

MAP NO. 114
 E.D. 8
 DATE 12-11-86
 200
 1000
 DP

Ronald D. Hessenauer, 86-322-A
 Sec. 4 of Ridgeport Rd., 68' E of
 Ridgeport Rd. (1335 Broadway Rd.)
 8th Dist.

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 1004.1.B.3 to permit a side yard setback of 19 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
HARDSHIP - FAMILY SIZE INCREASING, FATHER DIED AND MOTHER MOVING IN. EXPECTING 1ST CHILD MARCH 1986
CONTRACTOR UNDER CONTRACT TO COMPLETE ADDITION BEFORE JAN. 10, 1986

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: Ronald D. Hessenauer
 (Type or Print Name)
 Signature: Ronald D. Hessenauer
 Address: 1335 Broadway Rd.
 City and State: Lutherville, Md.

Legal Owner(s):
 Signature: Ronald D. Hessenauer
 Address: 1335 Broadway Rd.
 City and State: Lutherville, Md.

Atorney for Petitioner: Phyllis Cole Friedman
 (Type or Print Name) 252-7916
 Address: 1335 Broadway Rd. Phone No. 707-5900
 Signature: Phyllis Cole Friedman
 City and State: Lutherville, Md.

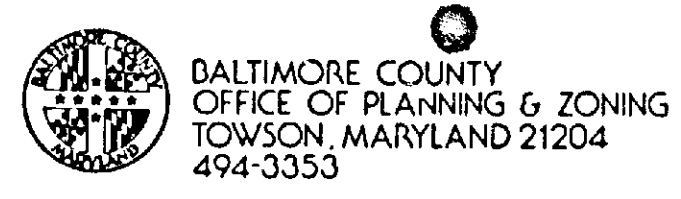
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name: _____
 Address: _____
 City and State: _____

Atorney's Telephone No.: _____
 Address: _____
 Phone No.: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1986, at 9:30 o'clock.

Arnold Jablon
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
 DATE Jan 26 1986
 BY Robert J. [Signature]
 ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
 ZONING COMMISSIONER
 February 26, 1986
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Ronald D. Hessenauer
 1335 Broadway Road
 Lutherville, MD 21093

RE: PETITION FOR VARIANCE
 Beginning at the centerline
 of Broadway Road, 68' E of
 Ridgeport Road
 (1335 Broadway Road) -
 Ronald D. Hessenauer, et ux,
 Petitioners
 Case No. 86-322-A

Dear Mr. and Mrs. Hessenauer:
 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:jbg
 Attachments
 cc: People's Counsel

IN RE: PETITION FOR VARIANCE
 Beginning at the centerline
 of Broadway Road, 68' E of
 Ridgeport Road
 (1335 Broadway Road) -
 8th Election District
 Ronald D. Hessenauer, et ux,
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-322-A

The Petitioners herein request a variance to permit a side yard setback of 19 feet instead of the required 50 feet.
 Testimony indicated that the Petitioners propose to construct an 18' x 40' two-story addition to provide more habitable space for an enlarging family. The rear of the long, narrow lot contains the septic area and is steeply graded, both of which make an addition to the rear impractical. The existing one-story house is at least 60 years old, and, like neighboring dwellings, does not meet current side yard setbacks required by the Baltimore County Zoning Regulations (BCZR). There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the herein Petition for Variance to permit a side yard setback of 19 feet instead of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED.

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

ORDER RECEIVED FOR FILING
 DATE February 26 1986
 BY Robert J. [Signature]
 ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION

Beginning in the centerline of Broadway Road 68 ft. East of the centerline of Ridgeport Road, thence the 4 following courses and distances:
 1. N. 85° 55' E. 100.00 Ft.
 2. S. 02° 29' W. 420.00 Ft.
 3. N. 89° 21' W. 110.00 Ft.
 4. N. 89° 21' E. 410.00 Ft. to the place of beginning. Containing .96 Ac. in the 8th. Election District. Also known as 1335 Broadway Road.

PETITION FOR ZONING VARIANCE
 8th Election District

LOCATION: Beginning at the Centerline of Broadway Road, 68 feet East of Ridgeport Road (1335 Broadway Road)

DATE AND TIME: Tuesday, February 25, 1986, at 9:30 a.m.

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

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

Petition for Zoning Variance to permit a side yard setback of 19 feet in lieu of the required 50 feet.

