

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 400-1 to permit an accessory building to be located on one foot... from the rear and side lot lines... instead of the required two and one-half feet...

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

The structure is set in concrete, with concrete walk and steps. It has underground wires and pipe for electric and water. The expense would be too great to hire a contractor move the structure for me. It is too large for me to do. 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: Charles Robert Harig (Type or Print Name), Signature, City and State, Address, Phone No. Legal Owner(s): Charles Robert Harig, Signature, City and State, Address, Phone No. Attorney's Telephone No.: 2125 Lorraine Ave. Balto. Md 21207

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July 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 30th day of September 1982 at 9:30 o'clock A.M.

Signature of Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING DATE October 2, 1982

Vertical stamp: Charles R. Harig, et ux, SE/S Lorraine Ave., Windsor Mill Rd.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman: Nicholas B. Commodari

- MEMBERS: Bureau of Engineering, Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

September 22, 1982

Mr. & Mrs. Charles Robert Harig, 2125 Lorraine Avenue, Baltimore, Maryland 21207

RE: Case #83-87-A (Item No. 13) Petitioner-Charles R. Harig, et ux Variance Petition

Dear Mr. & Mrs. Harig:

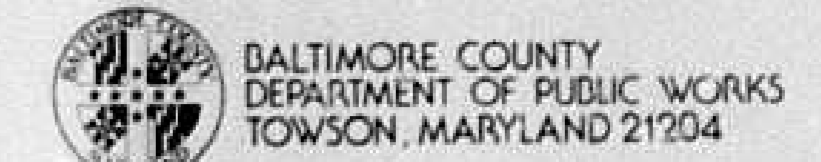
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development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

In view of your proposal to legalize the location of the existing garage, this hearing is required.

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.

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

Enclosures



HARRY J. PISTEL, P.E. DIRECTOR

August 13, 1982

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

RE: Item #13 (1982-1983) Property Owner: Charles R. & Mary M. Harig, 5/ES Lorraine Ave. 1029' N. of Windsor Mill Rd. Acres: 50 x 157 District: 2nd

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.

General:

Baltimore County highway and utility improvements are not directly involved.

Lorraine Avenue, an existing public road, is proposed to be further improved in the future, as a 30-foot closed section roadway on a 50-foot right-of-way.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 13 (1982-1983).

Very truly yours, Robert A. Norton, P.E., Chief, Bureau of Public Services

RAN:EAM:FWR:ss

K-SW Key Sheet, 8 NW 19 Pub. Sheet, NW 2 E Topo, 88 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO: Office of Planning and Zoning Date: July 27, 1982

FROM: Ian J. Forrest

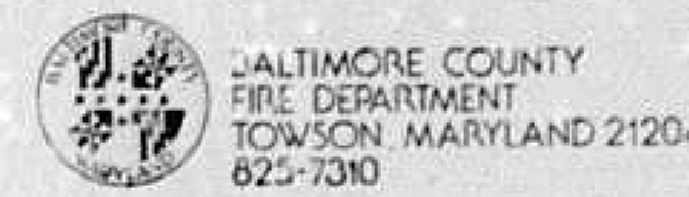
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #237 - Raymond J. & Esther M. Krul
Item #249 - Jose & Marie Henriques
Item #252 - Konstantinos Diakoulas, et al
Item #257 - C & H Mechanical Corp.
Item #258 - Pulaski Realty Assoc.
Item #260 - Philip Macht, et al
Item #261 - Jack H. Pechter
Item #262 - Gus J. Trottles, et al
Item #263 - Sarandos A. Macris
Item #1 - John W. & Margaret R. Harrison, Jr.
Item #5 - Merritt Blvd. Limited Partnership
Item #6 - Francis R. & Lillian S. Helldorfer
Item #7 - Michael J. & Ann L. Richardson
Item #8 - Campday Partnership
Item #9 - St. Mary's Seminary & University
Item #10 - James F. & Janet E. Barnes
Item #11 - James F. Ridgely
Item #13 - Charles R. & Mary M. Harig
Item #15 - George S. & Josie M. McKerrell

Signature of Ian J. Forrest, Director, Bureau of Environmental Services

LJF/rth



PAUL H. RENCKE, CHIEF

September 1, 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: Charles R. and Mary M. Harig

Location: SE/S Lorraine Avenue 1029' N. of Windsor Mill Road

Item No.: 13 Zoning Agency Meeting of July 20, 1982

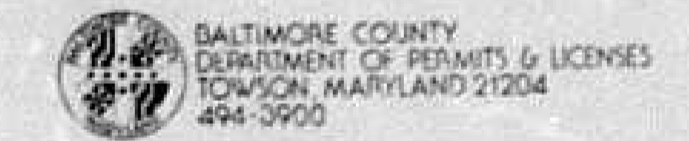
Enclosures:

