

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 1802.3B (Section 111.1 C.2.3) 1945 Regulations to permit a side yard setback of 2' in lieu of the required 7' and a front yard setback of 19' in lieu of the required average of 28'.

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

1. Having support columns off property line would make parking and ability to open car doors very difficult.
2. Latching from house, support columns would interfere with opening of side door and casement window.

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): HENRY P. HAMMANN
(Type or Print Name) (Type or Print Name)
Signature: Henry P. Hammann Signature: Henry P. Hammann
Address: 4717 Meise Drive Address: 4717 Meise Drive
City and State: Baltimore, MD City and State: Baltimore, MD
Attorney for Petitioner: _____
(Type or Print Name) _____
Address: 4717 Meise Dr. 665-1458 Address: 4717 Meise Dr. 665-1458
City and State: Baltimore, MD City and State: Baltimore, MD
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____ Address: _____ Phone No. _____
Atorney's Telephone No.: _____ Address: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 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 30th day of July, 1985, at 10:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-48-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 25th day of June, 1985.

Petitioner Henry P. Hammann, et ux
Petitioner's Attorney

Received by Arnold Jablon
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

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

Mr. & Mrs. Henry P. Hammann
4717 Meise Drive
Baltimore, Maryland 21206

RE: Item No. 364 - Case No. 86-48-A
Petitioners - Henry P. Hammann, et ux
Variance Petition

Dear Mr. & Mrs. Hammann:

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 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. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #364 (1984-1985)
Property Owners: Henry P. Hammann
S/S Meise Drive, approximately
485' W of Mawani Drive
District 14th

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, 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.

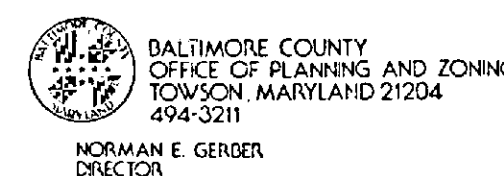
Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:bip

cc: File

7/30



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521
NORMAN E. COLLINS
DIRECTOR

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

JULY 9, 1985

Re: Zoning Advisory Meeting of MAY 28, 1985
Item # 364
Property Owner: HENRY P. HAMMANN, et ux
Location: S/SIDE MEISE DRIVE, APPROX.
485' W OF MAWANI DRIVE

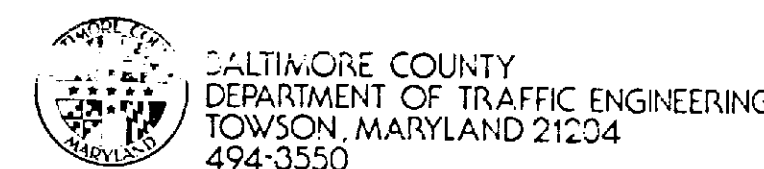
Dear Mr. Jablon:

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 22-88 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The intended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 811 178-79. 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 "D" level intersection as defined by 811 178-75, 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 Howell

Eugene A. Bober
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

ZAC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

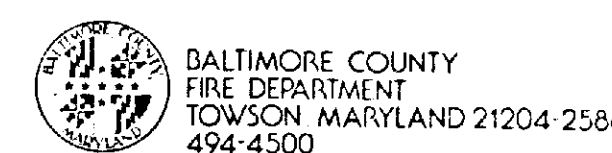
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/cmm

7/30
86-48-A
Hammann



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

June 5, 1985

Mr. Arnold Jablon
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: Henry P. Hammann, et ux

Location: S/S Meise Drive, approximately 485' W of Mawani Drive

Item No.: 364 Zoning Agenda: Meeting of May 26, 1985

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.

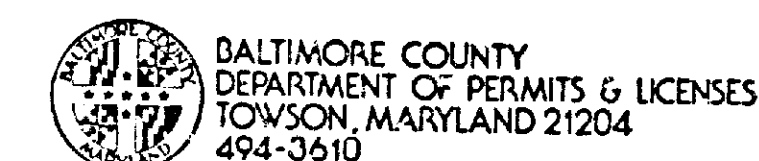
- () 6. Site plans are approved, as drawn.

