

PETITION FOR ZONING VARIANCE 85-308-A 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 103.3 (1A 00.3B.3) to allow side yard variance setback of 26' in lieu of required 50' for construction of garage

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

- Topography of land on other side of house which would minimize variance in zoning but would require excessive cost and reduce accessibility of entry to house.
- Setting garage further back on lot within 50' setback limitation is prohibited secondary to septic system. To move garage into center of yard would cause excessively long driveway and prohibitive expense.
- There is a current inability to protect vehicles from wear and tear from the weather. The cars are required for transportation to and from work. (over) 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) Robert P. Kirshner
Signature: [Signature]
Address: Arlene G. Kirshner
(Type or Print Name)
City and State: [Signature]
Attorney for Petitioner: 11907 Hunting Tweed Drive 356-4111
(Type or Print Name) Address Phone No.
Signature: Owings Mills, MD 21117
City and State
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: ROBERT P. KIRSHNER
Address: SAME AS ABOVE, WORK/DAYTIME PHONE: 768-7311
City and State: Address Phone No.

NOTED BY The Zoning Commissioner of Baltimore County, this 2nd day of April, 1985, 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 May, 1985, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

NOTE: Approval in immediate vicinity for variance changes given as follows:
84-235A - 12003 Hunting Tweed Drive
83-223A - Houndstooth Court
83-114A - 5 Houndstooth Court

Case No. 85-308-A

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 2nd day of April, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Robert P. Kirshner, et ux
Attorney: [Signature]
Received by: [Signature]
NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 26, 1985

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

Mr. & Mrs. Robert P. Kirshner
11907 Hunting Tweed Drive
Owings Mills, Maryland 21117

RE: Item No. 256 - Case No. 85-308-A
Petitioners - Robert P. Kirshner, et ux
Variance Petition

Dear Mr. & Mrs. Kirshner:

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

ENCLOSURE



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

June 7, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #256 (1584-1985)
Property Owner: Robert P. Kirshner, et ux
S/ES Hunting Tweed Dr. 215' S/W Highpasture Ct.
Acres: 171.69/235.18 x 205/404.31
District: 4th

Dear Mr. Jablon:

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 Comments:

As no public facilities are involved, this office has no comment.

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.

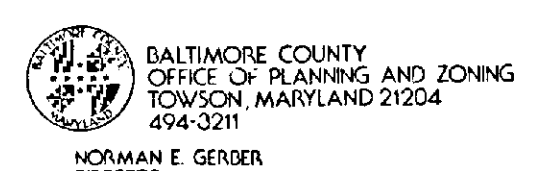
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
[Signature]
JAMES A. WANKEL, P.E., Chief
Bureau of Public Services

JAM:EAM:GDL:SS

cc: File

85-308-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

APRIL 19, 1985

Re: Zoning Advisory Meeting of MARCH 12, 1985
Item # 256 ROBERT P. KIRSHNER, ET UX
Property Owner: SE/S HUNTINGTWEED DRIVE 215'
S/W HIGH PASTURE COURT

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-30 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on []
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is []
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hoswell Eugene A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 14, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 249, 250, and 256 ZAC - Meeting of March 12, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 249, 250, and 256.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4000

PAUL H. REINCKE
CHIEF

March 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert P. Kirshner, et ux

Location: SE/S Hunting Tweed Drive 215' W/S Highpasture Court

Item No.: 256 Zoning Agenda: 3/12/85

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 BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

March 20, 1985

TED JAMESON, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 256 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert P. Kirshner, et ux
Location: SE/S Hunting Tweed Drive 215' S/W Highpasture Court
District: 4th
Proposed Zoning: Variance to permit a side yard setback of 26' in lieu of the required 50'.

