

81-189-A  
152

**PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1 A 0 1.3.B.3 to permit side yard setbacks of 8' and 12' in lieu of the required 35'

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

- (1) 5-Room house is too small.
- (2) Future plans are for family.
- (3) is only direction permitting expansion.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Charles T. Schafer, Jr.
Signature	<i>Charles T. Schafer, Jr.</i>
Address	Joyce A. Schafer
City and State	<i>Joyce A. Schafer</i>
Address for Petitioner:	6021 Loreley Beach Road 335-3997
(Type or Print Name)	Address Phone No.
Address	White Marsh, Md. 21162
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Name
City and State	Name
Attorney's Telephone No.:	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February 1981 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 30th day of April 1981, at 10:30 o'clock A.M.

*William E. Hammond*  
Zoning Commissioner of Baltimore County.  
(over) 4/30/81  
10:30 A.M.

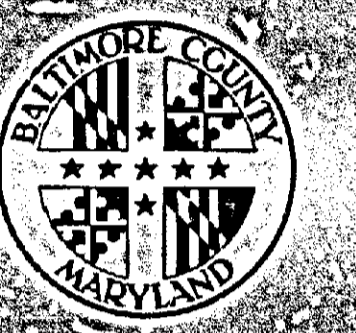
MAR 26 1981  
RECEIVED  
DISTRICT  
D. T. 2/27/81  
TYPE  
INDEX  
BY  
FINAL

ORDER RECEIVED FOR FILING  
DATE April 30 1981

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning

FROM: Petitioner No. 81-189-A Item 152

DATE: April 9, 1981

Petition for Variance  
Southwest side of Loreley Beach Road, 660 feet Southeast of Loreley Beach Road  
Petitioner-Charles T. Schafer, Jr., et ux

Eleventh District

HEARING: Thursday, April 30, 1981 (10:30 A.M.)

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

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ob

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

April 20, 1981

Mr. & Mrs. Charles T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

RE: Item No. 152  
Petitioner - Charles T. Schafer, Jr. et ux  
Variance Petition

Dear Mr. & Mrs. Schafer:

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.

Because of your proposal to construct an addition to the east side of your dwelling and legalize the existing side setback on the west side, this variance hearing is required.

In view of the fact that the existing structure is above an elevation of 10 feet, as evidenced by your letter included in this file, there appears to be no particular problem with the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEG:bao

Enclosures

**Mr. & Mrs. Charles T. Schafer, Jr.**  
6021 Loreley Beach Road  
White Marsh, Md. 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 24th day of February 1981

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Charles T. Schafer, Jr., et ux  
Petitioner's Attorney: *Nicholas B. Commodari*  
Reviewed by: *Nicholas B. Commodari*  
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
DIRECTOR  
March 13, 1981

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

Re: Item #152 (1980-1981)  
Property Owner: Charles T. & Joyce A. Schafer, Jr.  
S/W/S Loreley Beach Road, 660' S/E of Loreley Beach Road  
Acres: 75/79.5 x 237.5/265 District: 11th

Dear Mr. Hammond:

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.

**Highways:**

Loreley Beach Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way.

**Sediment Control:**

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 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.

**Water and Sanitary Sewer:**

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line.

Baltimore County Water and Sewerage Plans W and S-17B, as amended, respectively, indicate "Immediate Priority" and "No Planned Service" in the area.

Very truly yours,  
*Robert A. Morton*  
ROBERT A. MORTON, P. E., Chief  
Bureau of Public Services

RAM:EAM:PWR:ss

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

NORMAN E. GERBER  
DIRECTOR

April 8, 1981

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 #152, Zoning Advisory Committee Meeting, February 24, 1981, are as follows:

Property Owner: Charles T and Joyce A. Schafer, Jr.  
Location: SW/S Loreley Beach Road 660' S/E of Loreley Beach Road  
Acres: 75/79.5 X 237.5/265  
District: 11th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 454-3550

STEPHEN E. COLLINS  
DIRECTOR

March 16, 1981

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

Dear Mr. Hammond:

With regard to ZAC Meeting of February 24, 1981, this department has no comment on Items #149, #150, #151, #152 and #154.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/bza

NUMBER RECEIVED FOR FILING  
DATE April 29, 1981  
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1981, that the herein Petition for Variance(s) to permit yard setbacks of 8 feet and 12 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Juma*  
Deputy Zoning Commissioner  
Baltimore County

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 27, 1981

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

Dear Mr. Hammond:

Comments on Item #152, Zoning Advisory Committee Meeting of February 24, 1981, are as follows:  
Property Owner: Charles T. & Joyce A. Schafer, Jr.  
Location: SW/S Loreley Beach Road 660' S/E of Loreley Beach Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a sideyard setback of 8' and 12' in lieu of the required 35'.  
Acres: 75/79.5 X 237.5/265  
District: 11th

The dwelling is served by drilled well and sewage disposal system. The proposed addition will not interfere with the location of either the well or septic system.

