ORDER

Mr. Eugene C. Kienle 6 Staley Court Reisterstown, MD. 21136 d 2700 001 BALTIMORE COUNTY OFFICE OF PLANNING & SONING County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204 Your Petition has been received and accepted for filing 25th day of Cotober 1977. Petitioner Fugene C. Figure Petitioner's Attorney Evans, Hagan & Holdefer, Inc Baltimore, MD 21236

RE: PETITION FOR VARIANCE E/S of Falls Rd. 1300' NW of Hereford Rd., 5th District

. REFORE THE ZONING COMMISSIONER

FLIGENE C. KIENLE. Patitions

OF BALTIMORE COUNTY

. Core No. 78-125-A

ORDER TO ENTER APPEARANCE

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 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.

Charles & Lousty Je Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian JT John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

HEREBY CERTIFY that on this 29th day of November, 1977, a copy of the aforegoing Order was mailed to Mr. Eugene C. Kienle, 6 Staley Court, Reisterstown, Maryland 21136, Petitioner

John W. Hessian IT



PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER E/S of Falls Rd. 1300' NW of Hereford Rd., 5th District : OF BALTIMORE COUNTY EUGENE C. KIENLE, Petitioner : Case No. 78-125-A

.

Mr. Commissioner:

Please enter my appearance for Eugene C. Kienle, the Peticioner in the above-entitled proceeding.

I HEREBY CERTIFY that on this 2nd day of December, 1977, a copy of the foregoing Order was mailed to John W. Hessien, III, People's Counsel, County Office Building, Towson, Maryland 21204

marral Theliets

ZONING ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 1, 1977

Chairman

Bureau of Engineering Department of Traffic Engineer

Bureau of Fir Prevention Health Departmen Project Planning Building Departme Board of Education Industrial

Mr. Eugene C. Kienle 6 Staley Court Reisterstown, Maryland 21136

RE: Variance Petition Item Number 81 Petitioner - Eugene Kienle

Dear Mr. Kienle:

The Soning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and the appropriate service of the appropriateness of the rounds 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 say file a written report with the toning commissioner with the control commissioner with the control commissioner with the say of the avoid one as to the autability of the requested zoning.

Located on the east side of Fails Road approximately 1,300 feet north of Mereford Road in the 5th Election District, this R.C. 2 zoned property is presently largrowd with a partially constructed dwelling, which is the subject of this pettion. Adjacent properties are similarly zoned and rousis of our properties are and south, while a dwelling exists to the north.

A building permit (No. 95895) was issued to construct the existing dwelling 55 feet from the rear property line-However, since the house location was inadvertently con-structed 47 feet from this proper! line in lieu of the required 50 feet, this Variance is a messitated.

Mr. Eugene C. Kienle

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the file of the motion of the filing certificate of the filing certificate, wil. be forwarded to you in the near future.

Neiblas B. Commoder NICHOLAS B. COMMODAFI Chairman Zoning Plans Advisory Committee

cc: Evans, Hagan & Holdefer, Inc. Surveyors and Civil Engineers d013 Belair Road Baltimore, Maryland 21236

TOWSON MARYLAND 21204

GG-NW Key Sheet 113 NW 29 & 30 Pos. Sheets N/W 29 H Topo 20 Tax Map

THORNTON M. MOURING, P.E. DIRECTOR

November 30, 1977

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

Re: Item #81 (1977-1978) Property Owner: Eugene Carl Keinle E/S Palls Rd. 1300' N/W Hereford Rd. E/S yails MG. 130° A/W Hereiord Mg. Existing Zoning; R.C. 2 Proposed Zoning; Variance to permit a rear setback of 47' in lieu of the required 50'. Acres; 1.007 District; 5th

Dear Mr. DiNenna:

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.

Falls Road (Md. 25) is a state Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the purisdiction of the Marayland State Highway Administration. Any villey 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 Basticare 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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface vaters. Correction of any problem which may result, due to improper grading or imp...pes installation of drainage familities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer: Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Baral Demarcation Line. The Baltimore County Water and Sewerage Plan, as amended, indicates "No Planned Service" in the area.