Being the property of Ronald D. Hessenauer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 : BEFORE THE ZONING COMMISSIONER
 Beginning at the C/L : OF BALTIMORE COUNTY
 of Broadway Rd., 68' :
 E of Ridgeport Rd. :
 (1335 Broadway Rd.) :
 8th District :
 RONALD D. HESSENAUER, : Case No. 86-322-A
 et ux, Petitioners :

ENTRY OF APPEARANCE

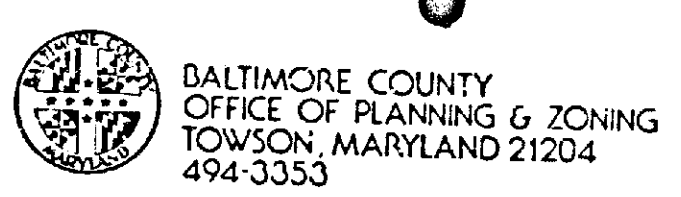
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on Luis 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ronald D. Hessenauer, 1335 Broadway Rd., Lutherville, MD 21093, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman



ARNOLD JABLON
 ZONING COMMISSIONER
 February 18, 1986
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Mr. Ronald D. Hessenauer
 Mrs. Mary M. Hessenauer
 1335 Broadway Road
 Lutherville, Maryland 21093

RE: Petition for Zoning Variance
 Beg. at c/l of Broadway Rd., 68' E of Ridgeport Rd.
 (1335 Broadway Rd.) - 8th Election District
 Ronald D. Hessenauer, et ux - Petitioners
 Case No. 86-322-A

Dear Mr. and Mrs. Hessenauer:

This is to advise you that \$59.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 018466

DATE 2-25-86 ACCOUNT 86-322-A

AMOUNT \$ 59.00

RECEIVED BY Phyllis Cole Friedman

FOR Administrative Services

VALIDATION OR SIGNATURE OF CASHIER

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/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 _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

PETITION FOR ZONING VARIANCE

LOCATION: Beginning at the Centerline of Broadway Road, at the East End of Ridgeman Road (1335 Broadway Road).

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, and after a public hearing...

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986. 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 February 6, 1986.

THE JEFFERSONIAN, 18 Kentock, Publisher, Cost of Advertising 24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5th, 1986. THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5th, 1986.

TOWSON TIMES, 18 Kentock, Publisher, 38.25

Mr. Ronald D. Hessenauer, Mrs. Mary M. Hessenauer, 1335 Broadway Road, Lutherville, Maryland 21093

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE, Beg. @ c/l of Broadway Rd., 68' E of Ridgeman Rd. (1335 Broadway Rd.) 8th Election District

TIME: 9:30 a.m., DATE: Tuesday, February 25, 1986, PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Signature of Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY, Towson, Maryland

Posted for: Variance, Petitioner: Ronald D. Hessenauer, et ux, Location of property: c/l of Broadway Road, 68' E of the CM of Ridgeman Road (1335 Broadway Rd), Location of Sign: South side of Broadway Road in front of 1335 Broadway Road

Case No. 86-322-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 day of January, 1986.

Signature of Zoning Commissioner

Petitioner: Ronald D. Hessenauer, et ux, Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 012378, DATE: 1/20/86, ACCOUNT: 01-615-000, AMOUNT: \$ 35.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, TO: Zoning Commissioner, Date: January 31, 1986, FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning, SUBJECT: Zoning Petition No. 86-322-A, 86-323-A and 86-325-A

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

Signature of Norman E. Gerber, AICP, Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

Mr. and Mrs. Ronald D. Hessenauer, 1335 Broadway Road, Lutherville, Maryland 21093

RE: Item No. 200 - Case No. 86-322-A, Ronald D. Hessenauer, et ux - Petitioners, Variance Petition

Dear Mr. and Mrs. Hessenauer:

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.

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.

Very truly yours, James E. Dyer, Chairman, Zoning Plans Advisory Committee

JED:mr

Enclosures

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

PAUL H. RENCKE, CHIEF

December 17, 1985

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

Attention: Nick Comodari, Chairman, Zoning Plans Advisory Committee

RE: Property Owner: Ronald D. Hessenauer, et ux

Location: Beginning centerline of Broadway Road, 68' E of

Item No.: 200

Zoning Agenda: Meeting of December 3, 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.
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 comment at this time.