Very truly yours,  
*Jim J. Couriel*  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJR/als

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

March 6, 1981

PAUL H. RENCKE  
CHIEF  
Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Charles T. & Joyce A. Schafer, Jr.  
Location: SW/S Loreley Beach Road 660' S/E of Loreley Beach Road  
Item No.: 152 Zoning Agenda: Meeting of Feb. 24, 1981

- Gentlemen:
- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.
- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
  - ( ) 2. A second means of vehicle access is required for the site.
  - ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
  - ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
  - (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
  - ( ) 6. Site plans are approved, as drawn.
  - ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *George M. McCarroll*  
Noted and Approved: *George M. McCarroll*  
Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

March 6, 1981

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

Dear Mr. Hammond:

Comments on Item #152 Zoning Advisory Committee Meeting, February 24, 1981 are as follows:

Property Owner: Charles T. & Joyce A. Schafer, Jr.  
Location: SW/S Loreley Beach Road 660' S/E of Loreley Beach Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a sideyard setback of 8' and 12' in lieu of the required 35'.

Acres: 75/79.5 X 237.5/265  
District: 11th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978.
- X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal /is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
- C. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments O.K. letter from owner has been received, elevation shall be documented by owner when applying for permits. Surveyors plat or key map from Mr. Frank Thornton office will suffice.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Towson, Maryland - 21204

Date: February 23, 1981

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

Z.A.C. Meeting of: February 24, 1981

RE: Item No: 149, 150, 151, 152, 153, 154  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:  
All of the above have no bearing on student population.

Very truly yours,  
*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

NMP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW/S of Loreley Beach Rd., 660' :  
SE of Loreley Beach Rd., :  
11th District : OF BALTIMORE COUNTY

CHARLES T. SCHAFER, JR., et ux, : Case No. 189-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* *John W. Hession, III*  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of March, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles T. Schafer, Jr., 6021 Loreley Beach Road, White Marsh, Maryland 21162, Petitioners.

*John W. Hession, III*  
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
o/o  
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 T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

RE: Item No. 152  
Petitioner - C. T. Schafer, Jr.  
Variance Petition

Dear Mr. & Mrs. Schafer:

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

- Department of Traffic Engineering (Mike Flannigan 494-3554)
- Office of Current Planning (John Wimbley 494-3335)
- State Highway Administration (John Meyers 383-4321)
- XXX Department Permits & Licenses (Charles Burnham 494-3987)
- XXX Zoning Office (Nicholas Commodari 494-3391)

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the above Item No.

Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately. If you require additional information or further explanation, please feel free to contact me at 494-3391.

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

NBC/jll

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 20, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
o/o  
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 T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

RE: Item No. 152  
Petitioner - Charles T. Schafer, Jr. et ux  
Variance Petition

Dear Mr. & Mrs. Schafer:

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.

Because of your proposal to construct an addition to the east side of your dwelling and legalize the existing side setback on the west side, this variance hearing is required.

In view of the fact that the existing structure is above an elevation of 10 feet, as evidenced by your letter included in this file, there appears to be no particular problem with the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

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

NBC:bec

Enclosures

HARRY J. PISTEL, P.E.  
DIRECTOR  
March 13, 1981

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

Re: Item #152 (1980-1981)  
Property Owner: Charles T. & Joyce A. Schafer, Jr.  
S/WS Loreley Beach Road, 660' S/E of Loreley Beach Road  
Acres: 75/79.5 x 237.5/265 District: 11th

Dear Mr. Hammond:  
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.

Highways:  
Loreley Beach Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way.

Sediment Control:  
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 gradings, including the stripping of top soil.

Storm Drains:  
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.

Water and Sanitary Sewer:  
Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line.

Baltimore County Water and Sewerage Plans W and S-17B, as amended, respectively, indicate "Immediate Priority" and "No Planned Service" in the area.

