

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NE/S Snyder Avenue, 1640' SE		
centerline of Railroad Avenue	*	DEPUTY ZONING COMMISSIONER
12th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(1979 Snyder Avenue)		
	*	CASE NO. 03-011-A
Sarah E. & Joseph M. Hagel	*	
<i>Petitioners</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Sarah and Joseph Hagel, the legal owners of the subject property. The variance request is for property located at 1979 Snyder Avenue in the Dundalk area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a detached accessory structure (garage) to be located on the side property of the principal dwelling in lieu of the required rear yard and from Section 400.2 of the B.C.Z.R., to allow said structure to be as close as 12 ft. from the centerline of an alley in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

RECEIVED FOR FILING
 2/5/02
 R. O. [Signature]
 03

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 5, 2002

Mr. & Mrs. Joseph M. Hagel
1979 Snyder Avenue
Dundalk, Maryland 21222

Re: Petition for Administrative Variance
Case No. 03-011-A
Property: 1979 Snyder Avenue

Dear Mr. & Mrs. Hagel:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1979 SNYDER AVE.
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s) 400.1 to allow a detached accessory structure (garage) to be located on the side property of the principle dwelling in lieu of the required rear and Section 400.2 to allow said structure to be as close as 12 feet from the centerline of an alley in lieu of the required 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

1979 SNYDER AVE 410-285-0536
Address Telephone No.

Name - Type or Print

DUNDALK MD. 21222
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address Telephone No.

City State Zip Code

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/3/02 day of July, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-011-A

Reviewed By RDD Date 7/3/02

Estimated Posting Date 7/15/02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 1979 SNYDER AVE.
City DUNDALK State MD. Zip Code 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

BECAUSE OF THE TRIANGULAR SHAPE OF MY PROPERTY,
A GARAGE WILL NOT FIT IN THE AREA BEHIND
MY HOUSE.

PUTTING THE GARAGE NEXT TO THE HOUSE
ALLOWS ACCESS FROM SNYDER AVE. WE BELIEVE
NO NEIGHBORS WILL OBJECT & HAVE INCLUDED
AN AFFIDAVIT FROM NEIGHBORS TO THAT EFFECT

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature [Signature]
Name - Type or Print JOSEPH M. HAGEL

Signature [Signature]
Name - Type or Print SARAH E HAGEL

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of JULY, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSEPH M. HAGEL AND SARAH E. HAGEL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires

CHRISTOPHER B WEIR
NOTARY PUBLIC
BALTIMORE CITY, MARYLAND
MY COMMISSION EXPIRES
NOV 5 2005

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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City DUNDALK State MD. Zip Code 21222

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A GARAGE WILL NOT FIT IN THE AREA BEHIND MY
HOUSE.

PUTTING THE GARAGE NEXT TO THE HOUSE
ALLOWS ACCESS FROM SNYDER AVE. WE BELIEVE
NO NEIGHBORS WILL OBJECT & HAVE INCLUDED
AN AFFIDAVIT FROM NEIGHBORS
TO THAT EFFECT.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph M. Hagel
Signature

JOSEPH M. HAGEL
Name - Type or Print

Sarah E. Hagel
Signature

SARAH E HAGEL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of JULY, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSEPH M. HAGEL AND SARAH E. HAGEL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Christopher B. Weir
Notary Public

My Commission Expires

CHRISTOPHER B WEIR
NOTARY PUBLIC
BALTIMORE CITY, MARYLAND
MY COMMISSION EXPIRES
NOV 5 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1979 SNYDER AVE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s) 400.1 to allow a detached accessory

structure (garage) to be located on the side property of the principle dwelling in lieu of the required rear and Section 400.2 to allow said structure to be as close as 12 feet from the centerline of an alley in lieu of the required 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

Address

Name - Type or Print

City State

Signature

Zip Code

Company

Representative to be Contacted:

Address Telephone No

Name

City State Zip Code

Address

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7 day of JULY that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-011-A