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

REVIEWER: Paul H. Reincke
Planning Group
Special Inspection Division

Noted and Approved: Arnold M. Markovitz
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR

June 10, 1985

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

Dear Mr. Jablon:

Comments on Item # 364 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry P. Hammann, et ux
Location: S/S Meise Drive, approximately 485' W of Mawani Drive
District: 14th.

APPLICABLE CODES ARE CHECKED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- () All two or more story detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Garage require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the story data pertaining to height/area and area/structure type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- () The proposed variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Conversion Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from _____ to _____ or to _____ See Section 311 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Tidal/Waterside. Please see the attached copy of Section 514 of the Building Code as adopted by Council Bill #17-85. Site plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- () Comments: Any construction within 3'-0" of an interior property line such as an open porch or patio shall have one hour rated columns or non-combustible materials.
- () Three abbreviated 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 review of any permit. If desired the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

LJZ/RS

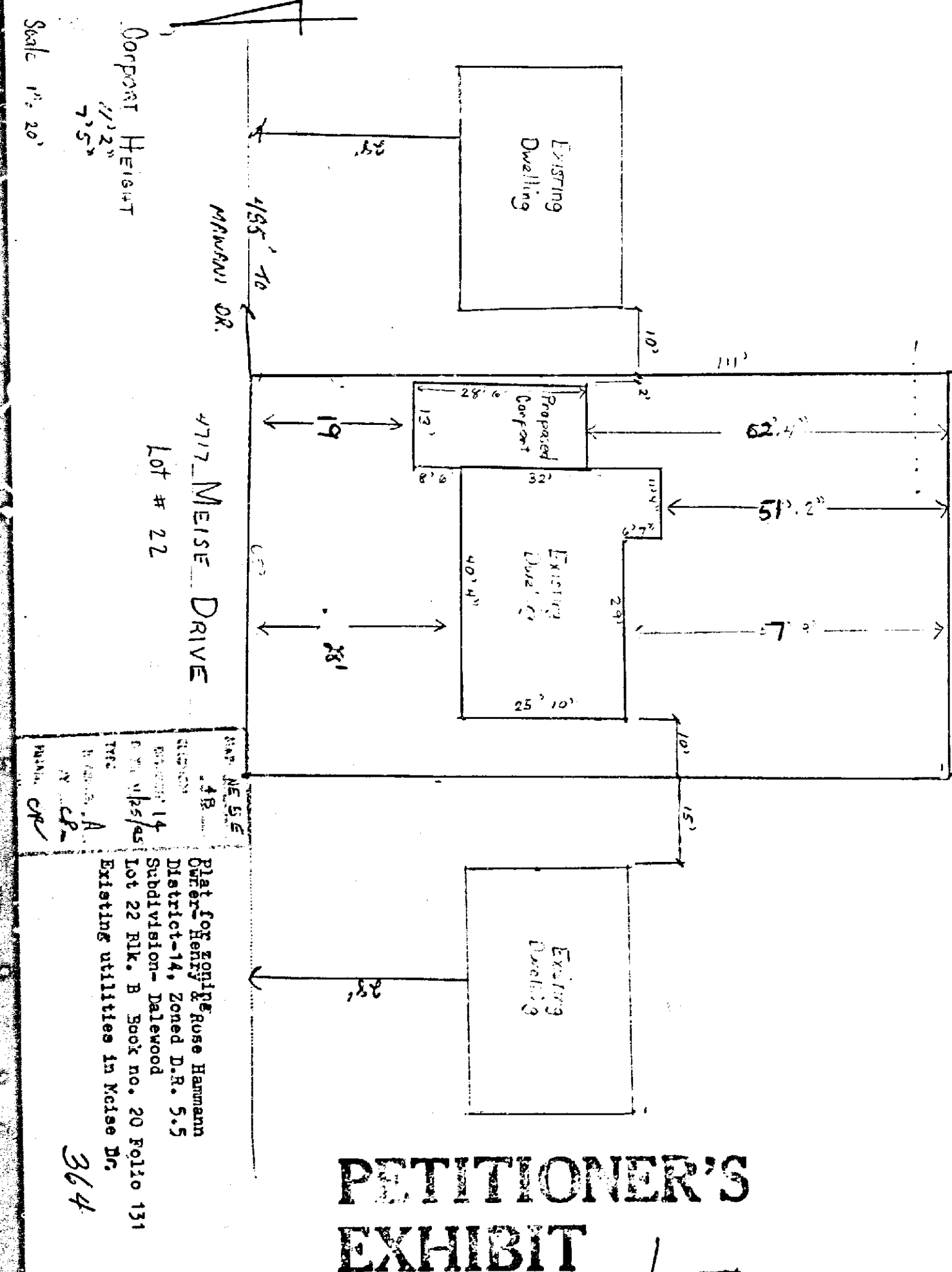
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty, and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested 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 5th day of August, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 2' in lieu of the required 7' and a front yard setback of 19' in lieu of the required average 28' in accordance with the site plan submitted and filed herein, marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with all requirements of the Baltimore County Department of Permits & Licenses.