Very truly yours,  
*Robert A. Morrison*  
ROBERT A. MORRISON, P.E., Chief  
Bureau of Public Services

KAM:EAM:FWR:ss

February 27, 1981

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

Dear Mr. Hammond:

Comments on Item #152, Zoning Advisory Committee Meeting of February 24, 1981, are as follows:

Property Owner: Charles T. & Joyce A. Schafer, Jr.  
Location: S/WS Loreley Beach Road 660' S/E of Loreley Beach Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a sideyard setback of 8' and 12' in lieu of the required 35'.  
Acres: 75/79.5 X 237.5/265  
District: 11th

The dwelling is served by drilled well and sewage disposal system. The proposed addition will not interfere with the location of either the well or septic system.

Very truly yours,  
*Jim J. Foxworth*  
JIM J. FOXWORTH, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJH/als/JRP

PAUL H. RENCKE  
CHIEF  
March 6, 1981

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owners: Charles T. & Joyce A. Schafer, Jr.  
Location: S/WS Loreley Beach Road 660' S/E of Loreley Beach Road  
Item No.: 152 Zoning Agenda: Meeting of Feb. 24, 1981

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Rencke* Noted and Approved: *George M. Morgan*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

TED JALESKI, JR.  
DIRECTOR  
March 6, 1981

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

Dear Mr. Hammond:

Comments on Item #152 Zoning Advisory Committee Meeting, February 24, 1981 are as follows:

Property Owner: Charles T. & Joyce A. Schafer, Jr.  
Location: S/WS Loreley Beach Road 660' S/E of Loreley Beach Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a sideyard setback of 8' and 12' in lieu of the required 35'.

Acres: 75/79.5 X 237.5/265  
District: 11th

The items checked below are applicable:

- X 1. All structures shall conform to the Baltimore County Building Code 1978.
- X 2. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- X 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal /is not required.
- D 4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E 5. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 6" assembly firewall is required if construction is on the lot line.
- F 6. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
- G 7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- E 8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X 9. Comments O.K. letter from owner has been received, elevation shall be documented by owner when applying for permits. Surveyors plat or key map from Mr. Frank Thornton office will suffice.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

CEB: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>DBS</i>	Revised Plans:		Change in outline or description _____ Yes _____ No							
Previous case: _____	Map # _____		OFFICE COPY							

91-449

Charles T. Schafer, Jr. et al

March 3, 1981

Re: Item No. 152  
Petitioner-C. T. Schafer, Jr.  
Variance Petition

Mr. Nicholas B. Commodari  
Chairman  
Zoning Plans Advisory Committee  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Sir:

Please refer to your letter dated February 25, 1981 concerning the above noted Item No. 152. Please be advised that our property is very much above the 10-feet-above-sea-level requirement. This is to advise you to place this letter of information on our file and to continue with our petition.

Thank you very much for your prompt assistance. It is appreciated.