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

/mb

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

TED ZALESKI, JR., DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 200 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ronald D. Hessenauer, et ux, Location: Beginning at c/l of Broadway Road, 68' E of c/l of Ridgeman Road, 8th District

APPLICABLE CODES AND ORDINANCES:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85.
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 not required on plans and technical data.

- 1. 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. Supplemental seals are not acceptable.
2. All two (2) sets of construction drawings shall be submitted to the Planning and Zoning Department for review.
3. All two (2) sets of construction drawings shall be submitted to the Planning and Zoning Department for review.

- 1. 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 501 and 505 and have your Architect/Engineer contact this department.
2. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

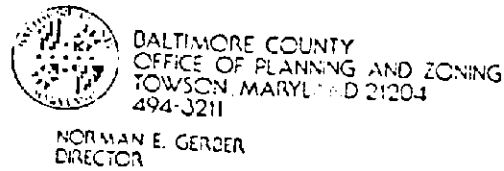
- 1. When filing for a required change of use/occupancy permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland architectural regulations shall be fully reviewed. The change of use/occupancy shall be in accordance with Section 312 of the Building Code.
2. Comments

- 1. The proposed project appears to be located in a Flood Plain. Flood/Elevation. Please see the attached copy of Section 516 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevation above sea level for the lot and the fourth floor levels including basement.

- 1. Comments

These 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 final review of any permit. If needed, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Signature of Ted Zaleski, Jr., Director



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

JANUARY 28, 1986

Re: Zoning Advisory Meeting of DECEMBER 3, 1985
Item # 200

Property Owner: RONALD D. HESSENAUER,
Location: BEG. AT E. OF BROADWAY RD., 66' E. OF
E. OF RIDGEMOUNT RD.

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 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 22-98 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: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

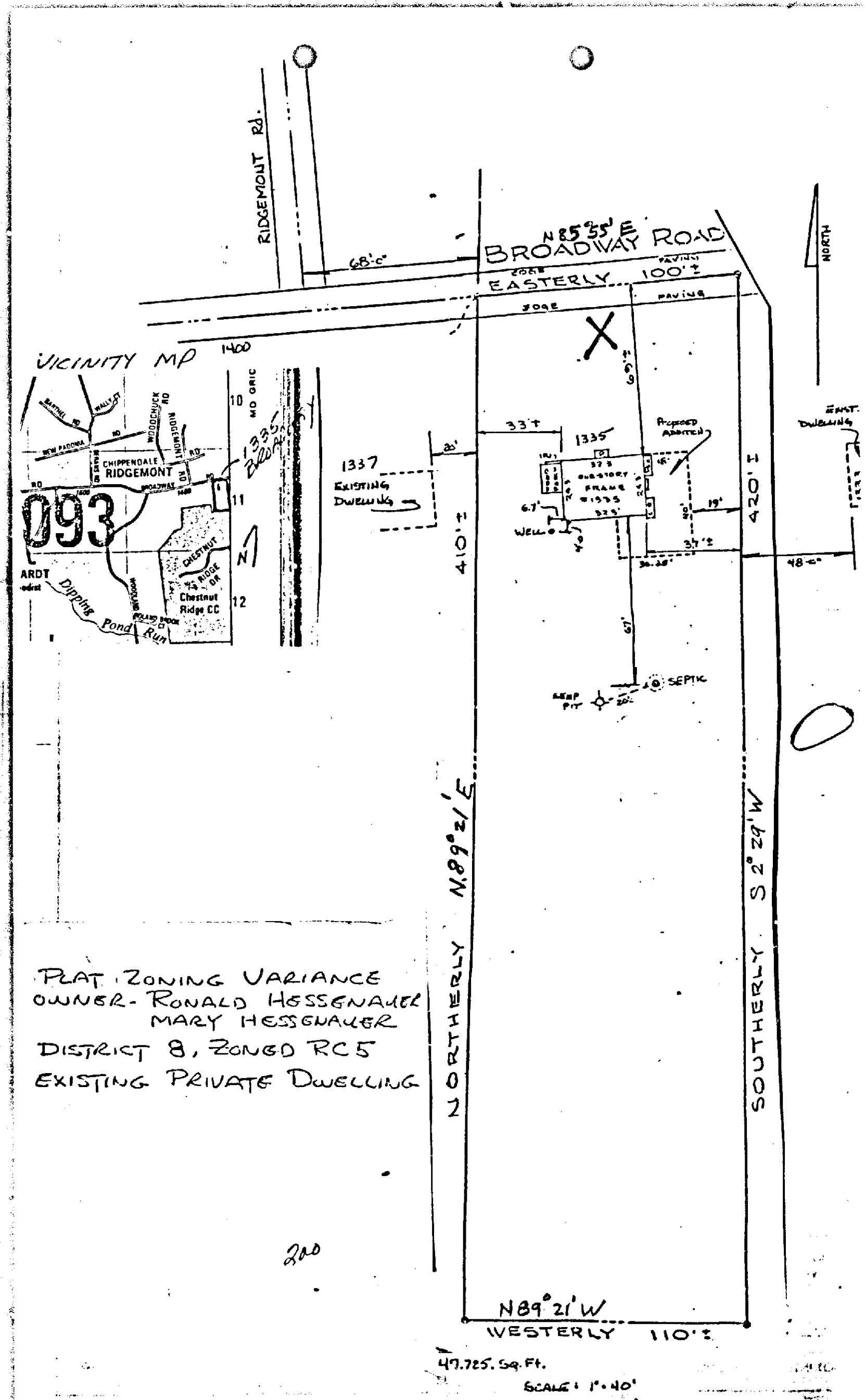
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, (200) 201, 202, 203, 204, 205, and 206.