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

ORDER RECEIVED FOR FILING
DATE August 5, 1985
BY *Richard A. Hall*
ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 15, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.

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

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

N2G:JGR:sjm

4719 Meise Drive
Baltimore, Md. 21206
March 17, 1985

4715 Meise Drive
Baltimore, Md. 21206
March 17, 1985

To whom it may concern:

I am aware that my neighbor located at 4717 Meise Drive is having a carport built on his property in the space which separates 4717 Meise Drive from 4719 Meise Drive.

I am aware and have given my consent to the building of the carport knowing that the side closest to my property will be located approximately 2 ft. from my property line.

Sincerely yours,

Arthur Orpin
Arthur Orpin

To whom it may concern:

I am aware and have no problems with the work being done to my neighbors house located at 4717 Meise Drive.

Sincerely yours,

W. David Wann
W. David Wann

PETITIONER'S EXHIBIT 3

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 5, 1985

Mr. & Mrs. Henry P. Hamann
4717 Meise Drive
Baltimore, Maryland 21206

RE: Petition for Variance
S/S Meise Dr., 485' W/
Mawani Drive
(4717 Meise Drive)
14th Election District
Case No. 86-48-A

Dear Mr. & Mrs. Hamann:

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

JMH:bjg

Attachments

cc: People's Counsel

PETITIONER'S EXHIBIT 4

PETITION FOR VARIANCE
14th Election District

LOCATION: South side of Meise Drive, 485' West of Mawani Drive (4717 Meise Drive)

DATE AND TIME: Tuesday, July 30, 1985 at 10:30 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 from Section 1802.3B (Section III.C.2 & 3, 1945 Regulations) to permit a side yard setback of 2' in lieu of the required 7' and a front yard setback of 15' in lieu of the required average of 28'.

Being the property of Henry P. Hamann, 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

RE: PETITION FOR VARIANCE
S/S of Meise Dr., 485'
W of Mawani Dr. (4717
Meise Dr.), 14th District
HENRY P. HAMMANN, et ux,
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 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Henry P. Hammann, 4717 Meise Drive, Baltimore, MD 21206, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. & Mrs. Henry P. Hammann
4717 Meise Drive
Baltimore, Maryland 21206

June 28, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S of Meise Drive, 485' W/
Mawani Dr. (4717 Meise Drive)
14th Election District
Henry P. Hammann, et ux, Petitioners
Case No. 86-48-A

TIME: 10:30 a.m.