Reviewed By RID Date 7/3/02

REV 10/25/01

Estimated Posting Date 7/15/02

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **14380**

DATE

7/2/02

ACCOUNT

001 006 0150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Joseph [illegible]

FOR:

Ad. Val. zoning hearing case #03-11-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

LINE

7/05/2002

7/05/2002

11376322

REC

MAIL

MEMO

JEE

DRIVER

RECEIPT # 205448

DATE

5

528

ZONING CERTIFICATION

CR

NO. 014380

Recpt Tot

\$50.00

.00 CK

50.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Zoning Description

Zoning Description For 1979 Snyder Avenue

southeast Beginning at a point on the ~~West~~^{*northeast*} side of Snyder Avenue which is 50 feet wide at the distance of 1,640 feet ~~west~~ of the centerline of the nearest improved intersecting street Railway Avenue which is 50 feet wide. Being lot # part of 66, 67, 68 & 69, Block 0, Section # in the subdivision of Fairlawn as recorded in Baltimore County Plat Book #6, Folio #100, containing 5,869 square feet. Also known as 1979 Snyder Avenue and located in the 12th Election District, 7th Councilmanic District.

Item #011

CERTIFICATE OF POSTING

RE: Case No.: 03-011-A

Petitioner/Developer: JOSEPH

HAGEL

Date of Hearing/Closing: 7/30/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1979 SNYDER AVE

The sign(s) were posted on 7/14/02
(Month, Day, Year)

Sincerely,

[Signature] 7/14/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

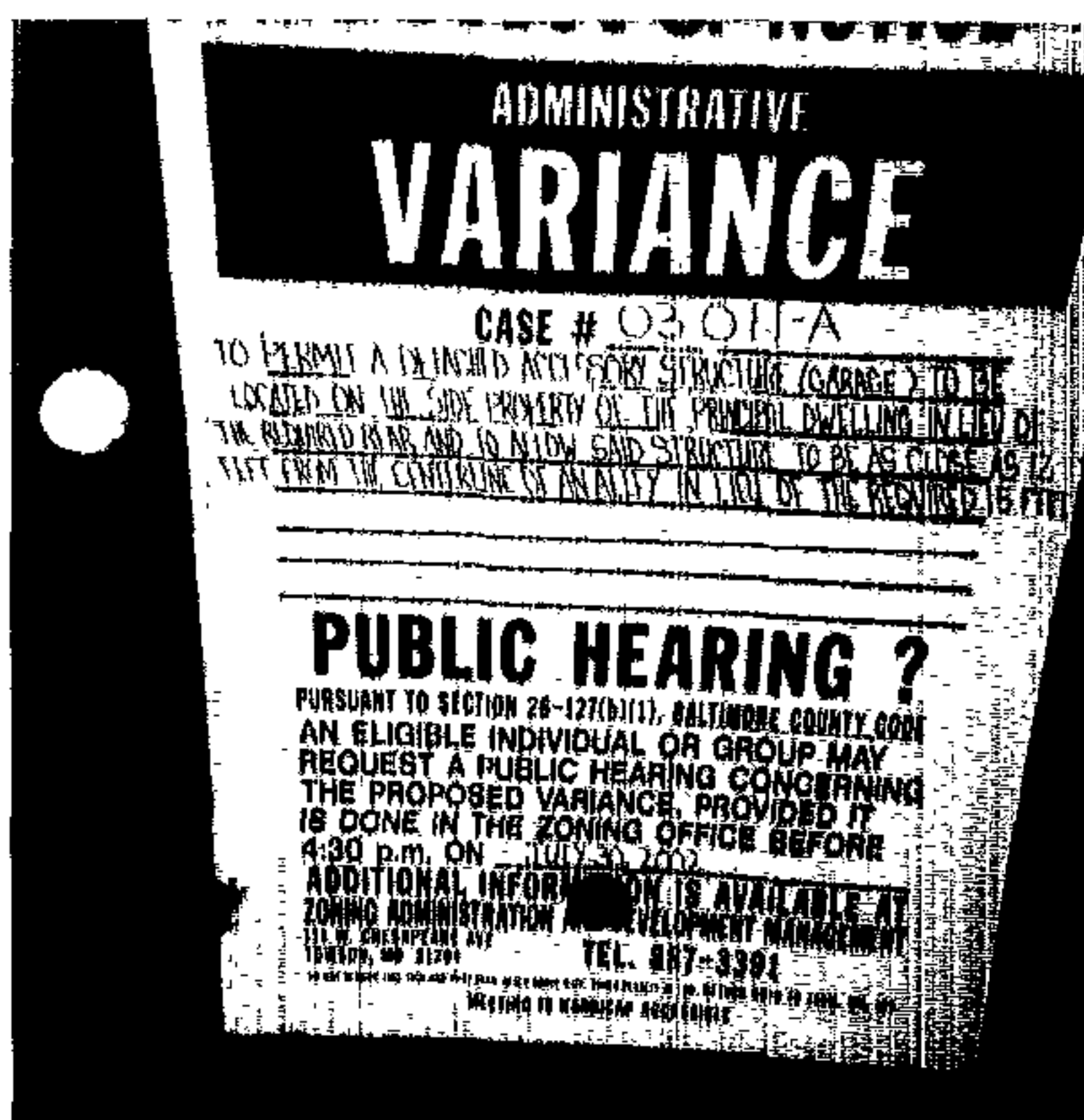
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 23 011 - A

