

26-55A

**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 petition, hereby petition for a Variance from Section 1802.3.C.1 to permit a minimum rear yard set back of 20' in lieu of the required 30', and a minimum rear set back of 20' in lieu of the required 30', and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'. The undersigned, legal owner(s) of the property situate in Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To permit the building of a house of reasonable size on the two (2) proposed lots.

NON RES  
SR  
ELECTRICAL  
DATE: 1/14/85  
TYPE: A  
REASON: CR  
FINAL: CR

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
(Type or Print Name)  
City and State: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_

ORIG. BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1985, at 10:15 o'clock.

*Arnold Jablon*  
Zoning Commissioner of Baltimore County.  
(over)

ORDER RECEIVED FOR FILING  
DATE August 16, 1985  
BY [Signature]

Case No. 86-55-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 3rd day of July, 1985.

Received by *Arnold Jablon*  
Zoning Commissioner  
Petitioner: Louis A. Dohler  
Attorney: Nicholas B. Commodari  
cc: Mr. Lloyd E. Lipin, 2810 College View Drive  
Churchville, Maryland 21028

86-55-A  
4-369  
10/14/85  
10:15 AM  
10/14/85  
10:15 AM

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 26, 1985

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

Mr. Louis A. Dohler  
9144 Lenning Lane  
Baltimore, Maryland 21237

RE: Item No. 369 - Case No. 86-55-A  
Petitioner - Louis A. Dohler  
Variance Petition

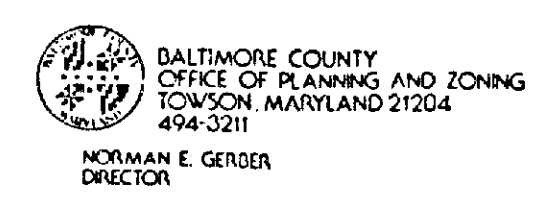
Dear Mr. Dohler:

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

cc: Mr. Lloyd E. Lipin  
2810 College View Drive  
Churchville, Maryland 21028



JULY 12, 1985

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

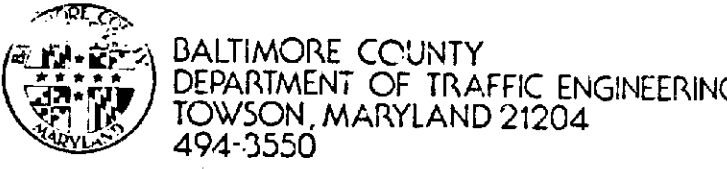
Re: Zoning Advisory Meeting of JUNE 11, 1985  
Item # 369  
Property Owner: LOUIS A. DOHLER  
Location: E/S LENNING LANE 180' N/W  
FROM E MD CR-7

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 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 22-98 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 is \_\_\_\_\_.
- 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. Eber  
Chief, Current Planning and Development  
cc: James Hoswell



STEPHEN E. COLLINS  
DIRECTOR  
June 25, 1985

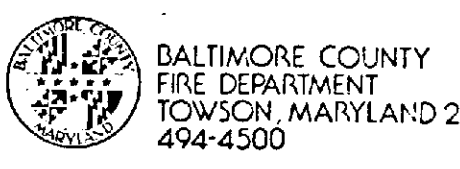
Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 367, 368, 369 - June 11, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Dear Mr. Jablon:  
The Department of Traffic Engineering has no comments for item numbers 367, 368, and 369.

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

MSF/ccm



PAUL H. RENCKE  
CHIEF  
July 2, 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

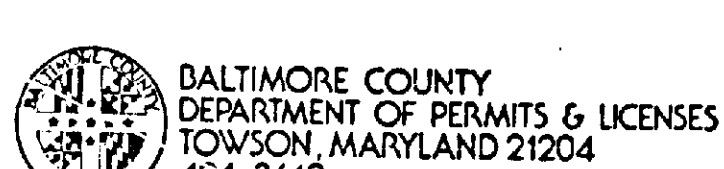
RE: Property Owner: Louis A. Dohler  
Location: E/S Lenning Avenue 180' N/W from c/1 Md. Rt. 7  
Item No.: 369 Zoning Agenda: Meeting of June 11, 1985

Comments:  
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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 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: *Michael S. Flanagan* Noted and Approved: *Roy W. Kemmer*  
Planning Group Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR  
July 8, 1985

