

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 4404-3-B-3 to permit sideyard setbacks of 12 feet instead of the required 50 feet.
 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
 To use property as a permanent residence. Previously, it was used as a weekend summer home.
 Owner owns property, to buy another lot with the prevailing high interest rates would be a financial hardship.
 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: (Type or Print Name) Joseph M. Hauer
 Signature: Joseph M. Hauer
 Address: Antoinette M. Hauer
 City and State: Baltimore, Md. 21234
 Attorney for Petitioner: (Type or Print Name) 3010 Woodring Ave. 426-8986
 Signature: Baltimore, Md. 21234
 Address: Baltimore, Md. 21234
 City and State: Baltimore, Md. 21234
 Attorney's Telephone No.:
 ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May, 1982, 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 8th day of July, 1982, at 9:30 o'clock A.M.
 (over)
 Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE
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 (over)
 Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of New Section Rd., 145' :
 5 of centerline of Sunco Rd., :
 15th District : OF BALTIMORE COUNTY
 JOSEPH M. HAUER, et ux, : Case No. 83-4-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 therefor, and of the passage of any preliminary or final Order in connection therewith.
 I HEREBY CERTIFY that on this 10th day of June, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph M. Hauer, 3010 Woodring Avenue, Baltimore, Maryland 21234, Petitioners.
 John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
 July 1, 1982
 COUNTY OFFICE BLDG.
 111 M. Chesapeake Ave.
 Towson, Maryland 21204
 Chairman: Nicholas B. Commodari
 MEMBERS:
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development
 Mr. & Mrs. Joseph M. Hauer
 3010 Woodring Avenue
 Baltimore, Maryland 21234
 RE: Item No. 226
 Petitioner - Joseph M. Hauer, et ux
 Variance Petition
 Dear Mr. & Mrs. Hauer:
 The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.
 Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
 Very truly yours,
 Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee
 ENCLOSURE

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204
 HARRY J. RISTEL P.E.
 DIRECTOR
 June 1, 1982
 Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204
 Re: Item #226 (1981-1982)
 Property Owner: Joseph M. & Antoinette M. Hauer
 N/S New Section Rd. 545' E. from centerline of Seneca Rd.
 Acres: 50 x 327.28/306.74 District: 15th
 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:
 New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-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:
 There is an 8-inch public water main in New Section Road.
 Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal.

Item #226 (1981-1982)
 Property Owner: Joseph M. & Antoinette M. Hauer
 Page 2
 June 1, 1982
Water and Sanitary Sewer: (Cont'd)
 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-23B, as amended, indicate "Existing Service" and "No Planned Service" in the area, respectively.
 Very truly yours,
 Robert A. Morton, P.E., Chief
 Bureau of Public Services
 RAM:EAM:FWR:88
 cc: Jack Wimbley
 2-SW Key Sheet
 5 & 7 NE 46 Pos. Sheets
 NE 2 L Topo
 91 Tax Map

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~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 19th day of July, 1982, that the herein Petition for Variance(s) to permit side yard setbacks of 12 feet in lieu of the required 50 feet, for the expressed purpose of constructing a 26' x 36' dwelling with a 10' x 20' enclosed porch, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan shall indicate the location of the detached carport and that the existing dwelling and garage are to be razed.
2. Compliance with the comments submitted by the Department of Permits and Licenses, undated, as well as the restrictions set forth in the letter submitted by Brooks H. Stafford, M.H.S., Environmental Support Services, Department of Health, dated June 24, 1982.
3. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

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~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

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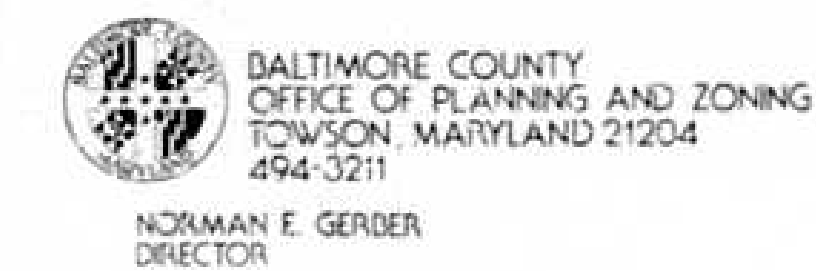
Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