MSF/blg

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

2/25
86-322



PLAT ZONING VARIANCE
OWNER - RONALD HESSENAUER
MARY HESSENAUER
DISTRICT 8, ZONED RC5
EXISTING PRIVATE DWELLING

N 89° 21' W
WESTERLY 110'±
47,725.59 Ft.
SCALE: 1" = 40'

MAP NO. 114
 E.D. 8
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Ronald D. Hessenauer, 86-322-A
 Sec. 4 of Ridgeport Rd., 68' E of
 Ridgeport Rd. (1335 Broadway Rd.)
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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
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CONTRACTOR UNDER CONTRACT TO COMPLETE ADDITION BEFORE JAN. 10, 1986

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.

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Atorney for Petitioner: Phyllis Cole Friedman
 (Type or Print Name) 252-7916
 Address: 1335 Broadway Rd. Phone No. 707-5900
 City and State: Lutherville, Md.

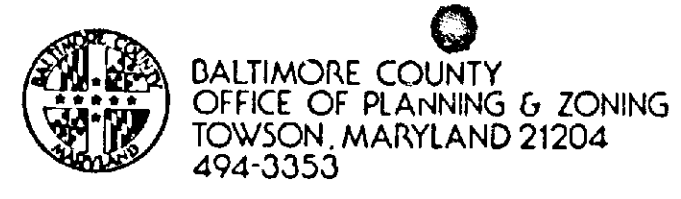
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name: _____
 Address: _____
 City and State: _____

Atorney's Telephone No.: _____
 Address: _____
 Phone No.: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1986, at 9:30 o'clock.

Arnold Jablon
 Zoning Commissioner of Baltimore County.

UNDER RECEIVED FOR FILING
 DATE Jan 26 1986
 BY Robert J. [Signature]
 ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
 ZONING COMMISSIONER
 February 26, 1986
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Ronald D. Hessenauer
 1335 Broadway Road
 Lutherville, MD 21093

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Jean M. H. Jung
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:jbg
 Attachments
 cc: People's Counsel

IN RE: PETITION FOR VARIANCE
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BEFORE THE
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 Case No. 86-322-A

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Jean M. H. Jung
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 of Baltimore County

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 4. N. 89° 21' E. 410.00 Ft. to the place of beginning, Containing .96 Ac. in the 8 th. Election District. Also known as 1335 Broadway Road.

PETITION FOR ZONING VARIANCE
 8th Election District

LOCATION: Beginning at the Centerline of Broadway Road, 68 feet East of Ridgeport Road (1335 Broadway Road)

DATE AND TIME: Tuesday, February 25, 1986, at 9:30 a.m.

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

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Petition for Zoning Variance to permit a side yard setback of 19 feet in lieu of the required 50 feet.

Being the property of Ronald D. Hessenauer, et ux, as shown on plat plan filed with the Zoning Office.