Acres: 171.69/235.18 x 205/404.31
District: 4th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-81 State of Maryland Code for the Handicapped and Aging, and other applicable codes.
- (X) A building/ or other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of a Registered Architect or Engineer shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is 14'0" and Table 402, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s []
- () A change of occupancy shall be applied for, along with an alteration permit application. And other required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, this office, that, the structure for which a proposed change in use is proposed, can comply with the minimum/area requirements of Table 505 and the required construction classification of Table 401.
- () Comments

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 in the full extent of any permit. If desired, additional information may be obtained by visiting Room 112 (11th Floor) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burnham, Chief

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 10th day of May, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 26 feet in lieu of the required 50 feet for the construction of a 24' x 24' garage addition to be attached to the existing dwelling is hereby GRANTED, from and after the date of this Order, subject to the following:

1. At no point shall the addition be closer than 26 feet to the property line.

Jean M.H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE May 19, 1985
BY Barbara A. Stewart
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 23, 1985
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-300-A, 85-304-A, 85-305-A, 85-306-A, 85-308-A and 85-309-A

There are no comprehensive planning factors requiring comment on these petitions.

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

NEG/JGH/sf



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

ARNOLD JABLON
ZONING COMMISSIONER

April 30, 1985

Mr. & Mrs. Robert P. Kirshner
11907 Hunting Tweed Drive
Owings Mills, Maryland 21117

RE: Petition for Variance
SE/S Hunting Tweed Drive, 215' SW of Highpasture Ct.
(11907 Hunting Tweed Drive)
Case No. 85-308-A

Dear Mr. & Mrs. Kirshner:

This is to advise you that \$42.22 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

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

No. 007213

DATE: 5-8-85 ACCOUNT: R-01-615-000
AMOUNT: \$ 42.22
RECEIVED FROM: Robert P. Kirshner
FOR: Hunting Tweed Drive 215' SW of Highpasture Ct. 85-308-A
5 6026 *****49244 2766

VALIDATION OR SIGNATURE OF CARRIER

Arnold Jablon
Arnold Jablon
Zoning Commissioner

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S Hunting Tweed Dr., 215' : OF BALTIMORE COUNTY
SW of Highpasture Ct. (11907 :
Hunting Tweed Dr.), 4th Dist. :
ROBERT P. KIRSHNER, et ux, : Case No. 85-308-A
Petitioners :

ENTRY OF APPEARANCE

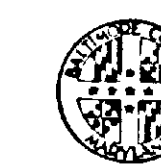
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert P. Kirshner, 11907 Hunting Tweed Drive, Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

May 10, 1985

Mr. & Mrs. Robert P. Kirshner
11907 Hunting Tweed Drive
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE
SE/S Hunting Tweed Drive,
214' SW of Highpasture Ct.,
(11907) Hunting Tweed Drive
4th Election District
Robert P. Kirshner, et ux -
Petitioners
Case No. 85-308-A (Item No. 256)

Dear Mr. & Mrs. Kirshner:

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

JMJ:bg

Attachments

cc: People's Counsel

Apr 11 10, 1985

Mr. & Mrs. Robert P. Kirshner
11907 Hunting Tweed Drive
Owings Mills, Maryland 21117

NOTICE OF HEARING

RE: Petition for Variance
SE/S Hunting Tweed Drive, 215' SW of
Highpasture Ct. (11907 Hunting Tweed Dr.)
Robert P. Kirshner, et ux - Petitioners
Case No. 85-308-A

TIME: 12:00 a.m.

DATE: Wednesday, May 8, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005262
DATE: 5/8/85 ACCOUNT: R-01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: Robert P. Kirshner
FOR: Hunting Tweed Drive 215' SW of Highpasture Ct. 85-308-A
5 6026 *****49244 2766

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE

4th Election District

LOCATION: Southeast side Hunting Tweed Drive, 215 ft. Southwest of Highpasture Court (11907 Hunting Tweed Drive)

DATE AND TIME: Wednesday, May 8, 1985 at 10:00 a.m.