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Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 19th day of July, 1982, that the herein Petition for Variance(s) to permit side yard setbacks of 12 feet in lieu of the required 50 feet, for the expressed purpose of constructing a 26' x 36' dwelling with a 10' x 20' enclosed porch, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

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



June 11, 1982

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

Dear Mr. Hammond:

Comments on Item #226, Zoning Advisory Committee Meeting, May 11, 1982, are as follows:

Property Owner: Joseph M. & Antoinette M. Hauer
Location: N/S New Section Road 545' E. from centerline of Seneca Road
Acres: 50 X 327.28/306.74
District: 15th

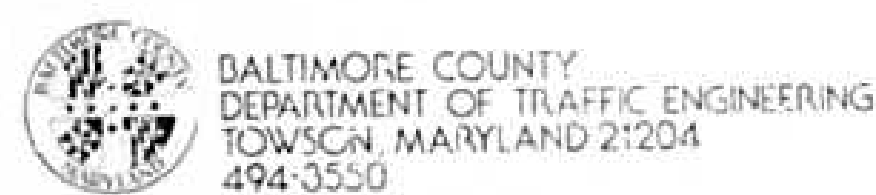
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

JLW/rh



STEPHEN E. COLLINS
DIRECTOR

June 9, 1982

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

RE: ZAC Meeting of May 11, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items 225 through 234.

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/GMT/r1j



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 16, 1982

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

Dear Mr. Hammond:

Comments on Item 226, Zoning Advisory Committee Meeting of May 11, 1982, are as follows:

Property Owner: Joseph M. & Antoinette M. Hauer
Location: N/S New Section Road 545' E. from centerline of Seneca Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 12' in lieu of the required 50' each.
Acres: 50 X 327.28/306.74
District: 15th

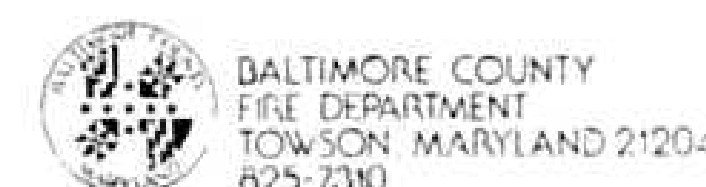
This Department has been in touch with the owner, Joseph Hauer and have informed him that a building permit to construct a dwelling to be sized 26' x 65' will not be approved.

After due consideration, it was decided that if the size of the proposed dwelling were reduced, this Department would be agreeable to approve a building permit for its construction with certain conditions and restrictions. The maximum allowable dwelling size and a list of the conditions and restrictions are outlined in a letter sent to Mr. Hauer on June 24, 1982.

Approval of a building permit for the property will be predicated on compliance with all the conditions and restrictions stated in the letter.

Very truly yours,
Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rh



PAUL H. REINCKE
CHIEF

June 14, 1982

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: Joseph M. and Antoinette M. Hauer

Location: N/S New Section Road 545' E. from centerline of Seneca Road

Item No.: 226 Zoning Agenda: Meeting of May 11, 1982

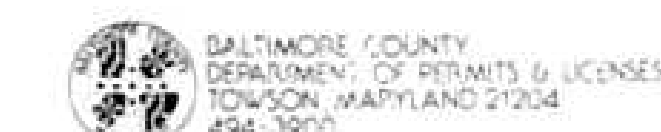
Gentlemen:

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.

REVIEWER: *Paul H. Reincke* Noted and Approved: *William E. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JH/mb/cm
7/8 83.4-A



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

Dear Mr. Hammond:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph M. & Antoinette M. Hauer
Location: N/S New Section Road 545' E. from centerline of Seneca Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 12' in lieu of the required 50' each.

Acres: 50 X 327.28/306.74
District: 15th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-87 ~~which requires that the structure be built in accordance with the Baltimore County Building Code 1981/ Council Bill 1-87~~ and other applicable Codes.
 - 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/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" of an adjacent lot line shall be of non-combustible construction, no openings permitted within 1'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1001, Item 2, Section 1007 and Table 1002.
 - F. Unpermitted variances conflict with the Baltimore County Building Code, Section/s _____.
 - G. 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.
 - 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 1001.
- Special Note: XI. Comments This proposed replacement structure is in an area subject to tidal inundation. All floor levels including the basement shall be 1'-0" above the flood tide which is approximately elevation 10'-0". See Section 519.1 of the attached sheet, for details.

