

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Melvin A. & Anna C. Grueninger, Sr., legal owner 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 400.1 to permit an existing accessory structure (garage) to remain within 4 inches of the side property line in lieu of the required 24 feet.

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

This is a concrete block garage, erected under permit #57636 issued 4/3/74. The deed to the property and map plat of Loreley Beach development, the property had a frontage of 55.3 feet. So we thought we had a clear few feet from the property line. After having our place surveyed on 8/6/75, we were told that we only had 50 feet across the center, making our garage closer to the property line than we expected.

Since we are retired senior citizens for the past six years, and the garage has been up for five years, it would be a financial hardship to have it moved.

Property is to be posted and advertised as prescribed by Zoning Regulation 1, 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.

DATE January 7, 1979
Contract purchaser: M. A. Grueninger, Sr.
Address: 5851 Loreley Beach Rd., White Marsh, Md. 21162
Petitioner's Attorney: Anna C. Grueninger
Protestant's Attorney: [Signature]

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

of October 1979, 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 166, County Office Building in Towson, Baltimore County, on the 18th day of December, 1979, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Loreley Beach Rd., 5250' :
S and W of Allender Rd., 11th District : OF BALTIMORE COUNTY
MELVIN A. GRUENINGER, SR., et ux, : Case No. 80-128-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 28th day of November, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Melvin A. Grueninger, Sr., 5851 Loreley Beach Road, White Marsh, Maryland 21162, Petitioners.

[Signature]
John W. Hession, III

January 7, 1979

Mr. & Mrs. Melvin A. Grueninger, Sr.
5851 Loreley Beach Road
White Marsh, Maryland 21162

RE: Petition for Variance
S/S of Loreley Beach Road, 5250'
S and W of Allender Road - 11th
Election District
Melvin A. Grueninger, Sr., et ux -
Petitioners
NO. 80-128-A (Item No. 80)

Dear Mr. & Mrs. Grueninger:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

DESCRIPTION OF VARIANCE

Beginning on the South side of Loreley Beach Road a distance of approximately 5,250 feet from the intersection of Loreley Beach Road and Allender Road. Being Lot #26 as shown on Plat of "Loreley Beach" recorded in the land records of Baltimore County in Plat Book 10 Folio 8 Also known as 5851 Loreley Beach Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-128-A - Item 80

Petition for Variance for an accessory structure
South side of Loreley Beach Road, 5250 feet South and West of Allender Road
Petitioner - Melvin A. Grueninger, Sr., et ux

11th District

HEARING: Tuesday, December 18, 1979 (10:00 A.M.)

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

[Signature]
John D. Seyffert, Director
Office of Planning and Zoning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Melvin A. Grueninger, Sr.
5851 Loreley Beach Road
White Marsh, Maryland 21162

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 23rd day of October, 1979.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Melvin A. Grueninger, Sr., et ux
Petitioner's Attorney: [Signature]

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 5, 1979

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

cc: 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. Melvin A. Grueninger, Sr.
5851 Loreley Beach Road
White Marsh, Maryland 21162

RE: Item No. 80
Petitioners-Melvin A. Grueninger, et ux
Variance Petition

Dear Mr. & Mrs. Grueninger:

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.

This Variance Petition is required in order to legalize the setback of your existing garage, which was inaccurately located 5 years ago. The mistake was recently discovered in conjunction with the construction of the garage on the adjacent property. A similar Variance request is being processed for the latter structure and will be heard prior to your hearing.

At this time, all comments from the members of the Committee are not available. However, it was verbally indicated that they had no comment.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

NEC:ej
enclosure

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of January, 1980, that the herein Petition for Variance to permit the continued existence of an accessory structure, an existing block garage, to be located four inches (4") from the side property line in lieu of the required two and one-half feet (2½') should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1980, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 31, 1979

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

Z.A.C. Meeting of: October 23, 1979

RE: Item No: 79, 80, 81, 82, 83, 84
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/dp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTBARIS

THOMAS H. ROYER
MRS. LORRAINE F. CHIRCUS
ROGER S. HAYDEN

ALVIN LORECK
MRS. MILTON N. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



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

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

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

Dear Mr. Hammond:

Comments on Item #80, Zoning Advisory Committee Meeting, October 23, 1979, are as follows:

Property Owner: Melvin A. and Anna C. Grueninger
Location: S/S Loreley Beach Road 5250' S & W. Allender Road
Existing Zoning: RC-2
Proposed Zoning: Variance to permit an accessory structure to be located 4" from the property line in lieu of the required 2.5'
Acres: 0.313
District: 11th
Note: Adjoining property is Item 72: 1979-80

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

October 26, 1979

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

Dear Mr. Hammond:

Comments on Item #80 Zoning Advisory Committee Meeting, October 23, 1979 are as follows:

Property Owner: Melvin A. & Anna C. Grueninger
Location: S/S Loreley Beach Road 5250' S & W Allender Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure to be located 4" from the property line in lieu of the required 2.5'.