DATE: Tuesday, July 30, 1985

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



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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Mr. & Mrs. Henry P. Hammann
4717 Meise Drive
Baltimore, Maryland 21206

RE: Petition for Zoning Variance
S/S of Meise Drive, 485' W of
Mawani Dr. (4717 Meise Drive)
14th Election District
Henry P. Hammann, et ux, Petitioners
Case No. 86-48-A

Dear Mr. Hammann,

This is to advise you that \$50.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007246

DATE 5/30/85 ACCOUNT R-01-615-220

AMOUNT \$ 35.00

RECEIVED FROM *Stannis Home Improvement*

FOR *fine fee for sign 364*

BRN*****0000 0225F VARIANCE - HAMMANN

VALIDATION OR SIGNATURE OF CASHIER

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

No. 006881

DATE 8-5-85 ACCOUNT R-01-615-000

AMOUNT \$ 50.50

RECEIVED FROM Henry P. Hammann

FOR Advertising and Posting Case 86-48-A

FOR

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-48-A

District 1424 Date of Posting 7/12/85
Posted for: Variance
Petitioner: Henry P. Hammann, et ux
Location of property: S/S Meise Drive, 485' W of Mawani Drive
4717 Meise Drive
Location of Sign: Henry Meise Drive, approx. 20' from roadway,
on property of Petitioner
Remarks:
Posted by: M. J. Jablon Date of return: 7/12/85
Number of Signs: 1

Petition for Variance
14th Election District
LOCATION: South side of Meise Drive, 485' W of Mawani Drive (4717 Meise Drive)
DATE & TIME: TUESDAY, JULY 30, 1985 AT 10:30 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 on the Petition for Variance from Section 1202.18 (Section III C.2 & 3, 1940 Amendments) to permit a side yard setback of 2' to line of the proposed "Y" and a front yard setback of 15' in line of the proposed average of 25'.
Being the property of Henry P. Hammann, 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

86-48-A

The Times

Middle River, Md., July 10, 1985

This is to Certify, That the annexed

Petition Hammann

Page L 73195

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 10th day of

July 1985

Charles Wright Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11, 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 July 11, 1985.

THE JEFFERSONIAN,

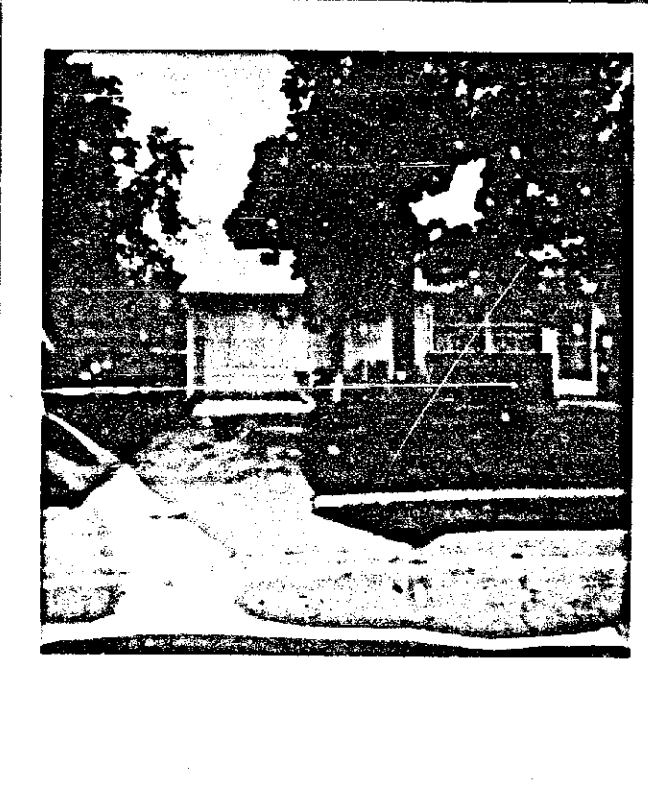
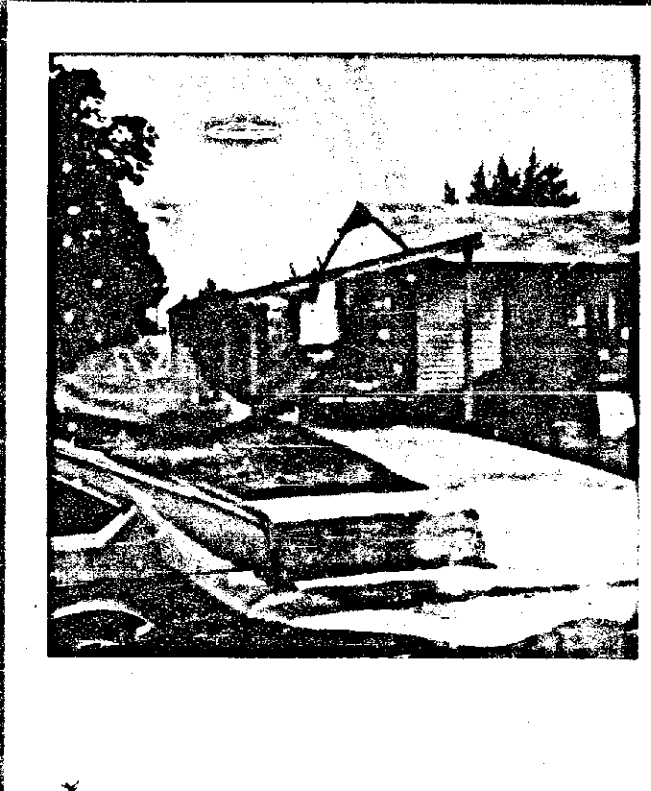
VB Kentel

Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE
14th Election District
LOCATION: South side of Meise Drive, 485' W of Mawani Drive (4717 Meise Drive)
DATE & TIME: Tuesday, July 30, 1985 at 10:30 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 on the Petition for Variance from Section 1202.18 (Section III C.2 & 3, 1940 Amendments) to permit a side yard setback of 2' to line of the proposed "Y" and a front yard setback of 15' in line of the proposed average of 25'.
Being the property of Henry P. Hammann, 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
July 11, 1985



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 1802.3B (Section 111.1 C.2.3) 1945 Regulations to permit a side yard setback of 2' in lieu of the required 7' and a front yard setback of 19' in lieu of the required average of 28'.

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

1. Having support columns off property line would make parking and ability to open car doors very difficult.
2. Latching from house, support columns would interfere with opening of side door and casement window.

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) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name) _____
Address _____
City and State _____
Signature _____
Address _____
City and State _____
At _____'s Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 25th _____ day _____ 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 _____ 30th _____ day of _____ July _____, 1985, at 10:30 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-48-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 _____ 25th _____ day of _____ June _____, 1985.

Petitioner Henry P. Hammann, et ux
Petitioner's Attorney _____

Arnold Jablon
Zoning Commissioner
Received by *Nicholas B. Commodari*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

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

Mr. & Mrs. Henry P. Hammann
4717 Meise Drive
Baltimore, Maryland 21206

RE: Item No. 364 - Case No. 86-48-A
Petitioners - Henry P. Hammann, et ux
Variance Petition

Dear Mr. & Mrs. Hammann:

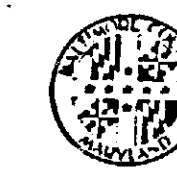
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or on this case. The Director of Planning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

ENCLOSURES



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #364 (1984-1985)
Property Owners: Henry P. Hammann
S/S Meise Drive, approximately
485' W of Mawani Drive
District 14th

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, 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.

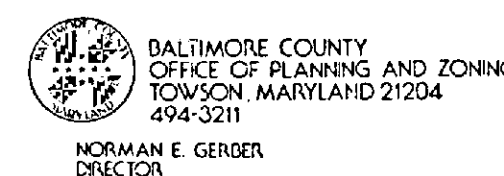
Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:bip

cc: File

7/30



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521
NORMAN E. COLLINS
DIRECTOR

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

JULY 9, 1985

Re: Zoning Advisory Meeting of MAY 28, 1985
Item # 364
Property Owner: HENRY P. HAMMANN, et ux
Location: S/SIDE MEISE DRIVE, APPROX.
485' W. OF MAWANI DRIVE