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BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 Beginning at the C/L : OF BALTIMORE COUNTY
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 RONALD D. HESSENAUER, : Case No. 86-322-A
 et ux, Petitioners :

ENTRY OF APPEARANCE

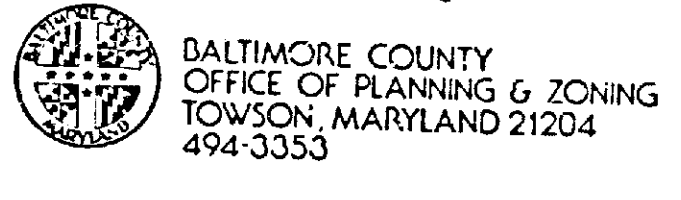
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Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

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Peter Max Zimmerman
 Peter Max Zimmerman



ARNOLD JABLON
 ZONING COMMISSIONER
 February 18, 1986
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Mr. Ronald D. Hessenauer
 Mrs. Mary M. Hessenauer
 1335 Broadway Road
 Lutherville, Maryland 21093

RE: Petition for Zoning Variance
 Beg. at c/l of Broadway Rd., 68' E of Ridgeport Rd.
 (1335 Broadway Rd.) - 8th Election District
 Ronald D. Hessenauer, et ux - Petitioners
 Case No. 86-322-A

Dear Mr. and Mrs. Hessenauer:

This is to advise you that \$59.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 018466
 DATE 2-25-86 ACCOUNT 86-322-A
 AMOUNT \$ 59.00
 RECEIVED BY Robert J. [Signature]
 FOR Administrative Assistant
 BALTIMORE COUNTY, MARYLAND
 VALIDATION OR SIGNATURE OF CASHIER

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/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 _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

PETITION FOR ZONING VARIANCE

LOCATION: Beginning at the Centerline of Broadway Road, at the East End of Ridgeman Road (1335 Broadway Road).

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, and after a public hearing held on the property of Ronald D. Hessenauer, et ux, as shown on plat 86-322-A filed with the Zoning Office.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986
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 February 6, 1986.

THE JEFFERSONIAN,
18 Kentock
Publisher
Cost of Advertising
24.75

86-322-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5th, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5th, 1986.

TOWSON TIMES,
18 Kentock
Publisher

38.25

86-322-A

Mr. Ronald D. Hessenauer
Mrs. Mary M. Hessenauer
1335 Broadway Road
Lutherville, Maryland 21093

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Beg. @ c/l of Broadway Rd., 68' E of Ridgeman Rd.
(1335 Broadway Rd.)
8th Election District
Ronald D. Hessenauer, et ux - Petitioners
Case No. 86-322-A

TIME: 9:30 a.m.
DATE: Tuesday, February 25, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

Case No. 86-322-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 day of January, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Ronald D. Hessenauer, et ux
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-322-A

District: 8th
Date of Posting: Feb 5 - 86

Posted for: Variance

Petitioner: Ronald D. Hessenauer, et ux

Location of property: S/S of Broadway Road, 68' E of the CM of Ridgeman Road (1335 Broadway Road)

Location of Sign: South side of Broadway Road in front of 1335 Broadway Road

Ref. to: 86-322-A

Posted by: *[Signature]*
Signature

Date of return: Feb 7 - 86

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012378
DATE: 1/20/86 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: Ronald D. Hessenauer
FOR: Variance # 200
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 31, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-322-A, 86-323-A and 86-325-A

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

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

Mr. and Mrs. Ronald D. Hessenauer
1335 Broadway Road
Lutherville, Maryland 21093

RE: Item No. 200 - Case No. 86-322-A
Ronald D. Hessenauer, et ux -
Petitioners
Variance Petition

Dear Mr. and Mrs. Hessenauer:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

PAUL H. RENCKE
CHIEF

December 17, 1985

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ronald D. Hessenauer, et ux

Location: Beginning centerline of Broadway Road, 68' E of

Item No.: 200

Zoning Agenda: Meeting of December 3, 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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

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

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

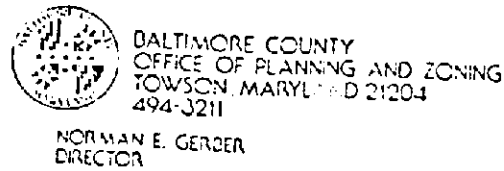
Dear Mr. Jablon:

Comments on Item # 200 Zoning Advisory Committee Hearing are as follows:
Property Owner: Ronald D. Hessenauer, et ux
Location: Beginning at c/l of Broadway Road, 68' E of c/l of Ridgeman Road
District: 8th.