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

Noted and Approved: George M. McGonigle, Fire Prevention Bureau

JK/mb/cm



TED ZAKEMIR, DIRECTOR

August 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 # 13 Zoning Advisory Committee Meeting July 20, 1982 are as follows:

Property Owner: Charles R. & Mary M. Harig, Location: SE/S Lorraine Avenue 1029' N. of Windsor Mill Road, Existing Zoning: D.R. 5.5, Proposed Zoning:

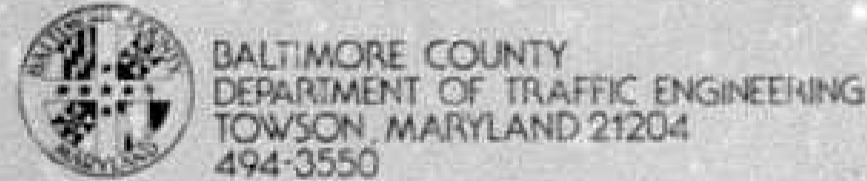
Address: 50 X 157, District: 2nd

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 and other applicable Codes.
X B. A building permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/16 not required.
D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
X E. construction an exterior wall within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 1'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 103, line 2, Section 107 and Table 102.
F. Requested variance conflicts with the Baltimore County Building Code, Section/
G. A charge of occupancy shall be applied for, along with an attention 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 101.
I. Comments

NOTE: These comments reflect only 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. Burnham, Chief, Plan Review



STEPHEN E. COLLINS, DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 30, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 14 and 15.

Very truly yours,

Signature of Michael S. Flanigan, Engineering Associate II

MSF/r1j

CS1113

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 not be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 8th day of October, 1982, that the herein Petition for Variance(s) to permit the existing accessory structure to be located one foot from the side and rear property lines in lieu of the required 2 1/2 feet in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A legible site plan shall be submitted indicating the 10.2' x 16' accessory structure, located 1.0 foot, more or less, from the rear property line and 1.7 feet, more or less, from the east side of the property line.
2. The accessory structure shall be utilized as a residential garage and/or storage.
3. Any downspout installed on the addition shall direct rain water away from the adjoining property.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204
Date: July 13, 1982

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

Z.A.C. Meeting of: July 20, 1982

RE: Item No: 13, 14, 15
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

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Lorraine Ave., 1929.5' N of Windsor Mill Rd., 1st District : OF BALTIMORE COUNTY
CHARLES R. HARIG, et ux, : Case No. 83-87-A
Petitioners

ORDER TO ENTER APPEARANCE

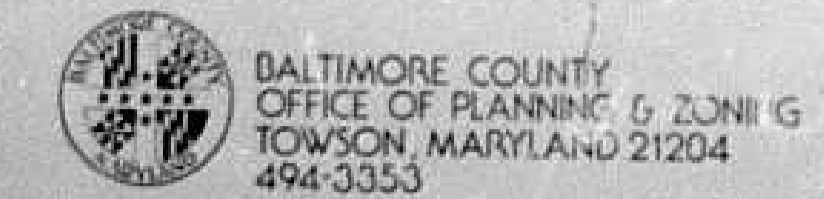
Mr. Commissioners:

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of September, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles R. Harig, 2125 Lorraine Avenue, Baltimore, Maryland 21207, Petitioners.

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



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1982

Mr. & Mrs. Charles Robert Harig
2125 Lorraine Avenue
Baltimore, Maryland 21207

RE: Petition for Variance
SE/S of Lorraine Ave., 1,929.5'
N of Windsor Mill Rd. - 1st
Election District
Charles R. Harig, et ux -
Petitioners
NO. 83-87-A (Item No. 13)

Dear Mr. & Mrs. Harig:

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: Mr. David Megehard
2127 Lorraine Avenue
Baltimore, Maryland 21207

Mr. Howard R. Burnside
2151 Lorraine Avenue
Baltimore, Maryland 21207

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-87-A
Charles R. Harig, et ux

Date: August 31, 1982

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:alc

cc: Arlene January
Shirley Hess

August 1, 1982

Mr. & Mrs. Charles R. Harig
2125 Lorraine Avenue
Baltimore, Maryland 21207

NOTICE OF HEARING

Re: Petition for Variance
SE/S Lorraine Ave., 1,929.5' N of
Windsor Mill Rd.
Case #83-87-A Item #13

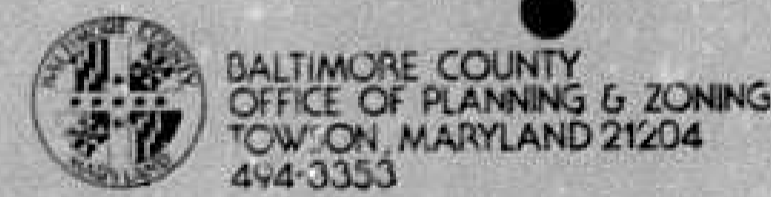
TIME: 9:30 A.M.