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

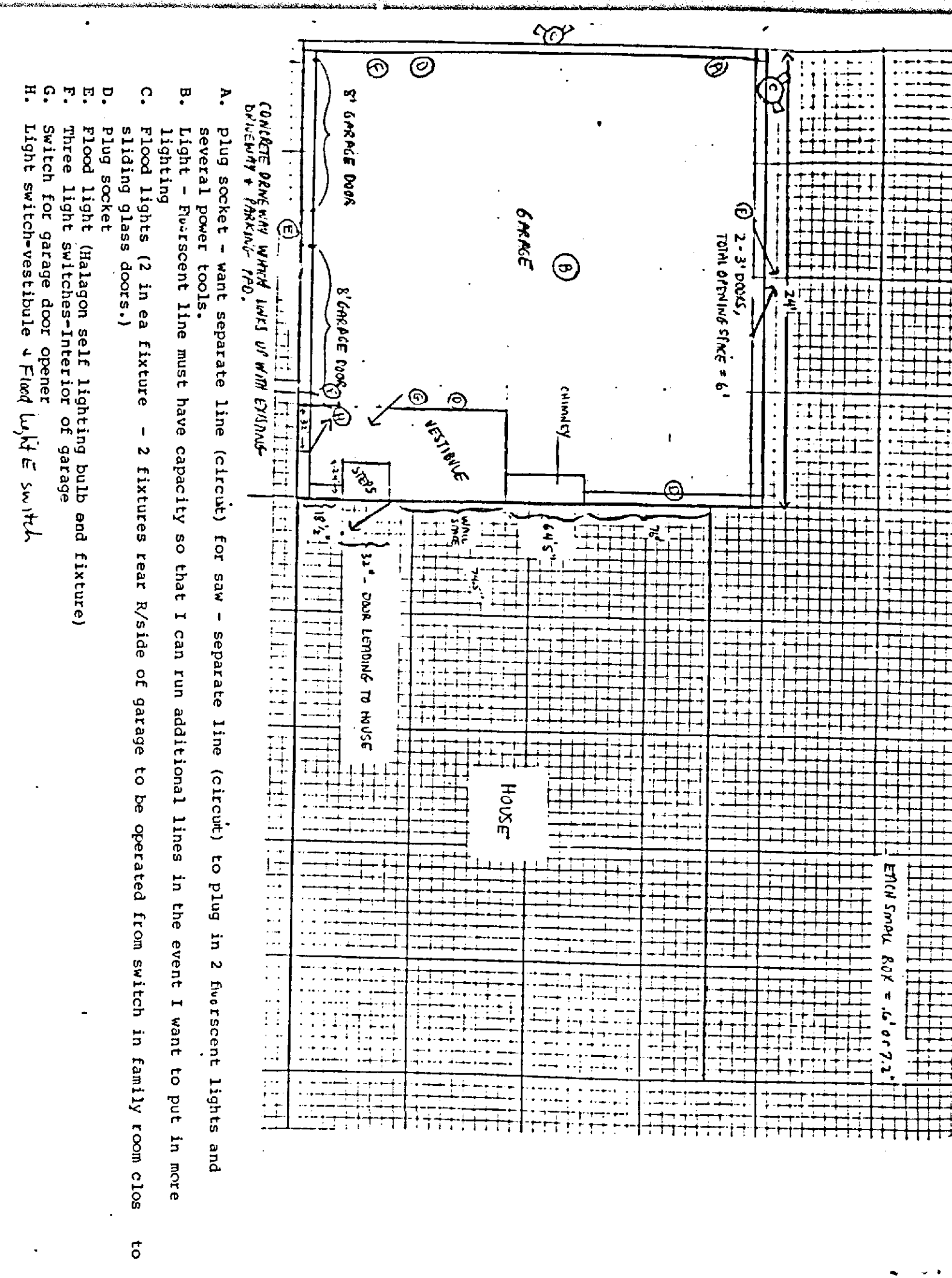
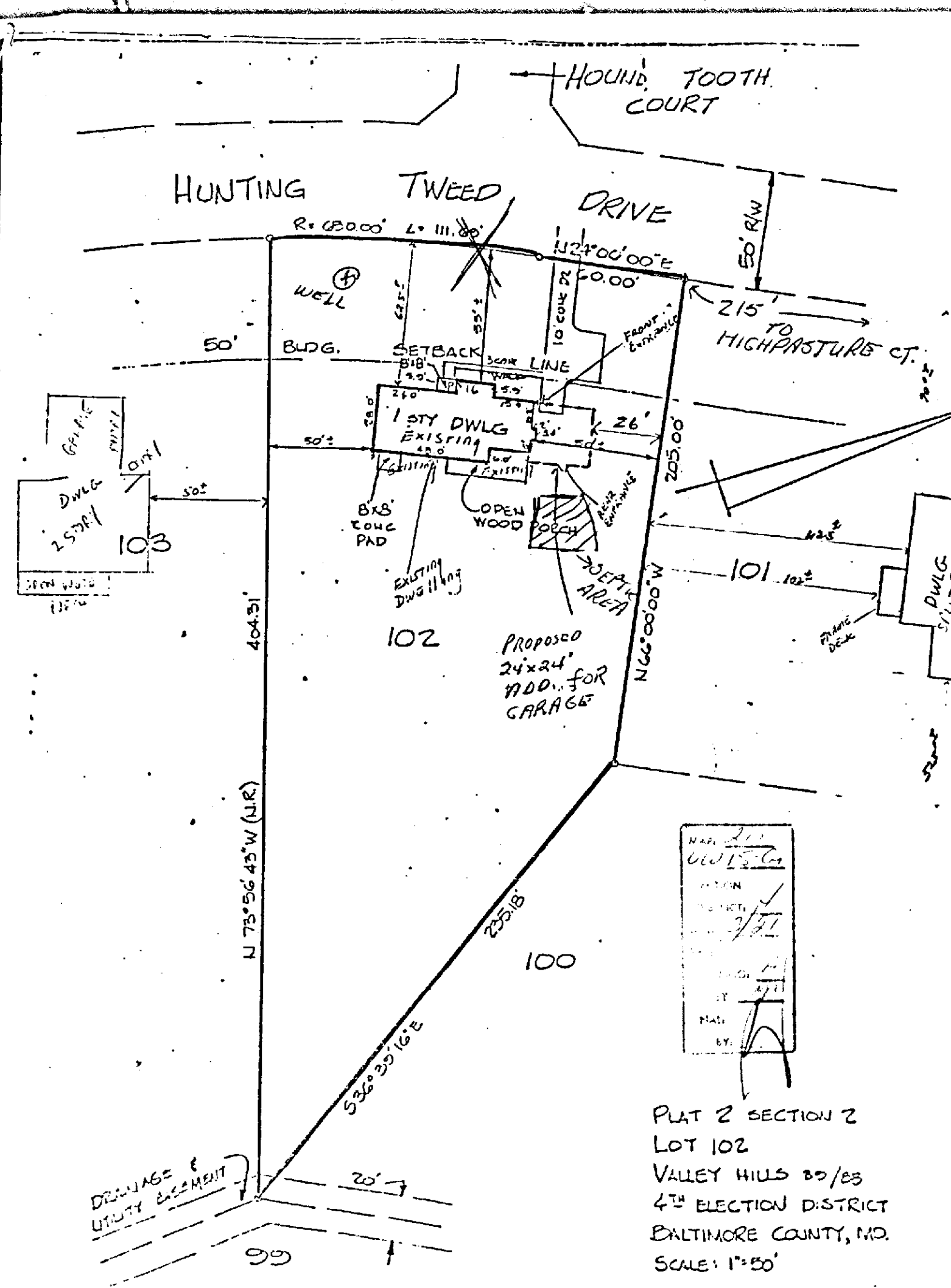
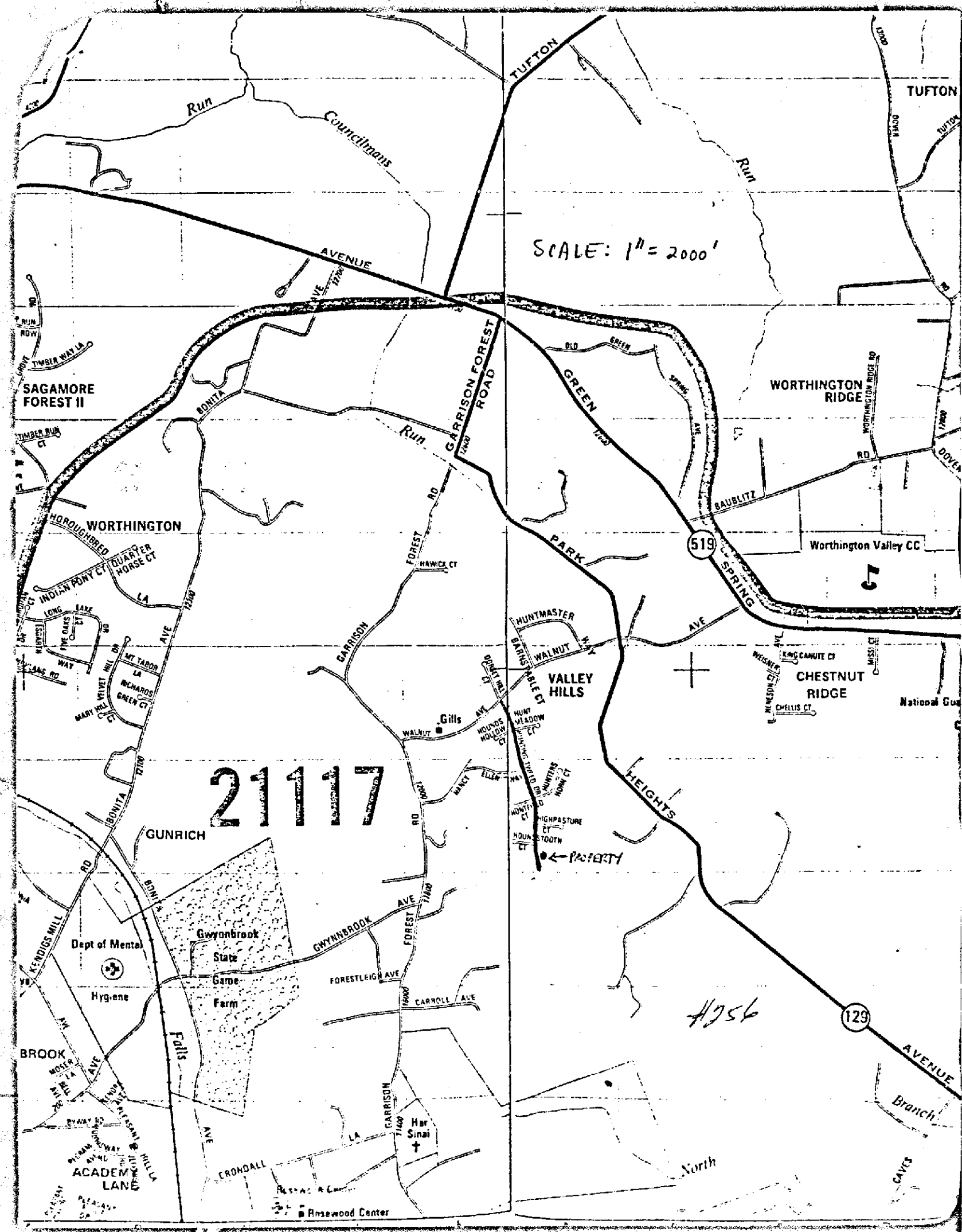
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow side yard setback of 26 ft. in lieu of the required 50 ft. for construction of garage