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

Dear Mr. Jablon:  
Comments on Item # 369 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Louis A. Dohler  
Location: E/S Lenning Avenue 180' N/W from c/1 Maryland Route 7  
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:  
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and 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 Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 4. Commercial: Three sets of construction drawings shall be required by a registered Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5. All the Group except 3-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls on lot lines. All the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an 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 necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your architect/engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- 8. When filing for a required Change of Occupancy 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 Mixed Use. See Section 102 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain. Flood/Division. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- 10. Comments:
- 11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Licenses and are not intended to be construed as the full extent of any review. If you desire the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

1/22/85

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: July 16, 1985  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-54-A, 86-55-A, 86-57-A, 86-58-A and 86-59-A

There are no comprehensive planning factors requiring comment on this petition.  
*James E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning  
NEG:JCH:alm

JUN 17 1985

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 expense, 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/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1985, that the Petition for Zoning Variance to permit minimum rear yard and minimum front yard setbacks of 20 feet in lieu of the required 30 feet and a minimum distance of 45 feet to the centerline of an existing street in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of Baltimore County

AJ:arl  
cc: Mr. Louis A. Dohler  
People's Counsel

PETITION FOR VARIANCE  
14th Election District

LOCATION: East side of Lenning Lane, 180' Northwest of the centerline of Philadelphia Rd. (9144 Lenning Lane)  
DATE AND TIME: Monday, August 5, 1985 at 10:15 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 Variances from Section 1802.3.C.1 to permit a minimum rear yard of 20' in lieu of the required 30' and a minimum front yard set back of 20' in lieu of the required 30' and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'.

Being the property of Louis A. Dohler, 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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 007254  
DATE 8/27/85 ACCOUNT 214-615-000  
AMOUNT \$ 30.00  
RECEIVED FROM [Signature]  
FOR: E. L. Lipin for the 304 Dohler  
B 8794\*\*\*\*\*355713 8221F  
VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the east side of Lenning Lane 50 feet wide at a distance of 180 feet northwest of the centerline of Md. Rte. 7, thence running N43°56'34"W 599.17', N53°25'36"E 994.9', Being Lots 1 & 2 of the proposed subdivision of the Louis A. Dohler Property. Book No. 5704 Folio 93. Also known as 9144 Lenning Lane in the 14th Election District.  
S 43° 56' 34" E 603.01', S 53° 25' 26" W 1000.0' to the place of beginning, containing 1.362 Acres of Land more or less.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
E/S of Lenning Lane, : OF BALTIMORE COUNTY  
180' NW of the Centerline :  
of Philadelphia Rd. (9144 :  
Lenning Lane), 14th Dist. :  
LOUIS A. DOHLER, et ux, : Case No. 86-55-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.

*[Signature]*  
Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
454-2188

I HEREBY CERTIFY that on this 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Louis A. Dohler, 9144 Lenning Lane, Baltimore, MD 21237, Petitioner; and Mr. Lloyd E. Lipin, 2810 College View Dr., Churchville, MD 21028, who requested notification.

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

DATE August 16, 1985  
BY *[Signature]*  
ADMINISTRATIVE ASSISTANT

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

ARNOLD JABLON  
ZONING COMMISSIONER

August 1, 1985

Mr. Louis A. Dohler  
9144 Lenning Lane  
Baltimore, Maryland 21237

RE: Petition for Variance  
E/S of Lenning Lane, 180' NW  
of the centerline of Philadelphia Rd.  
(9144 Lenning Lane) - 14th Elec. Dist.  
Louis A. Dohler, Petitioner  
Case No. 86-55-A

Dear Mr. Dohler,

This is to advise you that \$ 57.97 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.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012599

DATE 8-20-85 ACCOUNT 21-01-615-000

AMOUNT \$ 57.97

RECEIVED FROM Lloyd Lipin

FOR Advertising and Posting Case 86-55-A

B 8014\*\*\*\*\*575713 8221F

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

cc: Lloyd E. Lipin  
2810 College View Drive  
Churchville, Md. 21028

Mr. Louis A. Dohler  
9144 Lenning Lane  
Baltimore, Maryland 21237

July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
E/S of Lenning Lane, 180' Northwest  
of the centerline of Philadelphia Road  
(9144 Lenning Lane) - 14th Elec. Dist.  
Louis A. Dohler, Petitioner  
Case No. 86-55-A