DATE: Thursday, September 30, 1982

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

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner
BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 24, 1982

Mr. & Mrs. Charles R. Harig
2125 Lorraine Avenue
Baltimore, Maryland 21207

Re: Petition for Variance
SE/S Lorraine Ave., 1,929.5' N of
Windsor Mill Rd.
Case #83-87-A

Dear Mr. & Mrs. Harig:

This is to advise you that \$44.35 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

PETITION FOR VARIANCE

1st Election District

ZONING: Petition for Variance
LOCATION: Southeast side of Lorraine Avenue, 1,929.5 ft. North of Windsor Mill Road
DATE & TIME: Thursday, September 30, 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 an accessory building to be located 1 ft. from the rear and side lot lines instead of the required 2.5 ft.

The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory building

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

Being the property of Charles R. Harig, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 30, 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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 108989

DATE: 9-30-82 ACCOUNT: R-01-615-060
AMOUNT: \$44.35

RECEIVED FROM: Charles R. Harig
FOR: Advertising & Posting Case # 83-87-A

VALIDATION OR SIGNATURE OF CASHIER

ORDER RECEIVED FOR FILING
DATE: October 8, 1982
BY: *Jean M.H. Jung*

DESCRIPTION

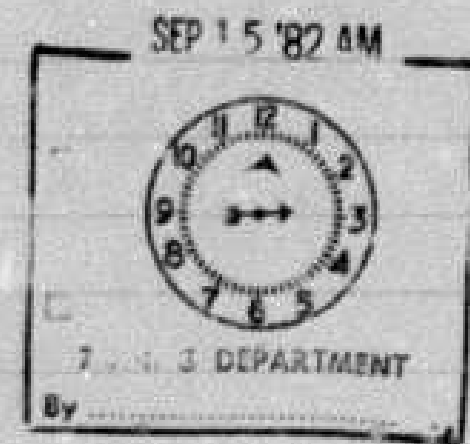
Beginning at a point on the southeast side of Lorraine Avenue 1029 1/2 feet north of Windsor Mill Road and known as Lot 35, property of William Bergman and recorded among the land records of Baltimore County in plat book 4, Folio 37. Also known as 2125 Lorraine Avenue.

92-1998
New-also

called
243-4203

David Mezenhardt
2127 Lorraine Ave
Balto. Md 21207

Dear Zoning Commissioner
I would like to request a
Postponement of Hearing 83-87-A
2125 Lorraine Ave Robert + Mary Harig
Set For September 30th at 9:30 am
We will be in district court on
the same date and time, and would
like to attend the hearing.
Thank you
David Mezenhardt



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 2 day of July, 1982.
Filing Fee \$ 35 Received: Check
Cash
Other

Petitioner Mr. Harig Submitted by William E. Hammond
Petitioner's Attorney Mr. Harig Reviewed by W.E.H.
William E. Hammond, Zoning Commissioner