Petitioner: JOSEPH M HAGEL & SARAH E HAGEL

Address or Location: 1979 SNYDER AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH M HAGEL

Address: 1979 SNYDER AVE
DUNDALK MD 21222

Telephone Number: 410 285-0536

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 011 -A Address 1979 Snyder Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/3/02 Posting Date: 7/15 Closing Date: 7/30

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 011 -A Address 1979 Snyder Ave

Petitioner's Name Joseph Hagel Telephone 410 285 0536

Posting Date: 7/15/02 Closing Date: 7/30/02

Wording for Sign: To Permit a detached accessory structure (garage) to be located on the side property of the principle dwelling in lieu of the required rear and to allow said structure to be as close as 12 feet from the centerline of an alley in lieu of the required 15 feet

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 29, 2002

Mr. & Mrs. Joseph M Hagel
1979 Snyder Avenue
Dundalk MD 21222

Dear Mr. & Mrs. Hagel:

RE: Case Number: 03-011-A, 1979 Snyder Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 3, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 15, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
583; 001-005; 007+008; 010-013; 015

011

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt

DATE: August 5, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2002
Item Nos. 583, 001, 002, 003, 004, 005,
006, 007, 008, 009, 010, 011, 012, 015,
and 016

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB TL*

DATE: July 22, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 15, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

583, 001-008, 011, 014, 016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: July 16, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-003, (03-011) 03-013, & 03-015

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey M. Long

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7-16-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 011