TIME: 10:15 a.m.  
DATE: Monday, August 5, 1985  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

PETITION FOR VARIANCE  
14th Election District

LOCATION: East side of Lenning Lane, 180' Northwest of the centerline of Philadelphia Rd. (9144 Lenning Lane)  
DATE AND TIME: Monday, August 5, 1985 at 10:15 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 Variances from Section 1802.3.C.1 to permit a minimum rear yard of 20' in lieu of the required 30' and a minimum front yard set back of 20' in lieu of the required 30' and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'.  
Being the property of Louis A. Dohler, 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

CERTIFICATE OF PUBLICATION

TOWSON, MD, July 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 July 18, 1985.

86-55-A  
THE JEFFERSONIAN,  
*[Signature]*  
Publisher

Cost of Advertising  
27.50

PETITION For Variance  
14th ELECTION DISTRICT

LOCATION: East side of Lenning Lane, 180' Northwest of the centerline of Philadelphia Rd. (9144 Lenning Lane)  
DATE AND TIME: Monday, August 5, 1985 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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Being the property of Louis A. Dohler, 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

The Times

Middle River, Md., July 18, 1985

This is to certify, that the annexed *[Signature]* - *[Signature]* Reg L 73214

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 18th day of July, 1985  
*[Signature]* Publisher.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 14th Date of Posting 7/18/85

Posted for: Variance

Petitioner: Louis A. Dohler, et ux

Location of property: E/S Lenning Lane, 180' NW of Phil. Rd. 9144 Lenning Lane

Location of Sign: Facing Lenning Lane, approx. 1/2 way down road

Remarks: *[Signature]*

For *[Signature]* Date of return 7/18/85

Number of Signs 1



26-55A

**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 petition, hereby petition for a Variance from Section 1802.3.C.1 to permit a minimum yard set back of 20' in lieu of the required 30', and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'.

To permit the building of a house of reasonable size on the two (2) proposed lots.

NON RES  
SR  
ELECTRICAL  
DATE: 1/14/85  
TYPE: A  
REASON: CR  
FINAL: CR

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: Louis A. Dohler  
Address: \_\_\_\_\_  
(Type or Print Name)  
City and State: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Attorney for Petitioner: 9144 LENNING LANE  
(Type or Print Name) Address Phone No.  
BALTO, MD. 21237  
Signature: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
LOYD E. LIPIN  
City and State: \_\_\_\_\_  
2810 COLLEGE VIEW DR  
CHURCHVILLE, MD 21028  
Attorney's Telephone No.: \_\_\_\_\_  
Address Phone No.

ORIG. FILED BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1985, at 10:15 o'clock.

Arnold Jablon  
Zoning Commissioner of Baltimore County.

Case No. 86-55-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 3rd day of July, 1985.

Received by Arnold Jablon  
Zoning Commissioner  
Petitioner Louis A. Dohler  
Petitioner's Attorney Nicholas B. Commodari  
cc: Mr. Lloyd E. Lipin, 2810 College View Drive  
Churchville, Maryland 21028

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 26, 1985

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

Mr. Louis A. Dohler  
9144 Lenning Lane  
Baltimore, Maryland 21237

RE: Item No. 369 - Case No. 86-55-A  
Petitioner - Louis A. Dohler  
Variance Petition

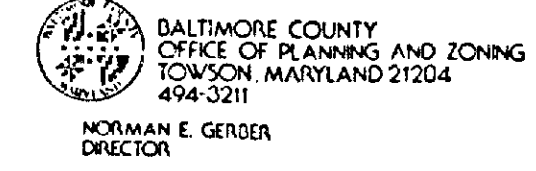
Dear Mr. Dohler:

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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

cc: Mr. Lloyd E. Lipin  
2810 College View Drive  
Churchville, Maryland 21028



JULY 12, 1985

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

Re: Zoning Advisory Meeting of JUNE 11, 1985  
Item # 369  
Property Owner: LOUIS A. DOHLER  
Location: E/S LENNING LANE 180' N/W FROM E MD CR-7

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.