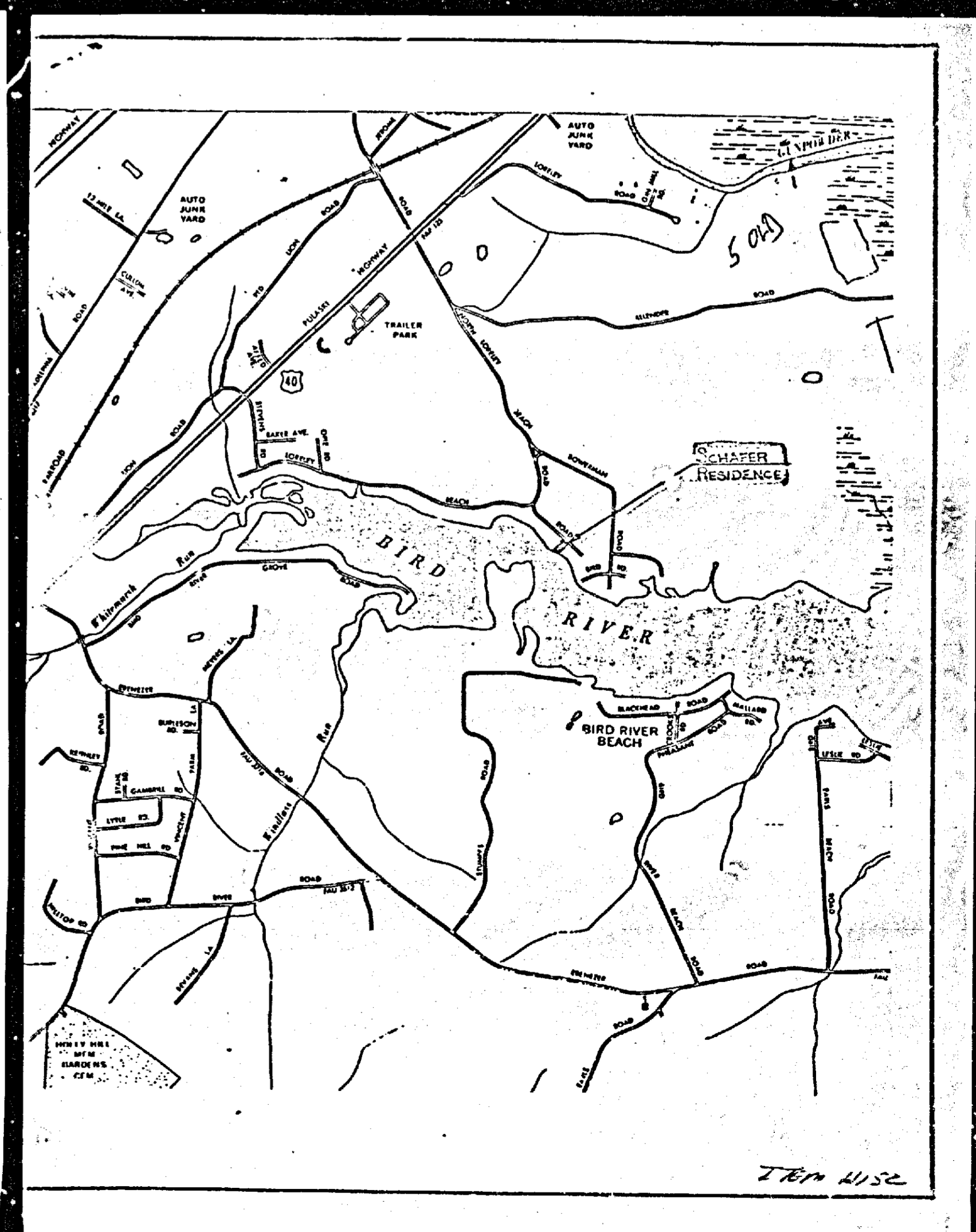
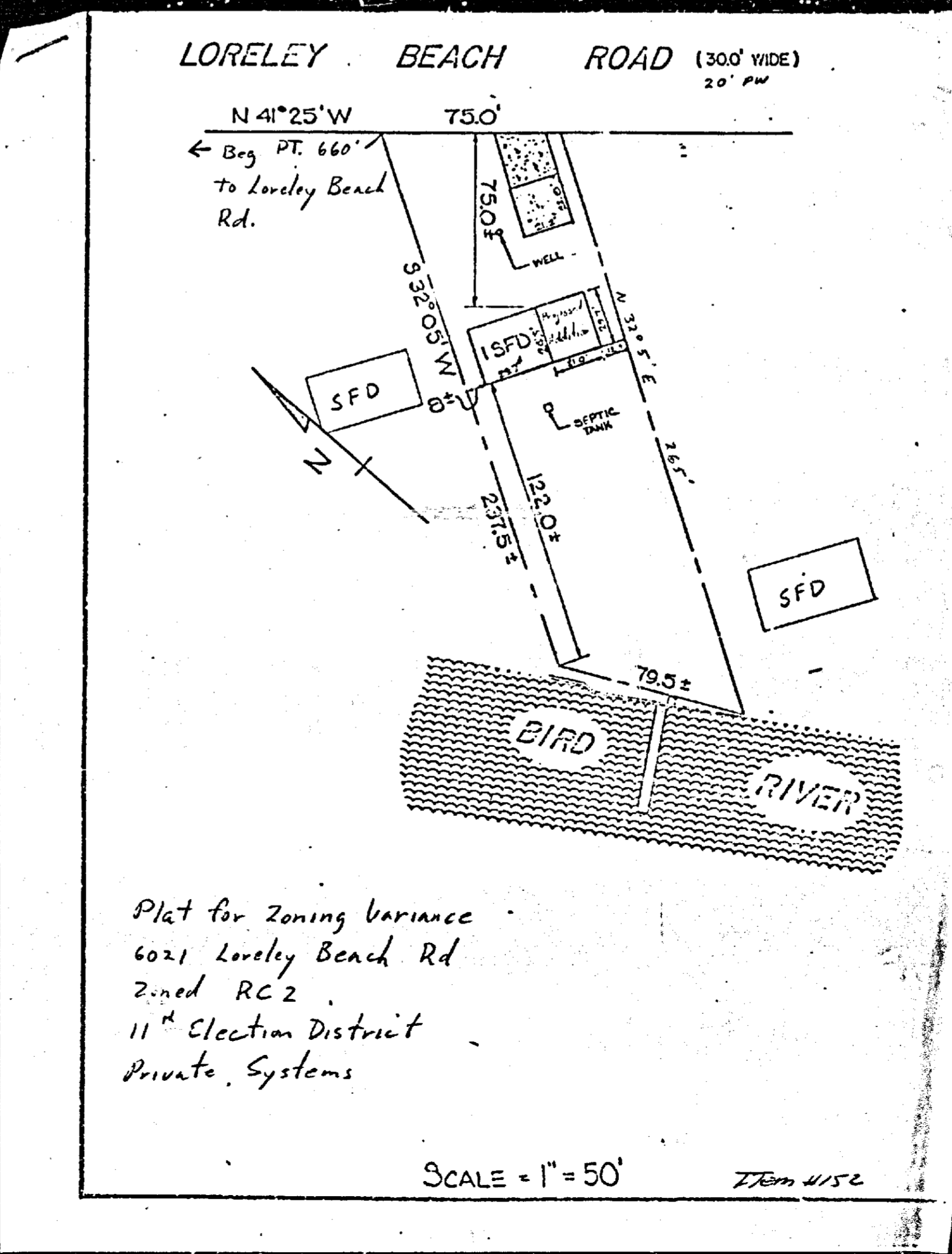
*Joyce A. Schafer*  
Mr. & Mrs. Charles T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