APPLICABLE CODES AND ORDINANCES

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Age (A.B.S.I. #111-7 - 1980) 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 in Maryland architect or engineer 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. Supplemental seals are not acceptable.
- 5. All One and One and One Half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5' to an interior lot line. For One and One Half Dwellings a one hour wall if closer than 3' to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 107, Section 107.2 and Table 107.1. No openings are permitted in an exterior wall within 3' 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 105 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 Use/Permitted Use, 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 regulations shall be fully reviewed. The change of Use/Permitted Use shall be in accordance with Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain. Flood/Elevation. Please see the attached copy of Section 516 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevation above sea level for the lot and the fourth 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 Zoning and are not intended to be construed as the full review of any permit. If needed the applicant may obtain additional information by visiting Room 102 at the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burrows, Jr.
Building Plans Section



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

JANUARY 28, 1986

Re: Zoning Advisory Meeting of DECEMBER 3, 1985
Item # 200

Property Owner: RONALD D. HESSENAUER,
Location: BEG. AT E. OF BROADWAY RD., 66' E. OF
E. OF RIDGEMOUNT RD.

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 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 22-98 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: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

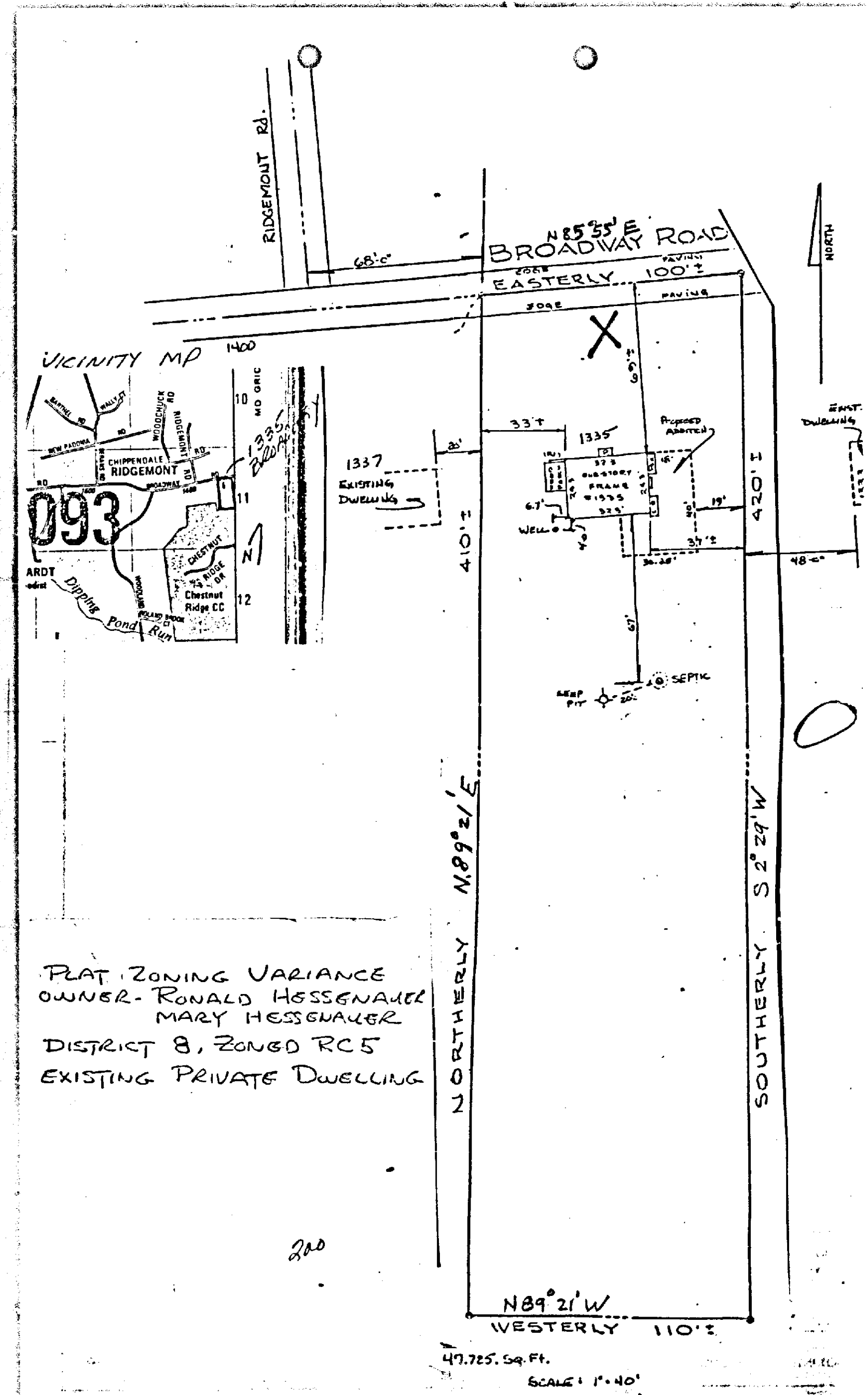
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, (200) 201, 202, 203, 204, 205, and 206.