Being the property of Robert P. Kirshner, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



05-308-A CERTIFICATE OF PUBLICATION

TOWSON, MD., April 18, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 18, 1985.

THE JEFFERSONIAN,

P. Venetian
Publisher

Cost of Advertising
18.00

PETITION FOR VARIANCE
4th Election District
LOCATION: Southeast side Hunting Tweed Drive, 215 ft. Southwest of Highpasture Court (1197 Hunting Tweed Drive)
DATE AND TIME: Wednesday, May 8, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
Being the property of Robert P. Kirshner, et ux as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
April 18.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 4-19-85
Posted for: Variance
Petitioner: Robert P. Kirshner
Location of property: SE 1/4 Hunting Tweed Drive, 215' S.W. of Highpasture Ct. (1197 Hunting Tweed Drive)
Location of Signs: In front of 1197 Hunting Tweed Dr. approx. 250' S.W. of Highpasture Ct.
Remarks: See above
Posted by: B.J. Water Date of return: 4-24-85
Number of Signs: 1

PETITION FOR VARIANCE
4th Election District
LOCATION: Southeast side Hunting Tweed Drive, 215 ft. Southwest of Highpasture Court (1197 Hunting Tweed Drive)
DATE AND TIME: Wednesday, May 8, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 allow side yard setback of 25 ft. in lieu of the required 50 ft. for construction of garage. Being the property of Robert P. Kirshner, et ux as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Apr. 18, 1985

THIS IS TO CERTIFY that the annexed...Req. #L71674 P.C. #63946 was published for one (1) day, previous to the 18th day of April, 1985, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *James Keifer*