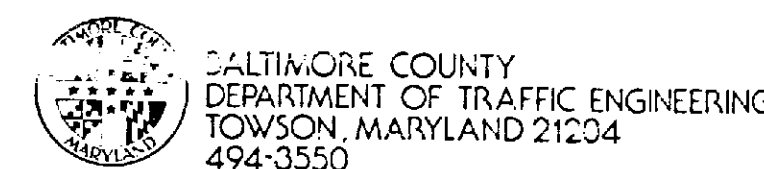
Dear Mr. Jablon:

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 22-88 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The intended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 811 170-79. 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 "D" level intersection as defined by 811 170-75, 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 Howell

Eugene A. Bober
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

ZAC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

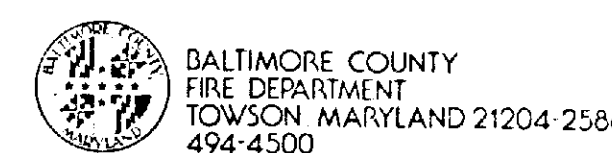
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/cmm

7/30
86-48-A
Hammann



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

June 5, 1985

Mr. Arnold Jablon
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: Henry P. Hammann, et ux

Location: S/S Meise Drive, approximately 485' W of Mawani Drive

Item No.: 364 Zoning Agenda: Meeting of May 26, 1985

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.

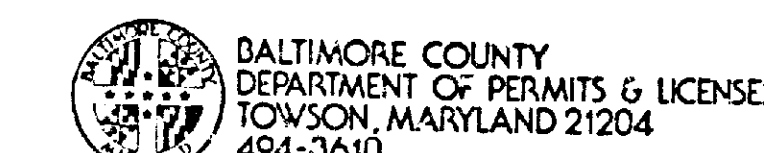
- () 6. Site plans are approved, as drawn.

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

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *Errol M. Markovitz*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR

June 10, 1985

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

Dear Mr. Jablon:

Comments on Item # 364 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry P. Hammann, et ux
Location: S/S Meise Drive, approximately 485' W of Mawani Drive
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, 1984, and all other applicable codes and standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All two or more story detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Garage require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the story data pertaining to height/area and area/structure type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- (7) The proposed variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (8) When filing for a required Change of Use/Conversion Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from _____ to _____ or to _____ See Section 311 of the Building Code.
- (9) The proposed project appears to be located in a Flood Plain, Tidal/Waterside. Please see the attached copy of Section 510 of the Building Code as adopted by Council Bill #17-85. Site plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- (10) Comments: Any construction within 3'-0" of an interior property line such as an open porch or patio shall have one hour rated columns or non-combustible materials.
- (11) Three abbreviated 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 the applicant may consult additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