RDD

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

AFFADAVIT

JUDITH&DONALD JONES

1977 SNYDER AVE.
BALTIMORE COUNTY
21222

We have no objections to the proposed garage variance being sought

By Joseph m. Hagel 1979 Snyder ave., at the hearing 7/03/2002

SIGNED

Judith Jones

SIGNED

Don Jones

PHONE#

(410) 284-6231

WORK PHONE#

(410) 252-8150

Item #011

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

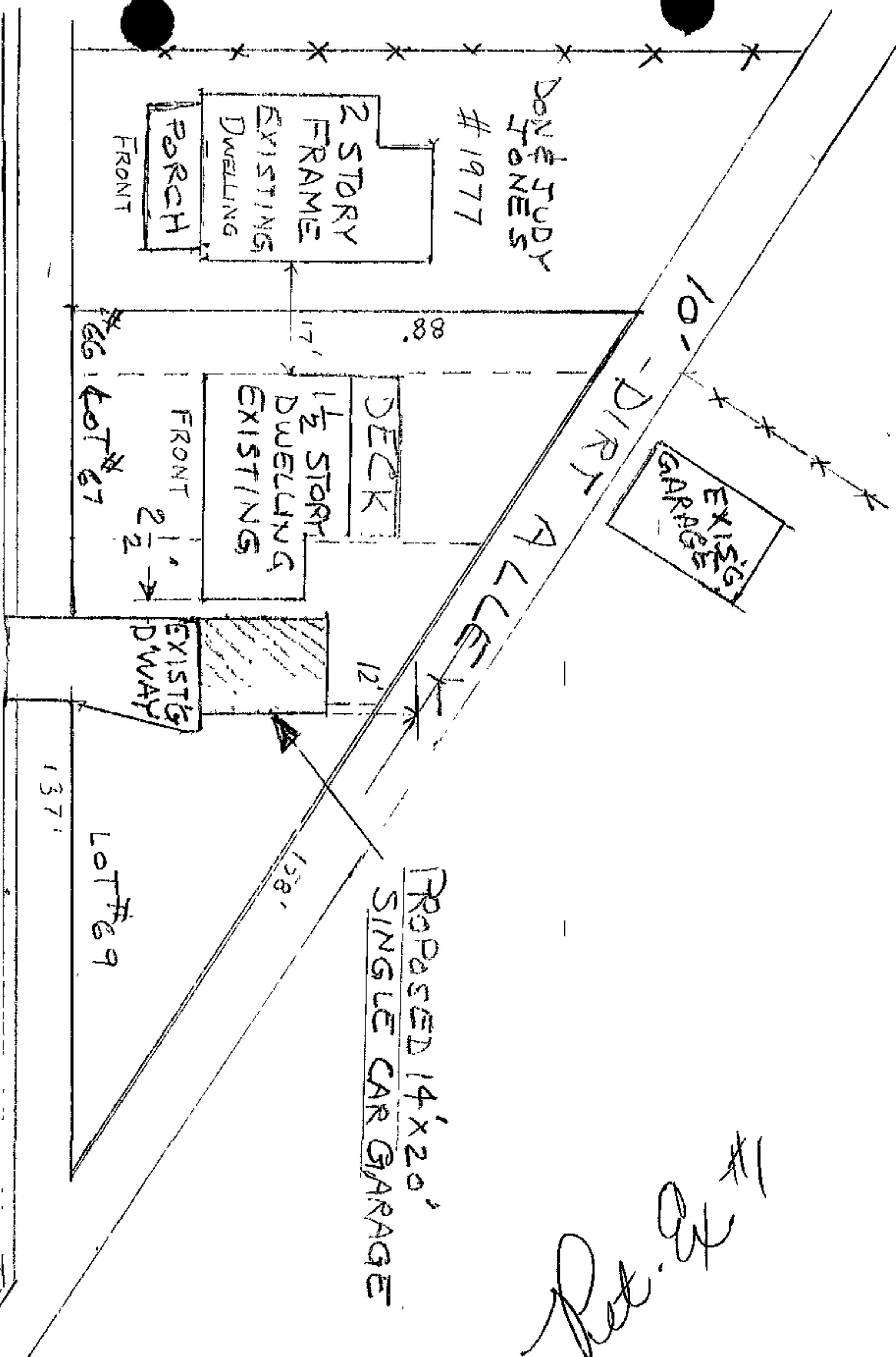
PROPERTY ADDRESS 1979 SNYDER AVE. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME FAIRLAWN