NOTE: These comments reflect only on the information provided by the drawings 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 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Dumbauld
Charles E. Dumbauld, Chief
Plan Review

CED/rj

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 13, 1982

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

Z.A.C. Meeting of: May 11, 1982

RE: Item No: 224, 225, 226
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,
Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

NNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

Date: June 14, 1982

TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 83-4-A
SUBJECT: Joseph M. Hauer, et ux

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

Norman E. Gerber per J. H. Hauer
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

Mr. Joseph M. Hauer
June 24, 1982
Page 2

1. The existing metal septic tank must be replaced with a 1500 gallon concrete septic tank must be installed in the same location as the existing.
2. The enclosed 10 ft. by 20 ft. porch will be one story and the proposed 36 ft. by 36 ft. dwelling will be 1 1/2 stories high.

If you have any questions, contact Mr. J. Robert Fovell at 494-2762.

Very truly yours,
Brooks H. Stafford
Brooks H. Stafford, M.E.S.
Director
ENVIRONMENTAL SUPPORT SERVICES

MBB:ph

cc: Mr. William E. Hammond

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance

LOCATION: North side of New Section Road, 545 ft. East of the centerline of Seneca Road

DATE & TIME: Thursday, July 8, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 12' instead of the required 50'

The Zoning Regulation to be excepted as follows:
Section 1A04.3.B.3 - minimum side yard setbacks in a RC-5 zone

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

Being the property of Joseph M. Hauer, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 8, 1982 at 9:30 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

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance

LOCATION: North side of New Section Road, 545 ft. East of the centerline of Seneca Road

DATE & TIME: Thursday, July 8, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Being the property of Joseph M. Hauer, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 8, 1982 at 9:30 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

ZONING DESCRIPTION

Beginning on the north side of New Section Road 30 feet wide, at the distance of 545 feet east of the centerline of Seneca Road, Being Lot 204, in the subdivision of Bowleys Quarters. Book No. 9 Folio 12. Also known as 8316 New Section Road.

June 24, 1982

Mr. Joseph M. Hauer
3010 Woodring Avenue
Baltimore, Maryland 21234

Dear Mr. Hauer:

This office has considered your letter of June 2, 1982, requesting permission to raise an existing dwelling you own located at 3816 New Section Road, Election District 15, and construct a new dwelling sized 26 ft. by 36 ft. with an additional 10 ft. by 20 ft. enclosed porch and carport.

An inspection of the property was conducted by representatives of this office on May 3, 1982. During the course of the site inspection, an auger test was conducted for purposes of evaluating the soils capacity to assimilate and effectively filter sewage. The results of the auger test indicate the soil is not conducive to subsurface sewage disposal, due to a high ground-water table. Therefore, the proposed building must not include any additional bedrooms or plumbing fixtures that are not presently in the existing dwelling in order that the sewage flows will not be increased.

This Department will approve a building permit to construct a dwelling to be sized 26 ft. by 36 ft. with a 10 ft. by 20 ft. enclosed porch with the following restrictions:

- No garage will be permitted, only a detached carport that must not be enclosed and must not interfere with the location of the existing septic tank.
- The proposed dwelling will not be allowed to contain more than three (3) bedrooms and one (1) bathroom.
- No garbage waste grinder or automatic dishwasher will be permitted.
- Water saving devices will be required on all plumbing fixtures.
- An metropolitan water presently serves the dwelling, the existing dug well must be properly backfilled.

Mr. Joseph M. Hauer
June 24, 1982
Page 2

- The existing metal septic tank must be removed and a 1500 gallon concrete septic tank must be installed in the same location as the existing.
- The enclosed 10 ft. by 20 ft. porch will be one story and the proposed 26 ft. by 36 ft. dwelling will be 1 1/2 stories high.

If you have any questions, contact Mr. J. Robert Powell at 494-2762.