7/30/85

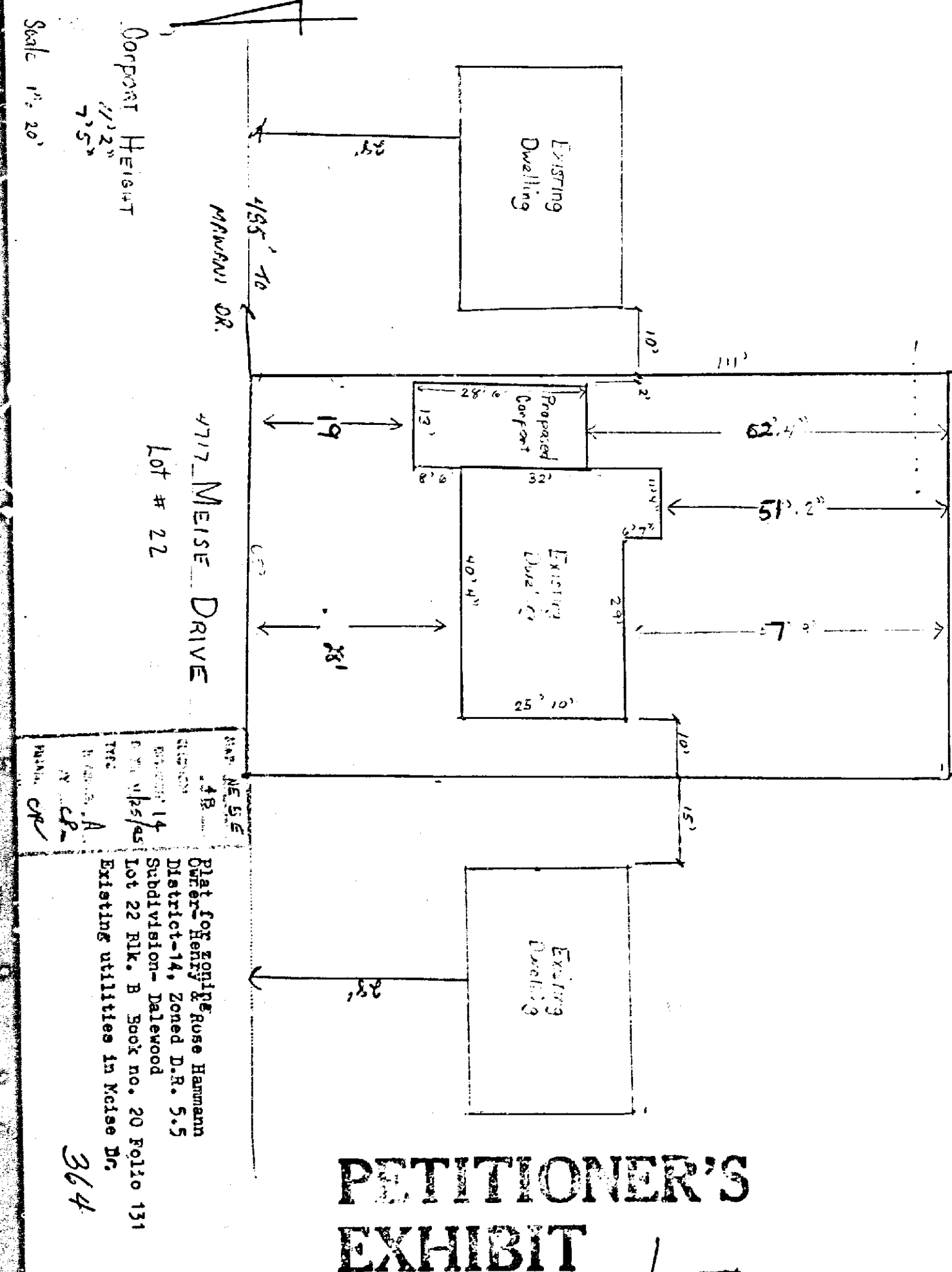
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested 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 5th day of August, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 2' in lieu of the required 7' and a front yard setback of 19' in lieu of the required average 28' in accordance with the site plan submitted and filed herein, marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with all requirements of the Baltimore County Department of Permits & Licenses.

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

ORDER RECEIVED FOR FILING
DATE August 5, 1985
BY *Richard A. Hall*
ADMINISTRATIVE ASSISTANT



PETITIONER'S
EXHIBIT 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 15, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.

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

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

N2G:JGR:sjm

4719 Meise Drive
Baltimore, Md. 21206
March 17, 1985

4715 Meise Drive
Baltimore, Md. 21206
March 17, 1985

To whom it may concern:

I am aware that my neighbor located at 4717 Meise Drive is having a carport built on his property in the space which separates 4717 Meise Drive from 4719 Meise Drive.

I am aware and have given my consent to the building of the carport knowing that the side closest to my property will be located approximately 2 ft. from my property line.

Sincerely yours,

Arthur Orpin
Arthur Orpin

To whom it may concern:

I am aware and have no problems with the work being done to my neighbors house located at 4717 Meise Drive.