PLAT BOOK # 6 FOLIO # 100 LOT # 66-69 SECTION # 2 BLOCK 2

OWNER MR. & MRS. JOSEPH M. HAGEL

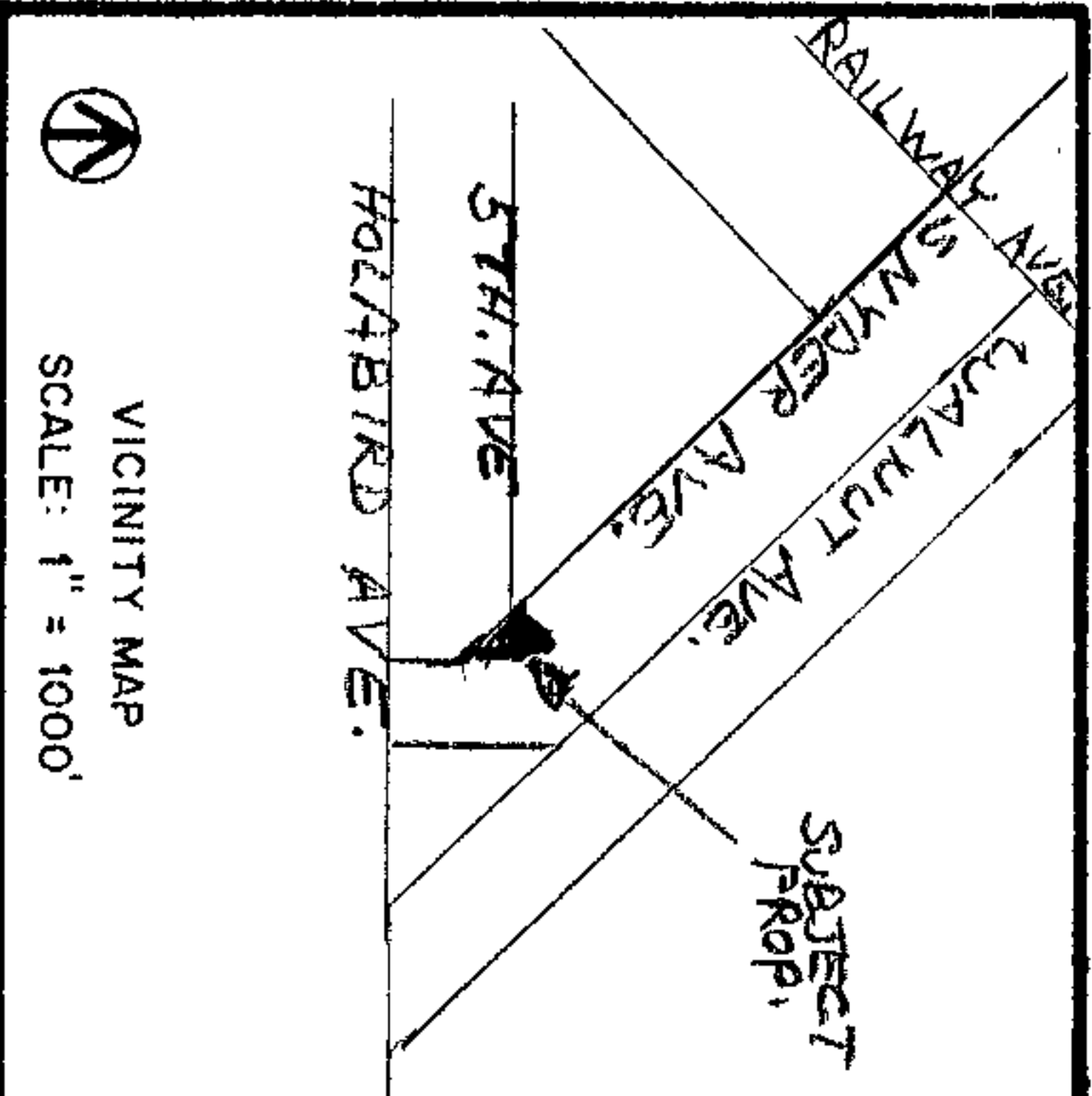
Ref. 22



SNYDER AVE.
50' R/W

NORTH

PREPARED BY J. HAGEL SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12 TH.
COUNCILMANIC DISTRICT 7 TH.
1" = 200' SCALE MAP # SE 3E
ZONING DR 5.5