ELISHORM N. DIVER, P.E. LISHORM N. DIVER, P.E. Co Meet-Chief, Bureau of Engineering

END: EAM: PWR: 88

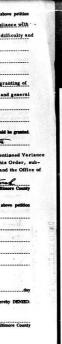
Pursuant	t to the admissment, posting of property, and pulse hear	ng on the above petition
and it appear	ring that by reason of the following finding of facts that at	rict compliance with
the Baltim	nore County Zoning Regulations would result in	practical difficulty and
unreasona	able hardship upon the Petitioner	
	et become all the conditioned adjust to the	one o fores ou structure.
	and the state of t	act and action within
he above Va	eriance should be had; and it further appearing that by rea	
the Varian	nce requested not adversely effecting the health	, safety, and general
IL.	f the community,	ESHIBLOWN ARTICL METER
-	to permit a rear yard setback of 47 feet instead	of the
Variance .	equired 50 feet	should be granted.
IS OR	Deputy RDERED by the Zoning Commissioner of Baltimore County	
ject to the	and the same is GRANTED, from and after the e approval of a site plan by Department of Publi and Zoning.	e aforementioned Varia date of this Order, sul c Works and the Office
===	Deputy Zoning Comins	ioner of Baltimore County
	t to the advertisement, posting of property and public hear	ing on the above petition
ind it appear	ring that by reason of	
		1971
	ariance should NOT BE GRANTED.	
IT IS OR		
£	(DERED by the Zoning Commissioner of Battimore County, 197 that the above Variance be and the Zoning Commiss	
of		same is hereby DENIED.
bollimore co deportment / 10w50x, Issa (301-484 3610	197 that the above Variance he and the	same is hereby DENIED.
battimore code department in Towston, san 1011-494 3610	197 that the above Variance he and the Zoning Commiss	same is hereby DENIED.
bottimore co department 10w50s, ssa 3001-494 3610 SEVIZERT 108	197 that the above Variance he and the Zoning Commission of Commissi	same is hereby DENIED.
bollimore co deportment. Towcon, was 2011-see 2010 County of Towcon, but to County of Towcon, but towc	ounts, of permits and including Commits on the Commits of Planning and Boning frice Building Aray Land 2120a	same is hereby DENIED.
boilimore co deportiment. Towson, was 200 see	ounts, of permits and including Commits on the Commits of Planning and Boning frice Building Aray Land 2120a	same is hereby DENIED.
boilimose code deportment of the code of t	noting Commiss Total the above Variance he and the Zoning Commiss Total Commis	same is hereby DENIED.
bollimore co deportment i lowSon, and con 1981 below Services I low Son, and the servi	north, 197 that the above Variance he and the 7/ming Communication of Communication o	same is hereby DENIED.
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bollmore codepoinment of depoinment of the control of the code of	ourny output out	same is hereby DENNED. Source of Raltimore County Source of Raltimore County October 25, 1977 In lieu of the require
bollmore codeportment of the control of the codeportment of the co	Total the above Variance be and the state of	same is hereby DENNED. Source of Raltimore County Co
bollmore codeportment of the control of the codeportment of the co	During Communication of	same is hereby DENNED. Source of Baltimore County October 25, 1977 In lieu of the require in lieu of the require applicable codes.
bollmose co deportment of control of the control of	outing Commandation of the state of the stat	same is hereby DENNED. Source of Baltimore County October 25, 1977 October 25, 1977 In lieu of the require in lieu of the require applicable codes. struction can begin. quired to file an

G. Requested setback variance conflicts with the Baltimore County
Building Code. See Section

Charle & Sumbon

Charles E. Burnham Plans Review Chief CEB:rrj

BECEIVED FOR FILL



Mr. Eric S. DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. DiNenna:

Comments on Item #81, Zoning Advisory Committee Meeting, October 25, 1977, are as follows:

Property Owner: Eugene Carl Keinle Location: E/S Falls Road 1300' NW Hereford Road Editing Zonling: RC-2
Proposed Zonling: Vorlance to permit a reor setback of 47' in lieu of the required 50'.
Acres: 1.007
District: 5th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John I Wently John L. Wimbley Project and Development Planning

DUNALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 7, 1977

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

Comments on Item #81, Zoning Advisory Committee Meeting of October 25, 1977, are as follows:

Property Owner: Eugene Carl Keinle E/S Fils Road 1300' NW Hereford Road Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a rear setback of 47' in lieu of the required 50'
Acres: 1.007
District: Sth

The dwelling is being constructed under an approved building permit, therefore, no health hazards are anticipated.

Very truly yours,

Johns U. Dones Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES



October 27, 1977

Zoning Commissioner 1st Floor, County Office Building Towson, Maryland 21204

Item 81 - ZAC - October 25, 1977
Property Owner: Bugmen Carl Mainle
Location: E87 Falls Rai 1300 NW Hersford Rd.
Extating Zoning: Rc. 2
Proposed Zoning: Variance to permit a rear setback of A7*
in lieu of the required 50*. Acres: 1.007 District: 5th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours, C. Kofe Min C. Richard Moore Assistant Traffic Engineer

THD: KS: jlrg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1977

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

Z.A.C. Meeting are October 25, 1077

RE: Item No. 81

Property Omer: Lugene Carl Keinle
Location: #57 Falls Rd. 1300* Wilereford Rd.
Present Zoning: Rd.: 2

Proposed Zoning: Variance to permit a rear setback of 47' in
like of the required 50'.