Very truly yours,

Brooks H. Stafford
Brooks H. Stafford, M.E.S.
Director
ENVIRONMENTAL SUPPORT SERVICES

BHS:pb

cc: Mr. William H. Hammond

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 24, 1982

Mr. & Mrs. Joseph M. Hauer
3010 Woodring Avenue
Baltimore, Maryland 21234

Re: Petition for Variance
Joseph M. Hauer, et ux - Petitioners
N/S of New Section Rd., 545' E of centerline
of Seneca Road
Case #83-4-A Item #226

Dear Mr. & Mrs. Hauer:

This is to advise you that \$44.55 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Arlene January, The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
E. HAMMOND
Commissioner

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

No. 108905

DATE: 7/8 AMOUNT: 01-662 \$44.55

RECEIVED FROM: M. J. Hauer FOR: Petition for Variance #83-4-A

6 015-0000-4455-0000

VALIDATION OR SIGNATURE OF CASHIER

June 8, 1982

Mr. & Mrs. Joseph M. Hauer
3010 Woodring Avenue
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Variance
N/S New Section Rd., 545' E of the centerline of Seneca Rd.
Joseph M. Hauer, et ux - Petitioners
Case #83-4-A

TIME: 9:30 A.M.

DATE: Thursday, July 8, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 15, 1982

Mr. & Mrs. Joseph M. Hauer
3010 Woodring Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
N/S of New Section Rd., 545' E of the
center line of Seneca Rd. - 15th Election
District
Joseph M. Hauer, et ux - Petitioners
NO. 83-4-A (Item No. 226)

Dear Mr. & Mrs. Hauer:

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

Attachment

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 1, 1982

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

OFFICE
Nicholas S. 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. Joseph M. Hauer
Woodring Avenue
Baltimore, Maryland 21234

RE: Item No. 226
Petitioner - Joseph M. Hauer, et ux
Variance Petition

Dear Mr. & Mrs. Hauer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas S. Commodari
NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NHC:buc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTE, P.E.
DIRECTOR

June 1, 1982

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

Re: Item #226 (1981-1982)
Property Owner: Joseph M. & Antoinette M. Hauer
N/S New Section Rd. 545' E. from centerline of
Seneca Rd.
Acres: 50 x 327.28/306.74 District: 15th

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:

New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-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:

There is an 8-inch public water main in New Section Road.

Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal.

Item #226 (1981-1982)
Property Owner: Joseph M. & Antoinette M. Hauer
Page 2
June 1, 1982

Water and Sanitary Sewer: (Cont'd)

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-23b, as amended, indicate "Existing Service" and "No Planned Service" in the area, respectively.

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

Z-SW Key Sheet
6 & 7 NE 46 Pcs. Sheets
NE 2 L Topo
91 Tax Map

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

Dear Mr. Hammond:

Comments on Item 226, Zoning Advisory Committee Meeting of May 11, 1982, are as follows:

Property Owner: Joseph M. & Antoinette M. Hauer
Location: N/S New Section Road 545' E. from centerline of Seneca Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 12' in lieu of the required 50' each.
Acres: 50 x 327.28/306.74
District: 15th

This Department has been in touch with the owner, Joseph Hauer and have informed him that a building permit to construct a dwelling to be sized 28' x 66' will not be approved.

After due consideration, it was decided that if the size of the proposed dwelling were reduced, this Department would be agreeable to approve a building permit for its construction with certain conditions and restrictions. The maximum allowable dwelling size and a list of the conditions and restrictions are outlined in a letter sent to Mr. Hauer on June 24, 1982.

Approval of a building permit for the property will be predicated on compliance with all the conditions and restrictions stated in the letter.

Very truly yours,
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/ru/RUS



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. REINCKE
CHIEF

June 14, 1982

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: Joseph M. and Antoinette M. Hauer

Location: N/S New Section Road 545' E. from centerline of Seneca Road

Item No.: 226

Zoning Agenda: Meeting of May 11, 1982

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 head and 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", 1974 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

RU/mb/lm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

THE ZONING

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

Dear Mr. Hammond:

Comments on Item 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph M. & Antoinette M. Hauer
Location: N/S New Section Road 545' E. from centerline of Seneca Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 12' in lieu of the required 50' each.

Address: 50 X 327.28/306.74
District: 15th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 (Note of Maryland Code for the Building and other applicable Codes.

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/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' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code. Section/s _____

G. 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.

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 505 and the required construction classification of Table 101.