/jas

Copy: Mr. Charles Burnham  
Department Permits & Licenses

Attach.

MAR 6 8 1981 AM  
ZONING DEPARTMENT



VARIANCE DESCRIPTION

Beginning at a point on the southwest side of Loreley Beach Road approximately 660' southeasterly of the intersection of Loreley Beach Road and Loreley Beach Road and thence running south 32° 5' west 237.5', thence along the water 79.5' thence north 32° 5' east 265' and thence north 41° 25' west 75' to the beginning point. Also known as 6021 Loreley Beach Road.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-5353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 30, 1981

Mr. & Mrs. Charles T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

RE: Petition for Variances  
SW/S of Loreley Beach Rd., 660' SE of  
Loreley Beach Road - 11th Election District  
Charles T. Schafer, Jr. et ux -  
Petitioners  
NO. 81-189-A (Item No. 152)

Dear Mr. & Mrs. Schafer:

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  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

OFFICE COPY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-5353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 14, 1981

Mr. & Mrs. Charles T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

RE: Petition for Variance  
SW/S Loreley Beach Road 660' S/S of  
Loreley Beach Road  
Case No 81 189 A

This is to advise you that \$47.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and Office Building, Towson,

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

No. 097232

DATE April 21, 1981 ACCOUNT 01-662

AMOUNT \$7.63

RECEIVED FROM: Joyce Schafer

FOR: Posting and Advertising of Case 81-189-A

43 3 4 2 22

47.63 net

VALIDATION C.R. SIGNATURE OF CASHIER

Petition For Variance  
11th District  
Zoning: Petition for Variance  
Location: Southwest side of Loreley Beach Road, 660 feet Southeast of Loreley Beach Road  
Date & Time: Thursday, April 30, 1981 at 10:30 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 for Variance to permit side yard setbacks of 8 feet and 12 feet in lieu of the required 35 feet.  
The Zoning Regulation to be excepted as follows:  
Section 1A01.3.B.3 - side yard setbacks of 8 feet and 12 feet in lieu of the required 35 feet.  
All that parcel of land in the Eleventh District of Baltimore County beginning at a point on the southwest side of Loreley Beach Road approximately 660' southeasterly of the intersection of Loreley Beach Road and North Loreley Beach Road and thence running south 32° 5' west 237.5' thence along the water 79.5' thence north 32° 5' east 265' and thence north 41° 25' west 75' to the beginning point. Also known as 6021 Loreley Beach Road.  
Being the property of Charles T. Schafer, Jr. et ux, as shown on plat plan filed with the Zoning Department on April 21, 1981.  
Hearing Date: Thursday, April 30, 1981 at 10:30 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