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

Mr. & Mrs. Charles Robert Harig
2125 Lorraine Avenue
Baltimore, Maryland 21207

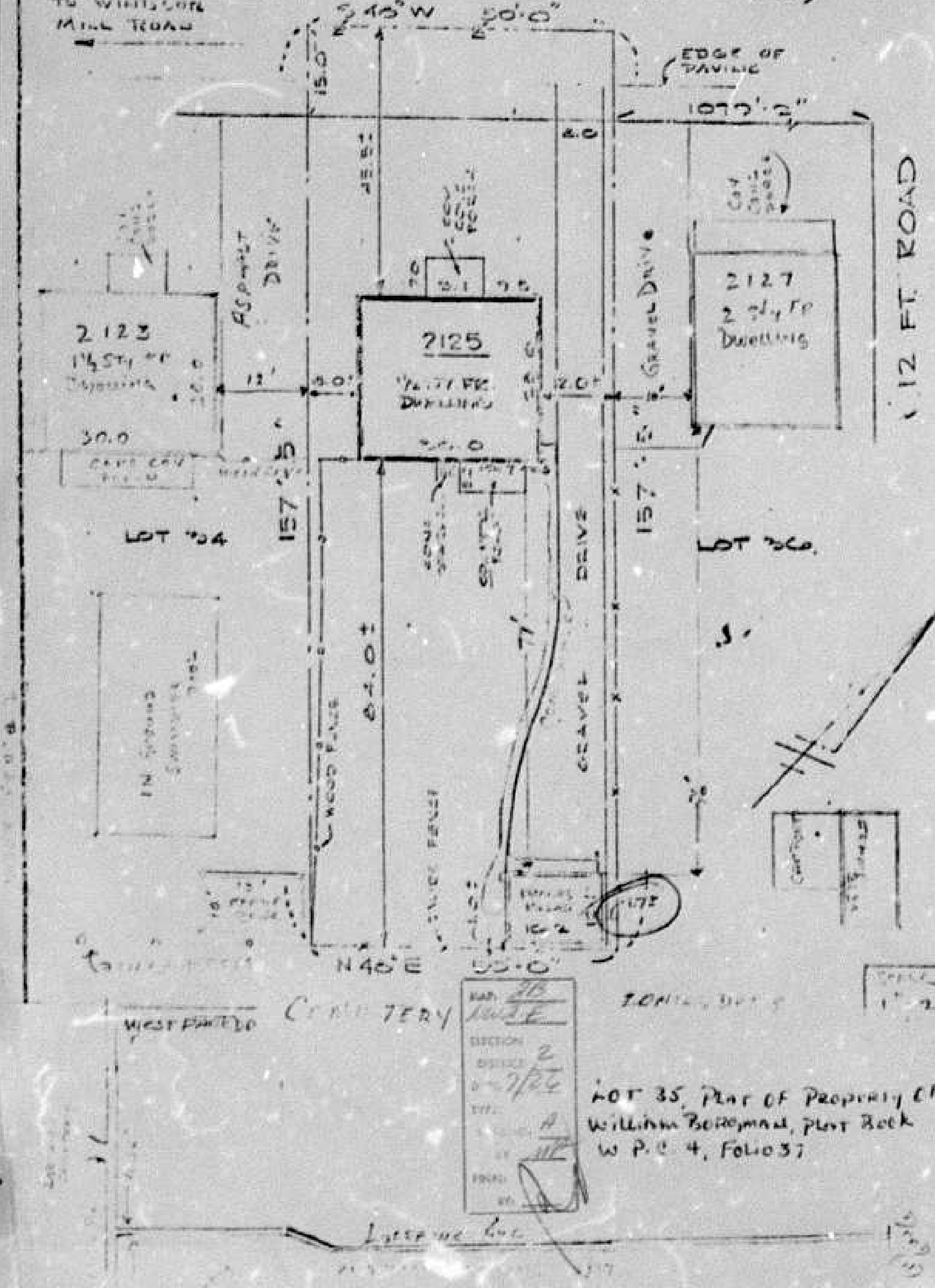
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 20th day of July, 1982.

Petitioner Charles R. Harig, et ux
Petitioner's Attorney Nicholas B. Commodari
Reviewed by William E. Hammond
William E. Hammond, Zoning Commissioner
Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

LORRAINE AVENUE (30 FT. WIDE)



LOT 35, Part of Property of William Bergman, Plat Book W.P.C. 4, Folio 37

Office of PATUXENT Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

September 9 19 82

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance #37046

was inserted in the following:

- Catonsville Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 11 day of September 19 82, that is to say, the same was inserted in the issues of

September 9, 1982

PATUXENT PUBLISHING CORP.
By J. H. DeLong

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9, 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., ~~xxxxxx~~ once ~~xxxxxx~~ once time ~~xxxxxx~~ once weeks before the 20th day of September, 1982, the ~~xxx~~ publication appearing on the 9th day of September, 1982.

THE JEFFERSONIAN
L. Leank Smith
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting September 10, 1982

Posted for: Variance

Petitioner: Charles R. Harig et ux

Location of property: SE/4 Lorraine Avenue 1.929.5' N of

Windsor Mill Road

Location of Signs: SE/4 of Lorraine Avenue in front of

2125 Lorraine Avenue

Remarks: _____

Posted by: S. J. Prata Date of return: September 17, 1982

Signature _____

Number of Signs: 1

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

No. 107950

DATE 7/2/82 ACCOUNT 01-660
AMOUNT \$ 35.00

RECEIVED FROM Mr. Harig
FOR July fee for Variance #13

0000000350000 0020A

VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
vs.
Defendant
CERTIFICATE OF PUBLICATION OF