

**PETITION FOR ZONING VARIANCE 85-311-A**  
**TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To Permit an accessory structure (garage) to be located outside of the rear 1/3 of the lot farthest removed from the side street.

- Existing driveway installed to accompany garage as planned.
- Cost is too exorbitant to place garage on inside 1/4 of plat as required by zoning law.
- Builder never advised that a garage could not be built in this area where we asked them to clear trees for a future garage.
- A garage in the required area would cause all vehicles using said garage to drive over septic system.

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.

(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): \_\_\_\_\_  
 Charles G. Kratz & Donna L. Kratz  
 (Type or Print Name)  
 Signature: *Charles G. Kratz, Donna L. Kratz*  
 Address: \_\_\_\_\_  
 Donald E. Skean & Anna M. Skean  
 (Type or Print Name)  
 Signature: *Donald E. Skean, Anna M. Skean*  
 City and State: \_\_\_\_\_  
 Attorney for Petitioner: \_\_\_\_\_  
 (Type or Print Name) Address Phone No.  
 Signature: \_\_\_\_\_ City and State  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 Address: \_\_\_\_\_  
 Charles G. Kratz  
 Name  
 City and State: \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_  
 19700 Old York Rd. 343-0979  
 Address Phone No.  
 White Hall, MD 21161

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 10th day of \_\_\_\_\_ 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ 14th day of \_\_\_\_\_ May, 1985, at 9:30 o'clock.

*Arnold Jablon*  
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
 DATE May 15 1985  
 BY *Barbara C. Schmitt*

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

MICROFILMED

85-311-A  
 4384

Charles G. Kratz et al. vs. Baltimore County  
 (19700 Old York Road) 7th

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
 TO: Zoning Commissioner \_\_\_\_\_ Date: May 6, 1985  
 Norman E. Gerber, Director  
 FROM: Office of Planning and Zoning \_\_\_\_\_  
 SUBJECT: Zoning Petitions No. 85-311-A, 85-312-A, 85-313-A, 85-315-A, 85-319-A and 85-320-A

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

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

NEG:JGH:alm

Case No. 85-311-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 10th day of April, 1985.

*Arnold Jablon*  
 Zoning Commissioner

Petitioner Charles G. Kratz, et al  
 Received by *Nicholas B. Commodari*  
 Petitioner's Attorney  
 Nicholas B. Commodari  
 Chairman, Zoning Plans Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
 May 1, 1985

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

Nicholas B. Commodari  
 Chairman

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

Mr. Charles G. Kratz  
 19700 Old York Road  
 White Hall, Maryland 21161

RE: Item No. 264 - Case No. 85-311-A  
 Petitioners - Charles G. Kratz, et al  
 Variance Petition

Dear Mr. Kratz:

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

NEG:cm  
 Enclosures

**BALTIMORE COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**TOWSON, MARYLAND 21204**

HARRY J. PISTEL, P.E.  
 DIRECTOR

April 26, 1985

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

RE: Item #264 (1984-1985)  
 Property Owner: Charles G. Kratz  
 S/W cor. C.D York Rd. & Twig Court  
 Acres: 170.92/370.14 x 255.89/210.03  
 District: 7th

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.

Very truly yours,  
*James A. Markle*  
 JAMES A. MARKLE, P.E., Chief  
 Bureau of Public Services

JAM:EMH:JG:iss  
 cc: File

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**TOWSON, MARYLAND 21204**

NORMAN E. GERBER  
 DIRECTOR

APRIL 23, 1985

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

Re: Zoning Advisory Meeting of March 19, 1985  
 Item # 264  
 Property Owner: CHARLES G. KRATZ  
 Location: S/W COR. OLD YORK RD. AND TWIG 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:

- There are no site planning factors requiring comment.
- A County Review Group meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- 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. Parking calculations must be shown on the plan.
- 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 22-29B 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 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments:

Eugene A. Boser  
 Chief, Current Planning and Development

cc: James Hoswell

**BALTIMORE COUNTY**  
**DEPARTMENT OF TRAFFIC ENGINEERING**  
**TOWSON, MARYLAND 21204**

494-3550

STEPHEN E. COLLINS  
 DIRECTOR

March 27, 1985

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

Item No. 260, 261, 262, 263, 264, 266  
 Property Owner: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Existing Zoning: \_\_\_\_\_  
 Proposed Zoning: \_\_\_\_\_

ZAC - Meeting - March 19, 1985

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 260, 261, 262, 263, 264, and 266.

*Nicholas S. Flanagan*  
 Nicholas S. Flanagan  
 Traffic Engineering Assoc. II

MSF/cm

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 Deputy Zoning Commissioner of Baltimore County, this 14th day of May, 1985, that the herein Petition for Variance(s) to permit an accessory structure (garage) to be located outside of the rear one-third of the lot farthest removed from the side street in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

*Jean M.H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF April 4, 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: Charles G. Kratz  
Location: SW/Cor. Old York Road and Twig Court  
Item No.: 264 Zoning Agenda: Meeting of 3/19/85

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 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.
- (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: *[Signature]* Noted and Approved: *Roy W. Kemmer*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3400

April 11, 1985

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

Dear Mr. Jablon:

Comments on Item # 264, Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles G. Kratz  
Location: SW/Cor. Old York Road and Twig Court  
Building Zoning: R-2  
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear 1/3 of the lot farthest removed from the side street.