Acres: 0.313
District: 11th
NOTE - Adjoining property is Item 72: 1979-80.
The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required. (See Note below)

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code, Section 10-1.

XI. COMMENT - Structure has been existing for 6 years however if a permit was not taken out it should be applied for now as the structure is picked up on the tax rolls.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CES:rrj

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>MR</i>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: _____	Map # _____									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

istrict: 11 Date of Posting: 2/1/79
Posted for: *Relief for Variance*
Petitioner: *Melvin A. Grueninger*
Location of property: *915 S. Loreley Beach Rd. 5250' S & W Allender Rd.*
Location of signs: *front of property (1" 5250' Loreley Beach Rd.)*
Remarks: _____
Posted by: *John L. Wimbley* Date of return: 1/17/79
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 10 day of Dec., 1979.
Filing Fee \$ 25 Received: ☒ Check ☐ Cash ☐ Other

Petitioner: *Grueninger* Submitted by: *Grueninger*
Petitioner's Attorney: _____ Reviewed by: *MR*

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Captain Joseph Kelly, Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of October 23, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 80 Property Owner: Melvin A. & Anna C. Grueninger
Location: S/S Loreley Beach Rd. 5250' S & W Allender Rd.
No Comments

ITEM # 81 Property Owner: William S. Hendricks
Location: N/S Chestnut Ridge Rd. 179.21' W Fallswood Terr.
No Comments

ITEM # 83 Property Owner: P.I.J.I., Inc.
Location: W/S York Rd. 175' N Pennsylvania Ave.
No Comments

ITEM # 84 Property Owner: Ridgely Realty Co.
Location: W/S York Rd. 535' N Ridgely Rd.
No Comments

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 1979.
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 one time, before the 15th day of December, 1979, the publication appearing on the 29th day of November, 1979.

THE JEFFERSONIAN
S. Frank Smith, Manager.
Cost of Advertisement, \$.

No. 83299

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

DATE: December 18, 1979 ACCOUNT: 01-662

AMOUNT: \$45.25

RECEIVED FROM: M.A. Grueninger, Jr.
FOR: Advertising and Posting of Case No. 80-128-4

4525

No. 83268

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

DATE: November 16, 1979 ACCOUNT: 01-662

AMOUNT: \$95.00

RECEIVED FROM: M.A. Grueninger, Jr.
FOR: Filing Fee for Case No. 80-128-4

2500

PETITION FOR VARIANCE
11th District
 ZONING: Petition for Variance for an accessory structure.
 LOCATION: South side of Loreley Beach Road, 500 feet South and West of Alleander Road.
 DATE & TIME: Tuesday, December 18, 1979 at 10:00 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 an existing accessory structure (garage) to remain within 2 miles of the side property line in line of the required 20 feet.
 The Zoning Regulations to be accepted are as follows:
 Section 600.1 - Accessory structure.
 All that parcel of land in the Eleventh District of Baltimore County beginning on the South side of Loreley Beach Road as a distance of approximately 1,200 feet from the intersection of Loreley Beach Road and Alleander Road, Baltimore, lot 26, as shown on Plan of "Loreley Beach" recorded in the land records of Baltimore County in Plat Book 10, Folio 8. Also known as 1805 Loreley Beach Road.
 Being the property of Melvin A. Grueninger, Jr., et al., as shown on plat 266 filed with the Zoning Department.
 Hearing Date: Tuesday, December 18, 1979 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
 Dundalk, Md. 21222

Nov. 30, 1979

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Balto County, William E. Hammond, via Sondra Jones was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for ~~two successive weeks~~ ~~successive weeks~~ before the 30th day of November, 1979; that is to say, the same was inserted in the issues of November 29, 1979

Kimbel Publication, Inc.

Publisher.

By *Kimbel E. Old*