The Essex Times  
Essex, Md., April 9, 1981

This is to Certify, That the annexed was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 9th day of April, 1981.  
*William E. Hammond*  
Publisher.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 4/12/81  
Posted for: Petition for Variance  
Petitioner: Charles T. Schafer, Jr. et ux  
Location of property: S.W. of Loreley Beach Rd., 660' S.E. of Loreley Beach Rd.  
Location of Signs: near property (#6021) Loreley Beach Rd.  
Remarks:  
Posted by: Sean Coleman Date of return: 4/16/81  
Signature  
Number of Signs: 1

VARIANCE DESCRIPTION

Beginning at a point on the southwest side of Loreley Beach Road approximately 660' southeasterly of the intersection of Loreley Beach Road and North Loreley Beach Road and thence running south 32° 5' west 237.5', thence along the water 79.5', thence north 32° 5' east 265' and thence north 41° 25' west 75' to the beginning point. Also known as 6021 Loreley Beach Road

PETITION FOR VARIANCE

11th District  
ZONING: Petition for Variance  
LOCATION: Southwest side of Loreley Beach Road, 660 feet Southeast of Loreley Beach Road  
DATE & TIME: Thursday, April 30, 1981 at 10:30 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 side yard setbacks of 8 feet and 12 feet in lieu of the required 35 feet

The Zoning Regulation to be excepted as follows:  
Section 1A01.3.B.3 - side yard setbacks

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

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

Hearing Date: Thursday, April 30, 1981 at 10:30 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

March 16, 1981

Mr. & Mrs. Charles T. Schafer, Jr.  
6021 Loreley Beach Road  
White Marsh, Maryland 21162

NOTICE OF HEARING

RE: Petition for Variance - SW/S Loreley Beach Road, 660' southeast of Loreley Beach Road - Case No. 81-189-A

TIME: 10:30 A.M.

DATE: Thursday, April 30, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1981  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successive weeks of one time successive weeks before the 30th day of April, 1981, the first publication appearing on the 2nd day of April, 1981.

THE JEFFERSONIAN,  
*L. Frank Swisher*  
Manager.

Cost of Advertisement, \$.....

PETITION FOR VARIANCE  
11th DISTRICT  
ZONING: Petition for Variance  
LOCATION: Southwest side of Loreley Beach Road, 660 feet Southeast of Loreley Beach Road  
DATE & TIME: Thursday, April 30, 1981 at 10:30 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 for Variance to permit side yard setbacks of 8 feet and 12 feet in lieu of the required 35 feet.  
The Zoning Regulation to be excepted as follows:  
Section 1A01.3.B.3 - side yard setbacks of 8 feet and 12 feet in lieu of the required 35 feet.  
All that parcel of land in the Eleventh District of Baltimore County beginning at a point on the southwest side of Loreley Beach Road approximately 660' southeasterly of the intersection of Loreley Beach Road and North Loreley Beach Road and thence running south 32° 5' west 237.5' thence along the water 79.5' thence north 32° 5' east 265' and thence north 41° 25' west 75' to the beginning point. Also known as 6021 Loreley Beach Road.  
Being the property of Charles T. Schafer, Jr. et ux, as shown on plat plan filed with the Zoning Department on April 21, 1981.  
Hearing Date: Thursday, April 30, 1981 at 10:30 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: April 9, 1981

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 81-189-A Item 152

Petition for Variance  
Southwest side of Loreley Beach Road, 660 feet Southeast of Loreley Beach Road  
Petitioner- Charles T. Schafer, Jr., et ux

Eleventh District

HEARING: Thursday, April 30, 1981 (10:30 A.M.)

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

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

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: OAS Revised Plans:  
Change in outline or description Yes  
\_\_\_\_\_ No

Previous case: \_\_\_\_\_ Map # \_\_\_\_\_

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received this 12 day of Feb, 1981.\*

Filing Fee \$ 25.00 Received:  Check  
 Cash  
 Other

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

No. 097211

DATE March 18, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Charles T. Schafer, Jr.

FOR: Filing Fee for Case No. 81-189-A

*W. E. Hammond*  
W. E. Hammond, Zoning Commissioner

by Schafer

Reviewed by OAS

the Petition for assignment of a

MAR 19 1981

25.00

VALIDATION OR SIGNATURE OF CASHIER