Sincerely yours,

W. David Wann
W. David Wann

PETITIONER'S EXHIBIT 3

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 5, 1985

Mr. & Mrs. Henry P. Hamann
4717 Meise Drive
Baltimore, Maryland 21206

RE: Petition for Variance
S/S Meise Dr., 485' W/
Mawani Drive
(4717 Meise Drive)
14th Election District
Case No. 86-48-A

Dear Mr. & Mrs. Hamann:

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

JMH:bjg

Attachments

cc: People's Counsel

PETITIONER'S EXHIBIT 4

PETITION FOR VARIANCE
14th Election District

LOCATION: South side of Meise Drive, 485' West of Mawani Drive (4717 Meise Drive)

DATE AND TIME: Tuesday, July 30, 1985 at 10:30 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 from Section 1802.3B (Section III.C.2 & 3, 1945 Regulations) to permit a side yard setback of 2' in lieu of the required 7' and a front yard setback of 15' in lieu of the required average of 28'.

Being the property of Henry P. Hamann, 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

RE: PETITION FOR VARIANCE
S/S of Meise Dr., 485'
W of Mawani Dr. (4717
Meise Dr.), 14th District
HENRY P. HAMMANN, et ux,
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 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Henry P. Hammann, 4717 Meise Drive, Baltimore, MD 21206, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. & Mrs. Henry P. Hammann
4717 Meise Drive
Baltimore, Maryland 21206

June 28, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S of Meise Drive, 485' W/
Mawani Dr. (4717 Meise Drive)
14th Election District
Henry P. Hammann, et ux, Petitioners
Case No. 86-48-A

TIME: 10:30 a.m.

DATE: Tuesday, July 30, 1985

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



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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Mr. & Mrs. Henry P. Hammann
4717 Meise Drive
Baltimore, Maryland 21206

RE: Petition for Zoning Variance
S/S of Meise Drive, 485' W of
Mawani Dr. (4717 Meise Drive)
14th Election District
Henry P. Hammann, et ux, Petitioners
Case No. 86-48-A

Dear Mr. Hammann,

This is to advise you that \$50.59 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007246

DATE 5/30/85 ACCOUNT R-01-615-220

RECEIVED FROM *Stannis Home Improvement*

FOR *sign for 364*

AMOUNT \$ 35.00
AMOUNT \$ 50.59
FOR Advertising and Posting Case 86-48-A

VALIDATION OR SIGNATURE OF CASHIER

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

No. 006881

DATE 8-5-85 ACCOUNT R-01-615-000

RECEIVED FROM Henry P. Hammann

FOR Advertising and Posting Case 86-48-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-48-A

District 1424 Date of Posting 7/12/85
Posted for: Variance
Petitioner: Henry P. Hammann, et ux
Location of property: S/S Meise Drive, 485' W of Mawani Drive
4717 Meise Drive
Location of Sign: Henry Meise Drive, approx. 20' from roadway,
on property of Petitioner
Remarks:
Posted by: M. J. Jablon Date of return: 7/12/85
Number of Signs: 1

Petition for Variance
14th Election District
LOCATION: South side of Meise Drive, 485' W of Mawani Drive (4717 Meise Drive)
DATE & TIME: TUESDAY, JULY 30, 1985 AT 10:30 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 on the Petition for Variance from Section 1202.18 (Section III C.2 & 3, 1940 Amendments) to permit a side yard setback of 2' to line of the proposed "Y" and a front yard setback of 15' in line of the proposed average of 25'.
Being the property of Henry P. Hammann, 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

86-48-A

The Times

Middle River, Md., July 10, 1985

This is to Certify, That the annexed
Petition Hammann
Page 1-73195

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 10th day of July, 1985.
Charles V. Wright Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11, 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 July 11, 1985.

THE JEFFERSONIAN,

B. Venetian
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
14th Election District
LOCATION: South side of Meise Drive, 485' W of Mawani Drive (4717 Meise Drive)
DATE & TIME: TUESDAY, JULY 30, 1985 AT 10:30 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 on the Petition for Variance from Section 1202.18 (Section III C.2 & 3, 1940 Amendments) to permit a side yard setback of 2' to line of the proposed "Y" and a front yard setback of 15' in line of the proposed average of 25'.
Being the property of Henry P. Hammann, 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
July 11, 1985

