 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 Variance to permit a carport 0 ft. from the side lot line in lieu of the required 7 1/2 ft.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3C.1 (301.1) - side yard setback in D.R. 5.5 zone

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

Being the property of Charles Rebbel, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
Date: October 7, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Charles Rebbel  
84-100-A

SUBJECT: \_\_\_\_\_

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

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 13, 1983

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

Re: Petition for Variance  
S/S of 33rd St., 452' E of Hamilton Ave.  
Charles Rebbel, et ux - Petitioners  
Case No. 84-100-A

Dear Mr. & Mrs. Rebbel:

This is to advise you that \$64.80 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. 122901

DATE: 10/18/83 ACCOUNT: R-01-615-000

AMOUNT: \$64.80

RECEIVED FROM: Charles Rebbel  
FOR: Advertising & Posting Case #84-100-A

*(cash)* C 011\*\*\*\*\*4501D 8182A

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

August 24, 1983

ooo  
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. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

RE: Item No. 40  
Petitioner: Charles Rebbel, et ux  
Variance Petition

Dear Mr. & Mrs. Rebbel:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Permits & Licenses - Ted Burnham, 494-3987

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

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

NEC:bsc

*Mr. Rebbel contacted me 9/20/83 and  
agreed will be gone in 30 days and be satisfied with  
the plan. OK*

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 21, 1983

Mr. and Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

RE: Petition for Variance  
S/S of 33rd St., 452' E of  
Hamilton Ave. - 14th Election  
District  
Charles Rebbel, et ux - Petitioners  
NO. 84-100-A (Item No. 40)

Dear Mr. and Mrs. Rebbel:

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  
Zoning Commissioner

JMHJ/mc

Attachments

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

September 21, 1983

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Maryland 21237

**NOTICE OF HEARING**

Re: Petition for Variance  
S/S of 33rd Street, 452' E of  
Hamilton Avenue  
Charles Rebbel, et ux - Petitioners  
Case No. 84-100-A

TIME: 9:30 A.M.

DATE: Tuesday, October 18, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*C. J. Jablon*  
Zoning Commissioner  
of Baltimore County

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

No. 1119499

DATE: 7/29/83 ACCOUNT: R-01-615-000

AMOUNT: \$435.00

RECEIVED: Charles Rebbel

FROM: E. J. Jablon, Jr. Baltimore Item 40

FOR: 1000

C D10\*\*\*\*\*350010 6296A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Charles Rebbel  
7917 33rd Street  
Baltimore, Md. 21237

**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  
9th day of August, 1983.

*C. J. Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Charles Rebbel, et ux  
Petitioner's Attorney

Received by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14 Date of Posting: 10/2/83  
Posted for: *Letter to Variance*  
Petitioner: *Charles Rebbel, et ux*  
Location of property: *7917 33rd St., 452' E of*  
*Hamilton Ave*  
Location of Sign: *front of property (at 7917 33rd St.)*  
Remarks: \_\_\_\_\_  
Posted by: *Alan D. Alaman* Date of return: 10/7/83  
Number of Signs: \_\_\_\_\_

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. September 22, 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., on the 18th day of October, 1983, the 18th day of September, 1983.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager

Cost of Advertisement, \$ 21.00

**PETITION FOR VARIANCE**  
14th Election District

LOCATION: South side of 33rd Street, 452' E. of Hamilton Avenue

DATE & TIME: Tuesday, October 18, 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 on the petition for variance to permit a change of use from the side lot line to the required 75' R.

The Zoning Regulation to be requested is as follows:

Section 1802.3.1 (201) - side yard setback in D.R. 5.5 zone.

All that parcel of land in the Fourteenth District of Baltimore County, beginning on the south side of 33rd St., at the corner of 33rd St. and 452' E. of Hamilton Avenue, as recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 5 Page 61. Also known as 7917 33rd St. in the 14th Dist.

Being the property of Charles Rebbel, et ux, as shown on plat then filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shown at the hearing.