MSF/blg

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

2/25
86-322



PLAT ZONING VARIANCE
OWNER - RONALD HESSENAUER
MARY HESSENAUER
DISTRICT 8, ZONED RC5
EXISTING PRIVATE DWELLING

47,725.59 Ft.
SCALE: 1" = 40'

MAP NO. 114
 E.D. 8
 DATE: 12-11-86
 200
 1000
 DP

Ronald D. Hessenauer, 86-322-A
 Sec. 4 of
 Ridgmont Rd. (1335 Broadway Rd.)
 8th Dist.

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 1004.1.B.3 to permit a side yard setback of 19 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
HARDSHIP - FAMILY SIZE INCREASING, FATHER DIED AND MOTHER DYING IN EXPECTING 1ST CHILD MARCH 1986
CONTRACTOR UNDER CONTRACT TO COMPLETE ADDITION BEFORE JAN. 10, 1986

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.

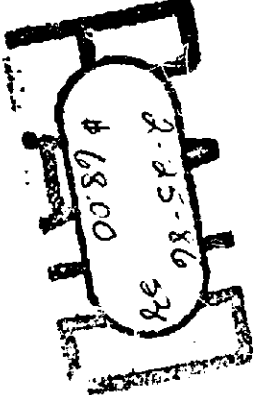
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: **Ronald D. Hessenauer**
 (Type or Print Name)
 Signature: *Ronald D. Hessenauer*
 Address: **1335 Broadway Rd.**
 (Type or Print Name)
 City and State: **Lutherville, MD**
 Signature: *Mary M. Hessenauer*
 Attorney for Petitioner: **1335 Broadway Rd. 252-7916**
 (Type or Print Name) Address Phone No.
 Signature: **Lutherville, MD.**
 City and State
 Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 City and State Name
 Attorney's Telephone No.: Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1986, at 9:30 o'clock.

BY *Arnold Jablon*
 Zoning Commissioner of Baltimore County.

UNDER RECEIVED FOR FILING
 DATE: Jan 26 1986
 BY: [Signature]



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 ARNOLD JABLON
 ZONING COMMISSIONER
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER
 February 26, 1986

Mr. and Mrs. Ronald D. Hessenauer
 1335 Broadway Road
 Lutherville, MD 21093

RE: PETITION FOR VARIANCE
 Beginning at the centerline of Broadway Road, 68' E of Ridgmont Road (1335 Broadway Road) - Ronald D. Hessenauer, et ux, Petitioners
 Case No. 86-322-A

Dear Mr. and Mrs. Hessenauer:
 I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMHJ:bjg
 Attachments
 cc: People's Counsel

IN RE: PETITION FOR VARIANCE
 Beginning at the centerline of Broadway Road, 68' E of Ridgmont Road (1335 Broadway Road) - Ronald D. Hessenauer, et ux, Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-322-A

The Petitioners herein request a variance to permit a side yard setback of 19 feet instead of the required 50 feet.
 Testimony indicated that the Petitioners propose to construct an 18' x 40' two-story addition to provide more habitable space for an enlarging family. The rear of the long, narrow lot contains the septic area and is steeply graded, both of which make an addition to the rear impractical. The existing one-story house is at least 60 years old, and, like neighboring dwellings, does not meet current side yard setbacks required by the Baltimore County Zoning Regulations (BCZR). There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the herein Petition for Variance to permit a side yard setback of 19 feet instead of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED.