District: 5th No. Acres: 1.007

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, 10 Wil helout W. Nick Petrovich,

ROCER B. HAYDEN ADDEST T. DUBEL SUPERINTENDE ALVIN LOPECK HRS. MILTON & SHITH, JR.

744 Dulaney Valley Court Towson, Maryland 21204 October 14, 1977

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

> Building Application: NR 89871 District 5: Precinct 2 Located at 17507 Falls Road Owners Name: Eugene C. Keinle

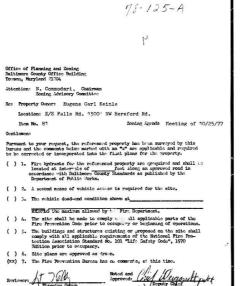
Dear Mr. DiNenna:

Pate Enterprise, being the builder and contract holder on this house has found that in the construction and layout of the home, there was a mistake made when putting the foundation in. Evans, Bagen & Holdefer, surveyors, had staked out the extreme outside the state of the state

The contract on this house was made the 13th day of February.

Construction of the house did not start until June 12th. The contract date of completion was to be 120 days after receipt of the permit.

Mr. Keinle has sold his house on May 20th of 1977 and has settled with a permanent mortgage on the house in question. Interest payments continue every three months and are \$959,00 per quarter. He has had to put his furniture in storage and is now uving at his old



Planning Group Special impostion Dividion

Mr. Eric S. DiNenna October 14, 1977

address, paying rent to the new owners, which also live there. He has ordered new furniture two months ago that is supposed to be delivered October 20th. The furniture has been paid for but also has to go in storage. The conditions where he is now living are very crowded and disorganized. They have been questioning me as to when we can

What we need is to have the "stop work" order removed so that we can at least continue to finish the home. This would help considerably. We would like to apply ourselves and rectify any mistakes which we have made in hopes to satisfy both the zoning laws and the customer.

We are a fairly new company, so we have a lot of institutions interested in the performance of our work and would like to have a good working relationship continue. I know that mistakes aren't supposed to happen. by rule of thumb, but they do, and we are sorry that this has happened.

Both the customer and I. John Easton, as 'he builder, would appreciate any consideration on this problem.

Respectfully yours.

JLE:cry

BARTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenna, Zoning Commissioner November 28 1977

Leslie H. Graef, Director of Plannin

Petition #78-125-A.

Petition for Variance for a Rear Yard East side of Falls Road 1300 feet Northwest of Hereford Road Petitioner - EugeneC. Kienle

5th District

HEARING: Monday, December 12, 1977 (10:15 A.M.)

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

LHG:JGH:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Eric S. DiNenna April 19, 1978..... Zoning Office B. Marvin Potler

SUBJECT. Eastern Development Corp., Inc. Check return for insufficient funds (\$49,75), for advertising and posting of property for Eugene C. Kienle - Case #78-125-A .

The above entitled check which was returned for insufficient funds had been referred to this office for collection by Bea Anderson.

We attempted to contact Eastern .evelopment Corp., Inc., but they had moved and left no address. Information received from the landlord indicates that they soved in the middle of the night, that the home number for the former principal has been disconnected, and that he has moved from his home address. The landlord further advises us that there is quite a bit of mail that has accumulated from various storneys and governmental agencies.

A check with Charter reveals that the incorporators of this corporation are all from Pennsylvania and this office has been unable to contact any of them.

In light of the above, rather than continue to proceed on collection of this account since the amount due is minimal, it is herewith suggested that this account be abated and our file closed on this matter as of this date.

B. Marvin Potler Assistant Count Chief of Collect

PMP/RR/1hf



This description has been prepared for zoning purposes only, and is not intended Jui Maiste

MAGAN & HOLDEFER, INC.

DESCRIPTION OF 17507 FALLS ROAD TO ACCOMPANY PETITION FOR A REAR YARD

BEGINNING FOR THE SAME on the East side of Fails Road, at a point distant 1300 feet,

more or less measured Northwesterly on said East side of Falls Road, from its intersection with the centerline of Hereford Road, thence leaving said place of beginning and

running and binding on said east side of Falls Road, (1) North 14 degrees 12 minutes

18 seconds 1West 297.40 feet, thence leaving said East side of Falls Road, (2) North

00 seconds East 254,10 feet, (4) South 50 degrees 41 minutes 00 seconds West 173,25 feet

65 degrees 15 minutes 42 seconds East 165.00 feet, (3) South 13 degrees 00 minutes

VARIANCE IN A RC . 2 ZONE

Containing 1.007 Acres of land, more or less.

to the place of beginning.