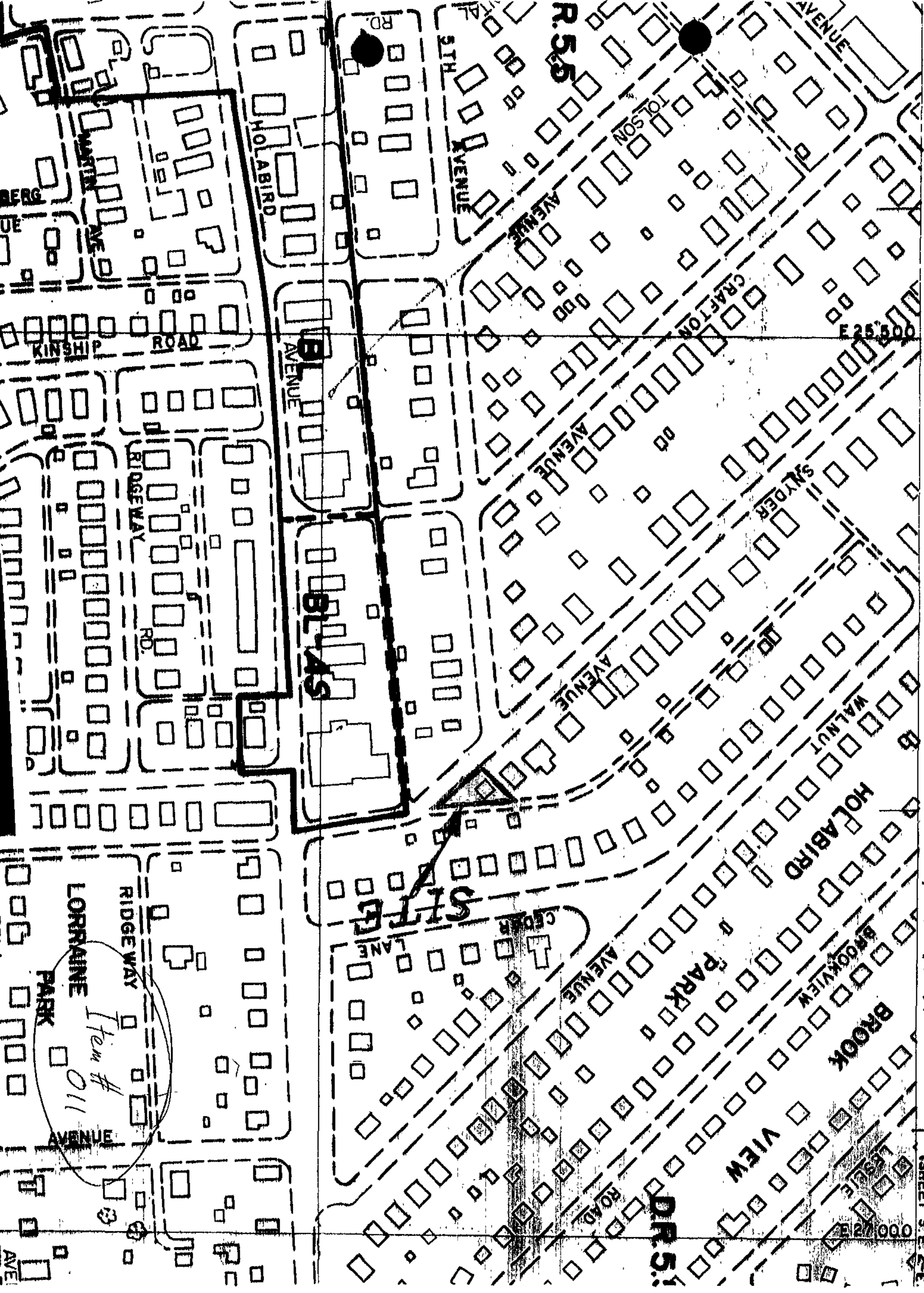
LOT SIZE .135 ACRES 5,869. SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING ☐

ZONING OFFICE USE ONLY
REVIEWED BY 100 ITEM # 011 CASE # 03-011-A

Joseph HAGEL 1979 Snyder Ave. SE 3-E ZONING MAP Loc. Dundalk



(SHEET S E 2-E)