Special Note: XI. Comments: This proposed replacement structure is in an area subject to tidal inundation. All floor levels including the basement shall be 1'-0" above the flood tide which is approximately elevation 10'-0". See Section 519.1 of the attached sheet. for details.

NOTES: These comments reflect only on the information provided by the drawings 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 177 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 1-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Gravel space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 121.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 26, 1982

Mr. & Mrs. Joseph M. Hauer
3010 Woodring Avenue
Baltimore, Maryland 21234

RE: Item No. 226
Petitioner - Joseph M. Hauer, et ux
Variance Petition

Dear Mr. & Mrs. Hauer:

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 Health Department (Rob Powell 194-2762)

XXX Zoning Office (Nicholas Commodari 194-3391)

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/jh

ZONING DESCRIPTION

Beginning on the north side of New Section Road 30 feet wide, at the distance of 545 feet east of the centerline of Seneca Road. Being Lot 204, in the subdivision of Bowleys Quarters. Book No. 9 Folio 12. Also known as 8316 New Section Road.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this _____ day of _____, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Joseph M. Hauer, et ux

Petitioner's Attorney: _____

Reviewed by: _____
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Previous case: 82-44 (New)

Map # 58

DATE COPY

Item # 226

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: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Previous case: 82-44 (New)

Map # 58

Item # 226

83-4-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 6/19/82

Posted for: Petitioner for Change

Petitioner: Joseph M. Hauer

Location of property: 545' New Section Rd., 545' E. of

the centerline of Seneca Road

Location of Signs: near to property (facing _____)

Remarks: _____

Posted by: _____ Date of return: 6/25/82

Number of Signs: _____

Petition for Variance

15th DISTRICT
ZONING: Petition for Variance
LOCATION: North side of New Section Road, 545 ft. east of the centerline of Seneca Road.
DATE & TIME: Thursday, July 8, 1982, at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit side yard setbacks of 12' instead of the required 30'.
The Zoning Regulation to be accepted as follows:
Section 14A.03.3 - minimum side yard setbacks in a R-C zone.

All that parcel of land in the Fifteenth District of Baltimore County, beginning on the north side of New Section Road 30 feet wide, at the distance of 545 feet east of the centerline of Seneca Road, being Lot 204, in the subdivision of Bowley's Quarter, Book No. 9, Folio 12. Also known as 816 New Section Road.
Being the property of Joseph M. Hauer, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 8, 1982, at 9:30 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 Times

Middle River, Md., June 17, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of June, 1982.

Publisher.

PETITION FOR VARIANCE

15th Election District
ZONING: Petition for Variance
LOCATION: North side of New Section Road, 545 ft. East of the centerline of Seneca Road.
DATE & TIME: Thursday, July 8, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit side yard setbacks of 12' instead of the required 30'.
The Zoning Regulation to be accepted as follows:
Section 14A.03.3 - minimum side yard setbacks in a R-C zone.
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Being the property of Joseph M. Hauer, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 8, 1982 at 9:30 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
June 17

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 17, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ before the 17th day of June, 1982, the last publication appearing on the 17th day of June, 1982.

THE JEFFERSONIAN

Manager.