8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 868-15

October 5, 1977

office of planning and 20 TOWSON, MARYLAND 2120 13011 494-3351

December 14, 1977

Michael F. Delea, Esquire 601 Mercantile Building Towson, Maryland 21204

> DF. Petition for Variance E/S of Falls Road, 1300' NW of Hereford Road - 5th Election District Eugene C. Kienle - Petitioner NO. 78-125-A (Item No. 81)

Dear Mr. Delea:

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

GIM/mc

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

1-516N

78-125-A

Other

CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNTY

Posted for: Petitien Fac Va	Date of Posting Nev: 26, 197
- Fulgere C. Kin	
	er Falls Rd
Remarks: Te & Bull	Date of return: Des. 32,1877
Posted by Lucinas h. 1161a	Date of return: 1485. Ac., 1777

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this__/4/K Received Check October 1977 Filing Fee \$ 2500 . Cash

Submitted by Cunthe Petitioner Euglie Kille Reviewed by Diline atte Petitioner's Attorney --

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

TOWSON, N. 21204 November 23 19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Eugene C. Lienle, E/S of Falls Road was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times ☐ Suburban Times Fast
- Community Times
- ☐ Subu: ban Times West weekly newspapers published in Baltimore, County, Maryland,

□ Towson Times

☐ Arbutus Times

once a week for one successive week, before the 25th day of November 19 77, that is to say, the same was inserted in the issues of November 24, 1977

> STROMBERG PUBLICATIONS, INC. BY Esthe Durge



CERTIFICATE OF PUBLICATION

TOWSON, MD. November 24 1922 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Raltimore County Md. owner to county

appearing on the 21th day of November 19.77

THE JEFFERSONIAN

Cost of Advertisement, \$_

57365 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Nov. 18, 1977 Bee. 13, 1977 MOUNT \$49.75

Marten Dev. Corp., Inc., 7th Delover Valler
Compt Buite 17, Seeson, Ma. 21204 183 6 3000 13

VALIDATION OF SIGNATURE OF CASHIER

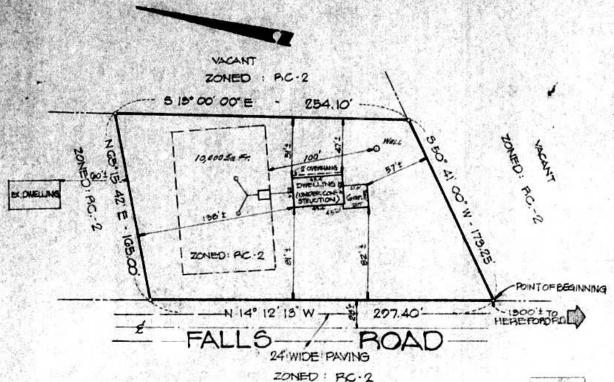
49.75 HSC

ed C. F. Vollmer, Jr. 2902 indover Bd

126 5 30 NW 21

25.00 MSC

57316



PLAT TO ACCOMPANY PETITION FOR REAR YARD VARIANCE IN A BC-2 ZONE

17507 BALTIMORE CO. MARYLAND

5TH ELECTION DISTRICT

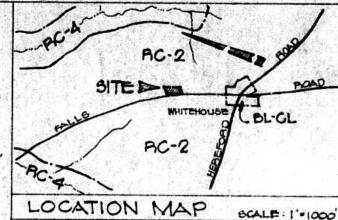
FOR PATS ENTERPRISE

0 26 26 24 22 20 18 16 14 12 10 2 24 28 28 30

And the second s

9208 LIBERTY POAD PANDALLSTOWN MARYLAND 21133





GENERAL NOTES

- AREA OF TRACT : 1.007 Ac. ± 2 ZONED
- S VARIANCE FOR REAR YARD FROM REQUIRED SET BACK OF (50') TO 47' AS PER THE BALTIMORE COUNTY ZONING REGULATION
- 4. EXISTING LAND USE ! RESIDENTIAL UNDER CONSTRUCTION 5. PROPOSED LAND USE : AESIDENTIAL



EVANS, HAGAN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS BOTS MELAIR ROAD / BALTIMORE MO. 21236 (301) 468-1501

DATE - 5/977 SALE 1" . 50