Address: 170.92/370.14 x 255.89/210.03  
District: 7th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Consolidated Bill 1-82 and other applicable codes and other applicable codes.

(X) A building, & other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/4" is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use from an adjacent lot line shall be of one hour fire resistive required if construction is on the lot line. A fire wall is 1'0" and Table 1402, also Section 503.2.

F. Requested variance appears to 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 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 1401.

I. 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 (Plan Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burman*  
Charles E. Burman, Chief

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

ARNOLD JABLON  
ZONING COMMISSIONER

May 14, 1985

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Charles G. Kratz  
19700 Old York Road  
White Hall, Maryland 21161

RE: PETITION FOR VARIANCE  
SW/corner Old York Road and  
Twig Court (19700 Old York Rd.)  
7th Election District  
Charles G. Kratz, et al -  
Petitioners  
Case No. 85-311-A (Item No. 264)

Dear Mr. & Mrs. Kratz:

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

Sincerely,  
*Jean M.H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:bg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE

7th Election District

LOCATION: Southwest corner of Old York Road and Twig Court  
(19700 Old York Road)

DATE AND TIME: Tuesday, May 14, 1985 at 9:30 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 permit an accessory structure (garage) to be located outside of the rear 1/3 of the lot farthest removed from the side street

Being the property of Charles G. Kratz, et al 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

ZONING DESCRIPTION

Beginning on the south side of Old York Road, at the south west corner of Twig Court, Being Lot 26, Block 10 in the Subdivision of Walnut Springs. Book No. 40, Folio No. 077. Also known as 19700 Old York Road in the 7th Election District of Baltimore, County, Maryland.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW Corner of Old York Rd. : OF BALTIMORE COUNTY  
and Twig Ct. (19700 Old :  
York Rd.), 7th District :  
CHARLES G. KRATZ, et al., : Case No. 85-311-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, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles G. Kratz and Mr. and Mrs. Donald E. Skean, 19700 Old York Road, Baltimore, MD 21161, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

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

ARNOLD JABLON  
ZONING COMMISSIONER

May 9, 1985

Mr. Charles G. Kratz  
19700 Old York Road  
White Hall, Maryland 21161

RE: Petition for Variance  
SW/cor. of Old York Rd. & Twig Ct.  
(19700 Old York Road)  
Charles G. Kratz, et al - Petitioners  
Case No. 85-311-A

Dear Mr. Kratz:

This is to advise you that \$51.50 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. 007231

DATE: 5-14-85 ACCOUNT: R-01615-00

AMOUNT: \$ 51.50

RECEIVED FROM: Charles G. Kratz

FOR: 4 meeting Case 85-311-A

8 012 \*\*\*\*\* 1501a 51425

VALIDATION OF SIGNATURE OF CASHIER

April 16, 1985

Mr. Charles G. Kratz  
19700 Old York Road  
White Hall, Maryland 21161

**NOTICE OF HEARING**

RE: Petition for Variance  
SW/cor. of Old York Rd. & Twig Ct.  
(1700 Old York Road)  
Charles G. Kratz, et al - Petitioners  
Case No. 85-311-A

TIME: 9:30 a.m.

DATE: Tuesday, May 14, 1985

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

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 005283

DATE: 5-7-85 ACCOUNT: 101-615-000

AMOUNT: \$ 35.00 #264

RECEIVED FROM: [Blank]

FOR: Filing for hearing re: Kratz - Skunk

8055\*\*\*\*\*358014 8074F

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 25 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 25, 1985

THE JEFFERSONIAN,

*[Signature]*

Publisher

Cost of Advertising  
20.00

**PETITION FOR VARIANCE**  
7th Election District

LOCATION: Southwest corner of Old York Road and Twig Court (1700 Old York Road)  
DATE AND TIME: Tuesday, May 14, 1985 at 9:30 a.m.