BY ORDER OF  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

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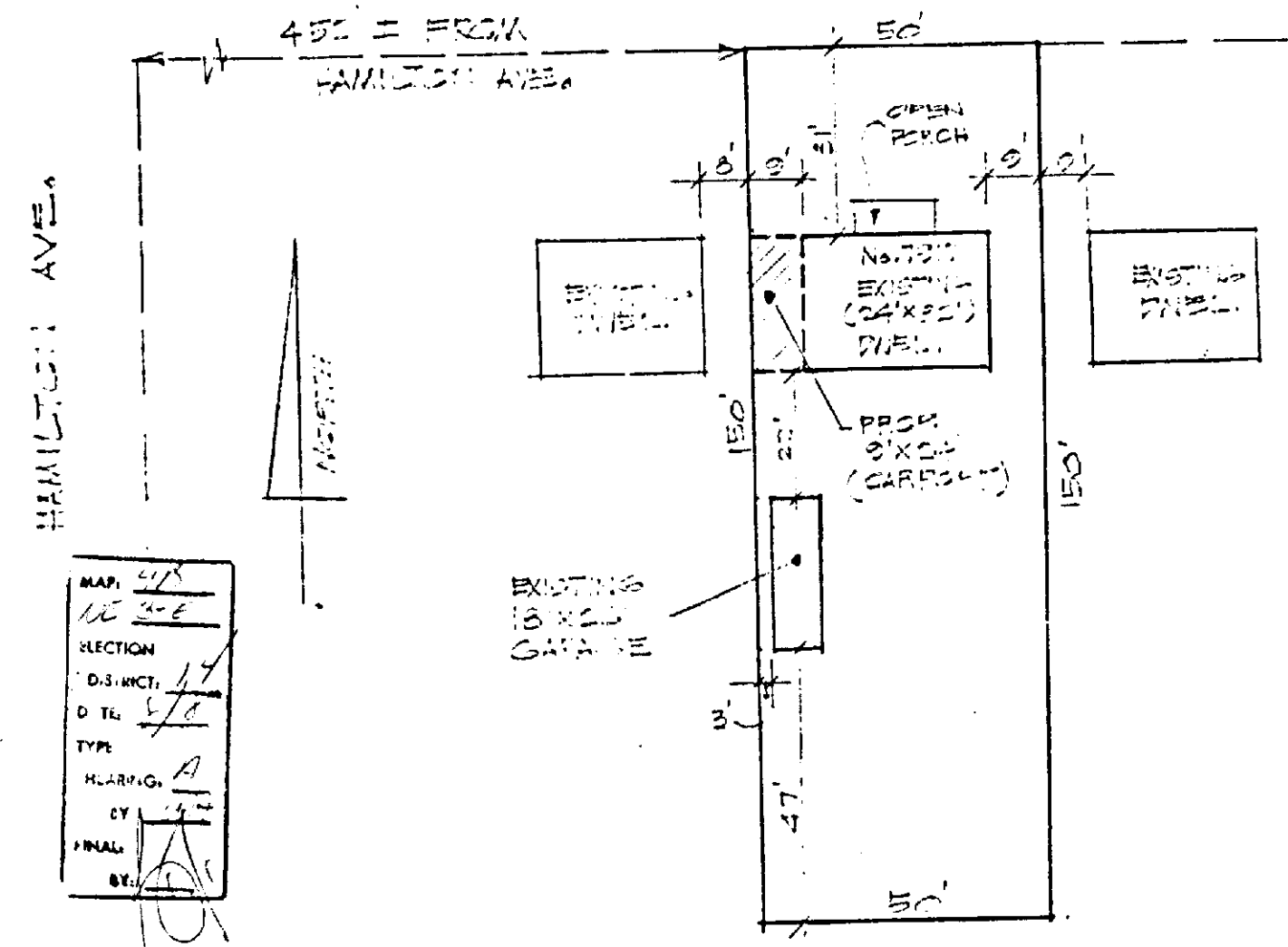
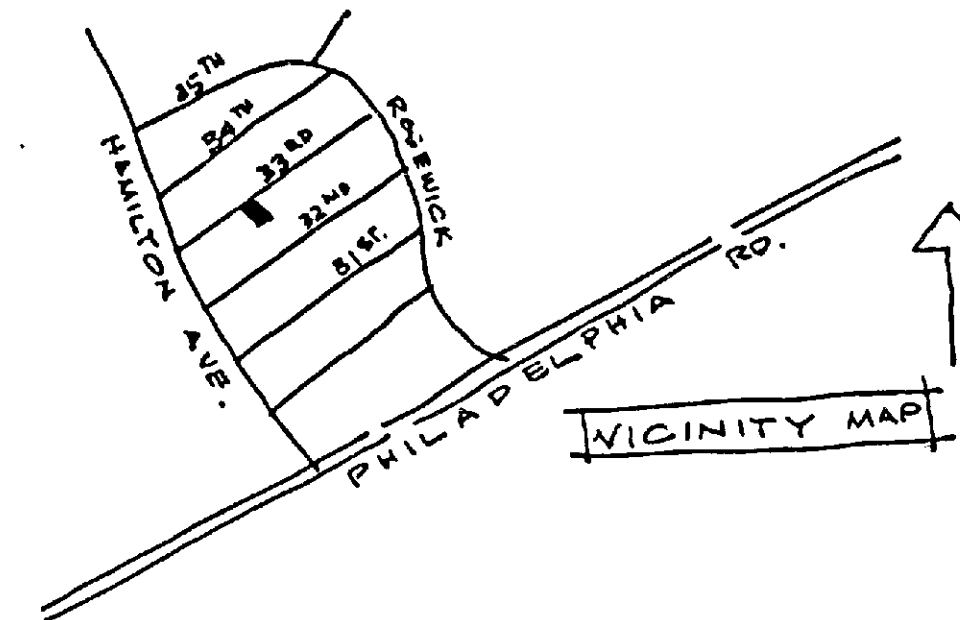
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BY ORDER OF  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County



PLAT FOR ZONING VARIANCE  
OWNER: CHARLES & MARY REBBEL  
DISTRICT - 14TH, ZONING DR 5.5  
ROSEDALE GARDEN  
LOT 32, PLAT BOOK N°5, FEUD-61  
EXISTING UTILITIES IN 33RD ST.  
SCALE: 1" = 30'

OWNERS WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLAT PREPARED BY DALTO. CO.  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