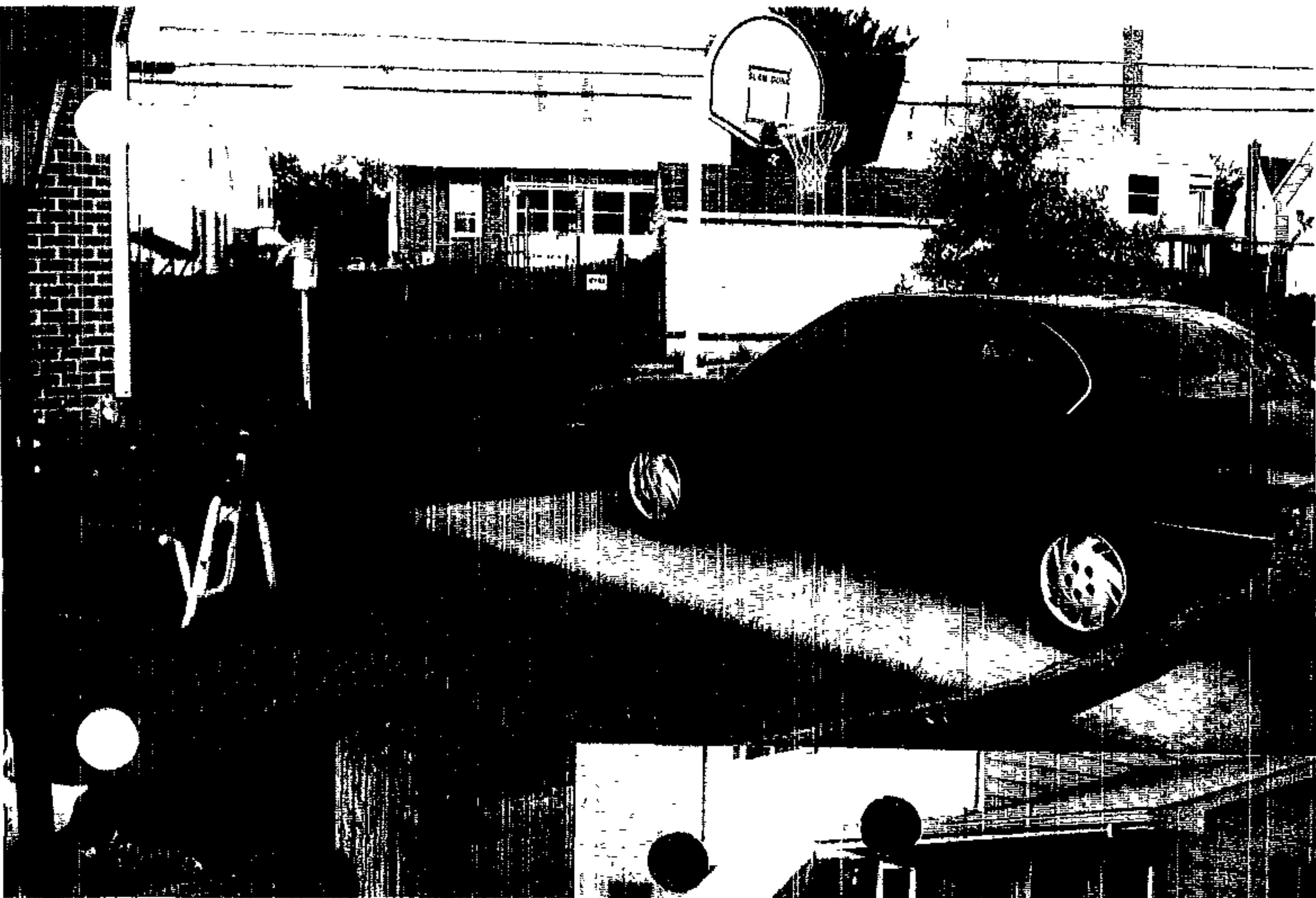


PHOTO TAKEN FROM
SNYDER AVE., LOOKING
BACK TO ALLEY.

Item #011

PHOTO TAKEN FROM
SNYDER AVE
SHOWING PROPOSED
AREA FOR GARAGE

Item #011

EXISTING DRIVEWAY
SHOWN