Cost of Advertisement: \$

DUPLICATE

CERTIFICATE OF PUBLICATION

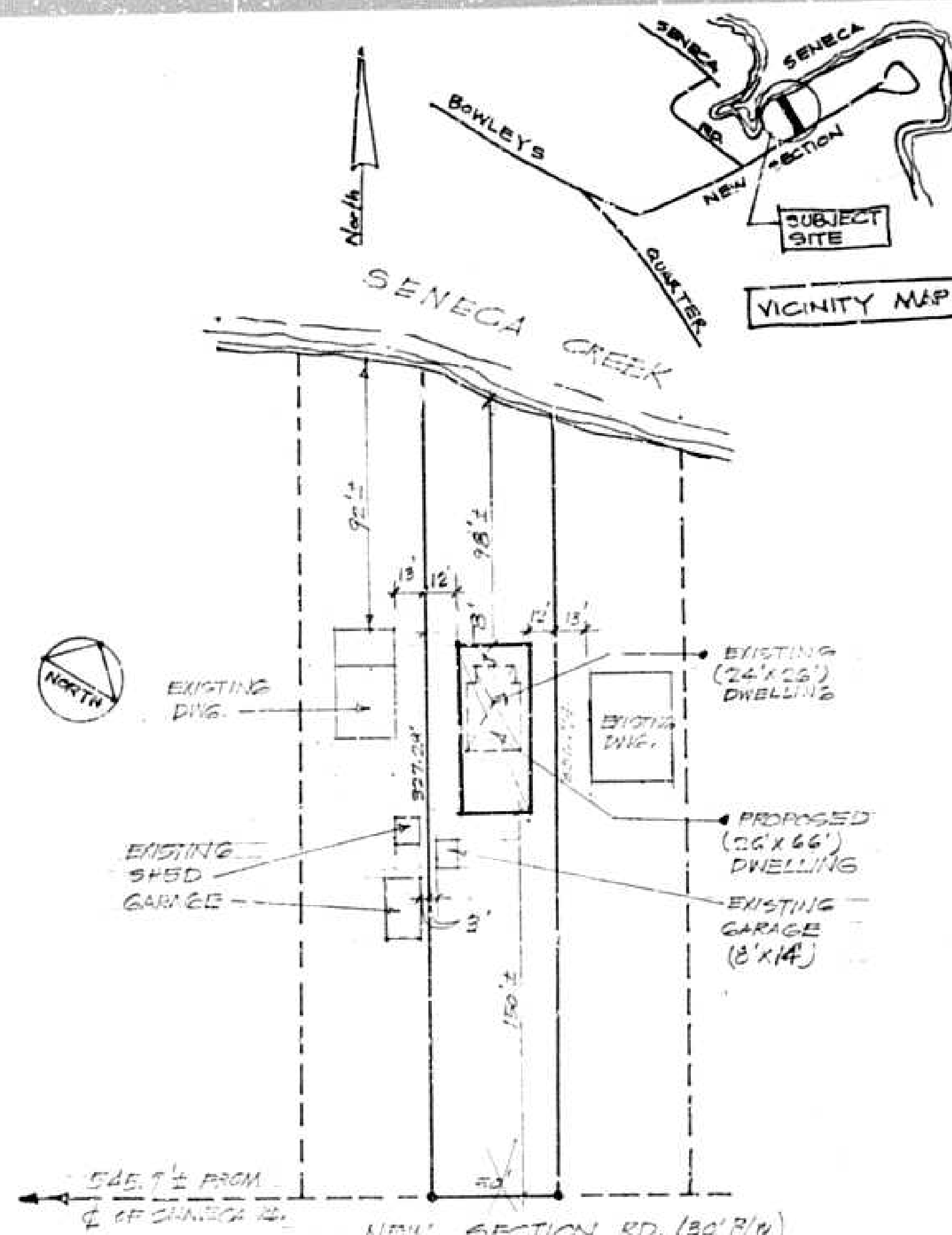
TOWSON, MD., June 17, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ before the 17th day of June, 1982, the last publication appearing on the 17th day of June, 1982.

THE JEFFERSONIAN

Manager.