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

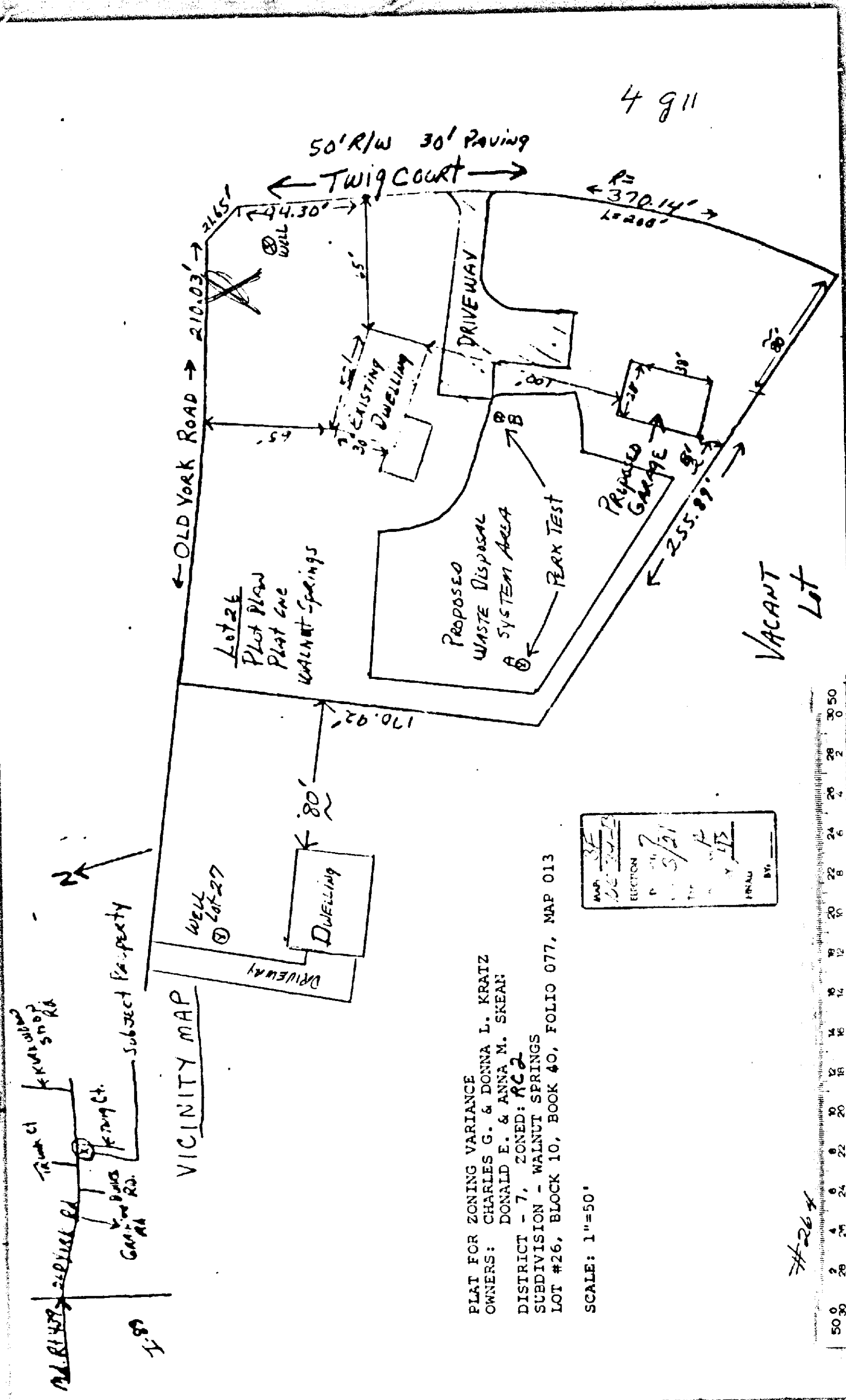
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (garage) to be located outside of the rear 1/3 of the lot farthest removed from the side street.

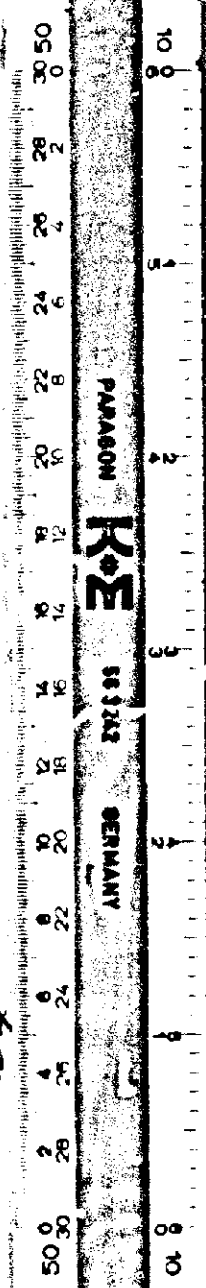
Being the property of Charles G. Kratz, et al, as shown on the plat filed with the Zoning Office.

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  
Apr. 26



PLAT FOR ZONING VARIANCE  
OWNERS: CHARLES G. & DONNA L. KRATZ  
DONALD E. & ANNA M. SKEAN  
DISTRICT - 7, ZONED: R2  
SUBDIVISION - WALNUT SPRINGS  
LOT #26, BLOCK 10, BOOK 40, FOLIO 077, MAP 013  
SCALE: 1"=50'



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7  
Posted for: Variance  
Petitioner: Charles G. Kratz, et al  
Location of property: SW/cor. of Old York Rd. & Twig Court  
19700 Old York Rd.  
Location of Signs: Future intersection of Old York Rd. & Twig Ct.  
Approx. 15' from roadway on property of P. H. Hovary  
Remarks:  
Posted by: *[Signature]*  
Date of return: 5/3/85  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**  
85-311-A  
Towson, Md. 4/29 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 24th day of April 1985.  
The TOWSON TIMES  
*[Signature]*  
Cost of Advertisement: \$ 20.50