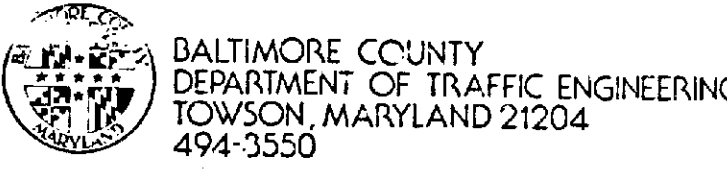
- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The 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 22-98 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 is \_\_\_\_\_.
- 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: Current Planning file # XV-207

Eugene A. Eber  
Chief, Current Planning and Development

cc: James Hoswell

ORDER RECEIVED FOR FILING

DATE August 16, 1985  
BY Arnold Jablon  
Zoning Commissioner



STEPHEN E. COLLINS  
DIRECTOR

June 25, 1985

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

Item No. 367, 368, 369 - June 11, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

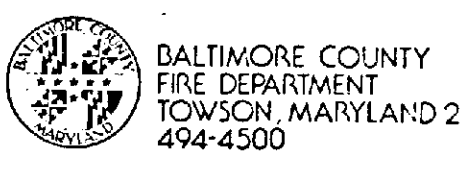
Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 367, 368, and 369.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. RENCKE  
CHIEF

July 2, 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: Louis A. Dohler

Location: E/S Lenning Avenue 180' N/W from c/1 Md. Rt. 7

Item No.: 369 Zoning Agenda: Meeting of June 11, 1985

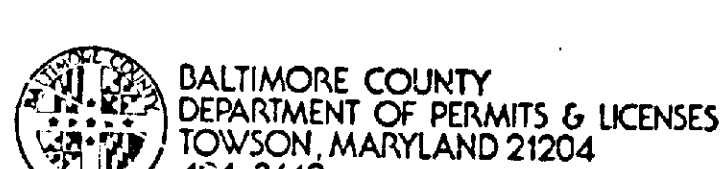
Gentlemen:

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 750 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: Michael S. Flanagan Noted and Approved: Roy W. Kemmer  
Planning Group Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 369 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Louis A. Dohler  
Location: E/S Lenning Avenue 180' N/W from c/1 Maryland Route 7  
District: 14th.

- APPLICABLE ITEMS ARE CIRCLED:
- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and 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 Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
  - 4. Commercial: Three sets of construction drawings shall be required by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
  - 5. All the Group except 3-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls on lot lines. All the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an 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 necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your architect/engineer contact this department.
  - 7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
  - 8. When filing for a required Change of Occupancy 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 Mixed Use. See Section 102 of the Building Code.
  - 9. The proposed project appears to be located in a Flood Plain. Flood/Division. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
  - 10. Comments:
  - 11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Licenses and are not intended to be construed as the full extent of any contract. If and when the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

1/22/85

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: July 16, 1985  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-54-A, 86-55-A, 86-57-A, 86-58-A and 86-59-A

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

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

NEG:JCH:alm

JUN 17 1985

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 expense, 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/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1985, that the Petition for Zoning Variance to permit minimum rear yard and minimum front yard setbacks of 20 feet in lieu of the required 30 feet and a minimum distance of 45 feet to the centerline of an existing street in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of Baltimore County

AJ:arl  
cc: Mr. Louis A. Dohler  
People's Counsel

PETITION FOR VARIANCE  
14th Election District

LOCATION: East side of Lenning Lane, 180' Northwest of the centerline of Philadelphia Rd. (9144 Lenning Lane)  
DATE AND TIME: Monday, August 5, 1985 at 10:15 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 Variances from Section 1802.3.C.1 to permit a minimum rear yard of 20' in lieu of the required 30' and a minimum front yard set back of 20' in lieu of the required 30' and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'.

Being the property of Louis A. Dohler, 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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 007254  
DATE 8/27/85 ACCOUNT 214-615-000  
AMOUNT \$ 30.00  
RECEIVED FROM [Signature]  
FOR: E. L. Lipin for the 304 Dohler  
B 2794\*\*\*\*\*355713 8221F  
VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the east side of Lenning Lane 50 feet wide at a distance of 180 feet northwest of the centerline of Md. Rte. 7, thence running N43°56'34"W 599.10', N53°25'36"E 994.9', Being Lots 1 & 2 of the proposed subdivision of the Louis A. Dohler Property. Book No. 5704 Folio 93. Also known as 9144 Lenning Lane in the 14th Election District.  
S 43° 56' 34" E 603.01', S 53° 25' 26" W 1000.0' to the place of beginning, containing 1.362 Acres of Land more or less.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
E/S of Lenning Lane, : OF BALTIMORE COUNTY  
180' NW of the Centerline :  
of Philadelphia Rd. (9144 :  
Lenning Lane), 14th Dist. :  
LOUIS A. DOHLER, et ux, : Case No. 86-55-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.