Cost of Advertisement: \$



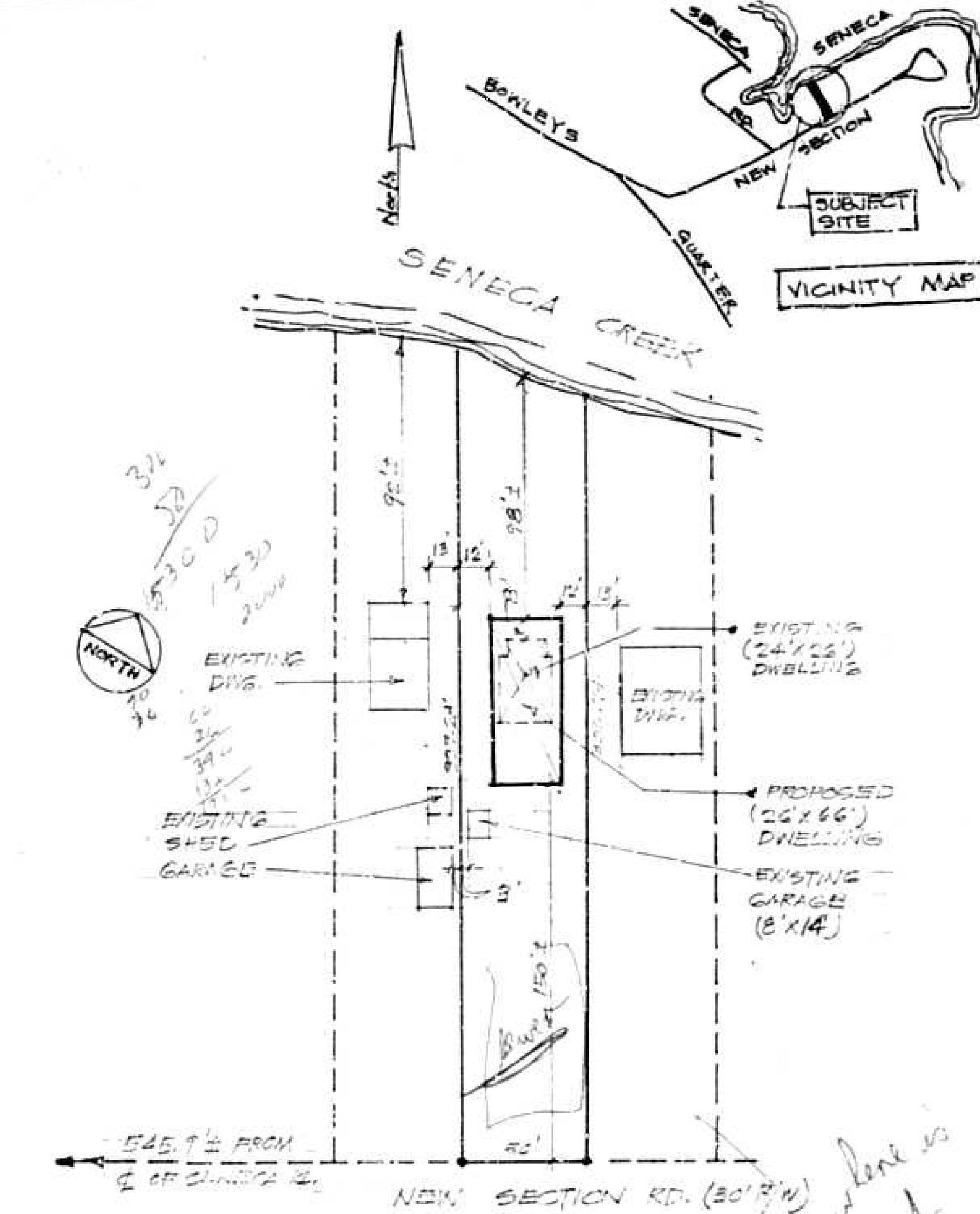
PLAT TO ACCOMPANY ZONING VARIANCE
OWNER: JOSEPH HAUER
15th ELECTION DISTRICT, ZONE R-C-5
BOWLEY'S QUARTER, PLAT No. 2
LOT 204, BOOK No. 9, FOLIO No. 12
WATER EXISTING IN THE ST.

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

Joseph Hauer 4/27/82
OWNER DATE

SCALE: 1"=50'

ITEM #226



PLAT TO ACCOMPANY ZONING VARIANCE
OWNER: JOSEPH HAUER
15th ELECTION DISTRICT, ZONE R-C-5
BOWLEY'S QUARTER, PLAT No. 2
LOT 204, BOOK No. 9, FOLIO No. 12
WATER EXISTING IN THE ST.

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

Joseph Hauer 4/27/82
OWNER DATE

SCALE: 1"=50'

ITEM #226

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 29 day of April, 1982.

Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

Item # 226

W. Hammond, Zoning Commissioner

by W. Hammond

of the Petition for assignment of a

No. 106871

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

DATE 4/29/82 ACCOUNT 01-662

AMOUNT 25.00

RECEIVED FROM Joseph M. Hauer
FOR 3010 Woodring Ave. 21234
Filing Fee for Variance Item #226

250 4 6349 30 250.00

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Joseph M. Hauer
3010 Woodring Avenue
Baltimore, Md. 21234

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 11th day of May, 1982.