*[Signature]*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
454-2188

I HEREBY CERTIFY that on this 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Louis A. Dohler, 9144 Lenning Lane, Baltimore, MD 21237, Petitioner; and Mr. Lloyd E. Lipin, 2810 College View Dr., Churchville, MD 21028, who requested notification.

*[Signature]*  
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

DATE August 16, 1985  
BY *[Signature]*  
ADMINISTRATIVE ASSISTANT

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

ARNOLD JABLON  
ZONING COMMISSIONER

August 1, 1985

Mr. Louis A. Dohler  
9144 Lenning Lane  
Baltimore, Maryland 21237

RE: Petition for Variance  
E/S of Lenning Lane, 180' NW  
of the centerline of Philadelphia Rd.  
(9144 Lenning Lane) - 14th Elec. Dist.  
Louis A. Dohler, Petitioner  
Case No. 86-55-A

Dear Mr. Dohler,  
This is to advise you that \$ 57.97 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.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012599  
DATE 8-20-85 ACCOUNT 21-01-615-000  
AMOUNT \$ 57.97  
RECEIVED FROM Lloyd Lipin  
FOR Advertising and Posting Case 86-55-A  
B 8014\*\*\*\*\*575713 8221F  
VALIDATION OR SIGNATURE OF CASHIER

Sincerely,  
*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Mr. Louis A. Dohler  
9144 Lenning Lane  
Baltimore, Maryland 21237  
July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
E/S of Lenning Lane, 180' Northwest  
of the centerline of Philadelphia Road  
(9144 Lenning Lane) - 14th Elec. Dist.  
Louis A. Dohler, Petitioner  
Case No. 86-55-A

TIME: 10:15 a.m.  
DATE: Monday, August 5, 1985  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

cc: Lloyd E. Lipin  
2810 College View Drive  
Churchville, Md. 21028

CERTIFICATE OF PUBLICATION

TOWSON, MD, July 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 July 18, 1985.

THE JEFFERSONIAN,  
*[Signature]*  
Publisher

Cost of Advertising  
27.50

PETITION FOR VARIANCE  
14th Election District  
LOCATION: East side of Lenning Lane, 180' Northwest of the centerline of Philadelphia Rd. (9144 Lenning Lane)  
DATE AND TIME: Monday, August 5, 1985 at 10:15 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 Variances from Section 1802.3.C.1 to permit a minimum rear yard of 20' in lieu of the required 30' and a minimum front yard set back of 20' in lieu of the required 30' and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'.  
Being the property of Louis A. Dohler, 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

Petition For Variance  
14th Election District  
LOCATION: East side of Lenning Lane, 180' Northwest of the centerline of Philadelphia Rd. (9144 Lenning Lane)  
DATE AND TIME: Monday, August 5, 1985 at 10:15 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 Variances from Section 1802.3.C.1 to permit a minimum rear yard of 20' in lieu of the required 30' and a minimum front yard set back of 20' in lieu of the required 30' and Section 1801.2.C.3 to permit a minimum distance of 45' to the centerline of an existing street in lieu of the required 50'.  
Being the property of Louis A. Dohler, 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

The Times

Middle River, Md., July 18, 1985  
This is to certify that the annexed *[Signature]* *[Signature]*  
Reg L 73214  
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 18th day of July, 1985.  
*[Signature]* Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 14th  
Date of Posting 7/18/85  
Posted for: Variance  
Petitioner: Louis A. Dohler, et ux  
Location of property: E/S Lenning Lane, 180' NW of Phil. Rd.  
9144 Lenning Lane  
Location of Sign: Facing Lenning Lane, approx. 1/2 mi. road way  
Remarks: *[Signature]*  
For *[Signature]* Date of return 7/18/85  
Number of Signs 1