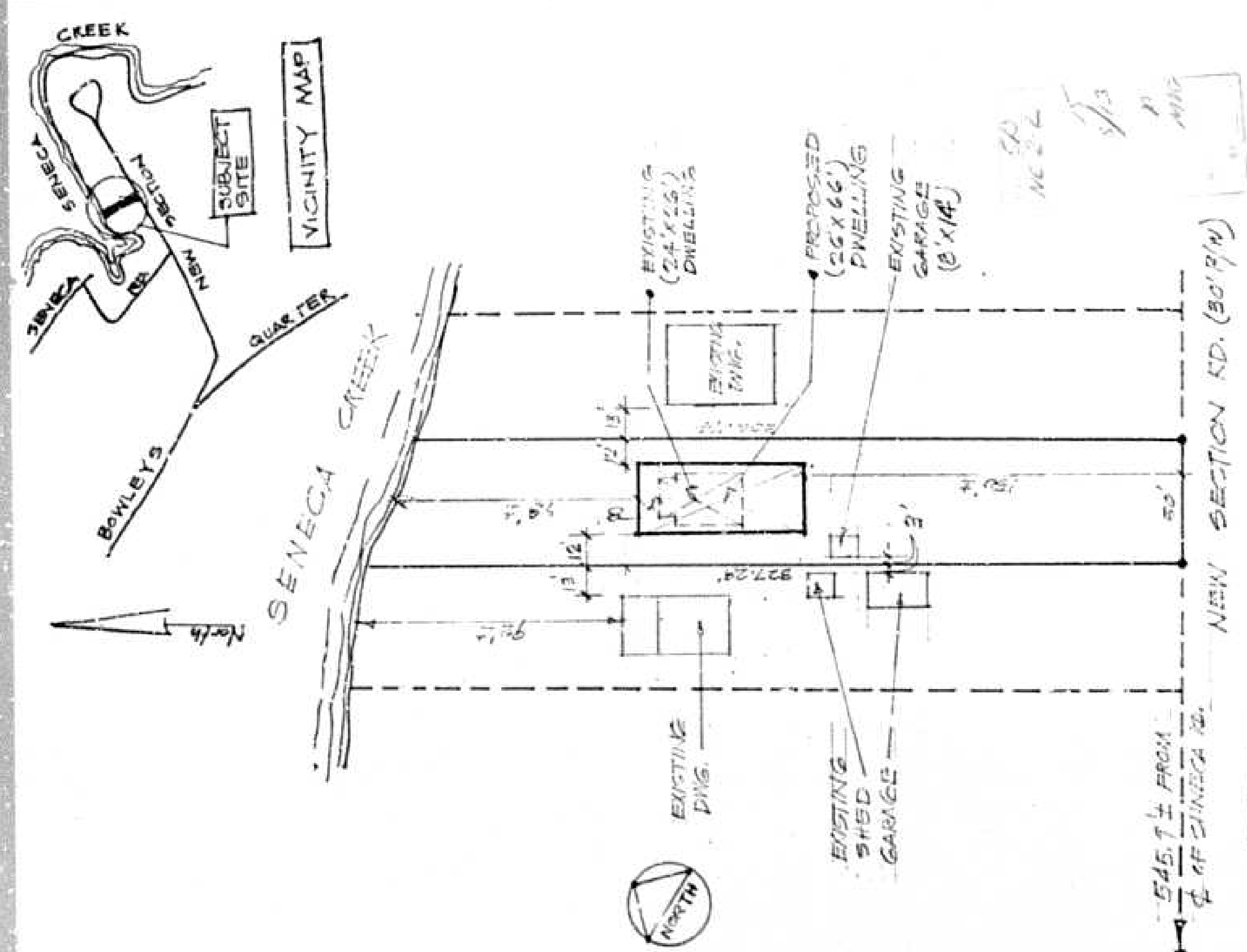
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joseph M. Hauer, et ux

Petitioner's Attorney

Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



PLAT TO ACCOMPANY ZONING VARIANCE
OWNER: JOSEPH HAUER
15th ELECTION DISTRICT, ZONE R-C-5
BOWLEY'S QUARTER, PLAT No. 2
LOT 204, BOOK No. 9, FOLIO No. 12
WATER EXISTING IN THE ST.

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

Joseph Hauer 4/27/82
OWNER DATE

SCALE: 1"=50'

ITEM #226