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

ORDER RECEIVED FOR FILING
 DATE: February 26 1986
 BY: [Signature]

ZONING DESCRIPTION
 Beginning in the centerline of Broadway Road 68 ft. East of the centerline of Ridgmont Road, thence the 4 following courses and distances:
 1. N. 85° 55' E. 100.00 Ft.
 2. S. 02° 29' W. 420.00 Ft.
 3. N. 89° 21' W. 110.00 Ft.
 4. N. 89° 21' E. 410.00 Ft. to the place of beginning. Containing .96 Ac. in the 8th. Election District. Also known as 1335 Broadway Road.

PETITION FOR ZONING VARIANCE
 8th Election District

LOCATION: Beginning at the Centerline of Broadway Road, 68 feet East of Ridgmont Road (1335 Broadway Road)

DATE AND TIME: Tuesday, February 25, 1986, at 9:30 a.m.

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

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

Petition for Zoning Variance to permit a side yard setback of 19 feet in lieu of the required 50 feet.

Being the property of Ronald D. Hessenauer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 : BEFORE THE ZONING COMMISSIONER
 Beginning at the C/L of Broadway Rd., 68' E of Ridgmont Rd. (1335 Broadway Rd.) : OF BALTIMORE COUNTY
 8th District :
 RONALD D. HESSENAUER, : Case No. 86-322-A
 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
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on Luis 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ronald D. Hessenauer, 1335 Broadway Rd., Lutherville, MD 21093, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 ARNOLD JABLON
 ZONING COMMISSIONER
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER
 February 18, 1986

Mr. Ronald D. Hessenauer
 Mrs. Mary M. Hessenauer
 1335 Broadway Road
 Lutherville, Maryland 21093

RE: Petition for Zoning Variance
 Beg. at c/l of Broadway Rd., 68' E of Ridgmont Rd. (1335 Broadway Rd.) - 8th Election District
 Ronald D. Hessenauer, et ux - Petitioners
 Case No. 86-322-A

Dear Mr. and Mrs. Hessenauer:

This is to advise you that \$59.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 018466
 DATE: 2-25-86 ACCOUNT: 86-322-A
 AMOUNT: \$ 59.00
 RECEIVED BY: [Signature]
 FOR: [Signature]
 VALIDATION OR SIGNATURE OF CASHIER

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/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 _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

PETITION FOR ZONING VARIANCE
No. Election District
LOCATION: Beginning at the Centerline of Broadway Road, at the East End of Ridgeman Road (1335 Broadway Road).
DATE AND TIME: Tuesday, February 25, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a building permit to be issued for the property of Ronald D. Hessenauer, et ux, as shown on plat "A" filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the 60-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 requests will be received in writing by the date of the hearing set above or upon the hearing set above by order of the Zoning Commissioner.
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Feb. 6.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986
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 February 6, 1986

THE JEFFERSONIAN,
JB Venetaki
Publisher
Cost of Advertising
24.75

86-322-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5th, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5th, 1986

TOWSON TIMES,
JB Venetaki
Publisher

38.25

86-322-A

Mr. Ronald D. Hessenauer
Mrs. Mary M. Hessenauer
1335 Broadway Road
Lutherville, Maryland 21093

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Beg. @ c/l of Broadway Rd., 68' E of Ridgeman Rd.
(1335 Broadway Rd.)
8th Election District
Ronald D. Hessenauer, et ux - Petitioners
Case No. 86-322-A

TIME: 9:30 a.m.
DATE: Tuesday, February 25, 1986

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Case No. 86-322-A
District: 8th
Posted for: Variance
Petitioner: Ronald D. Hessenauer, et ux
Location of property: S/S of Broadway Road, 68' E of the CM of Ridgeman Road (1335 Broadway Road)
Location of Sign: South side of Broadway Road in front of 1335 Broadway Road
Ref. to: _____
Posted by: *Arnold Jablon*
Signature
Number of Signs: 1
Date of Posting: Feb 5 - 86
Date of return: Feb 7 - 86

86-322-A

Case No. 86-322-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 day of January, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Ronald D. Hessenauer, et ux
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012378
DATE: 1/20/86 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: Ronald D. Hessenauer
FOR: Variance # 200
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 31, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-322-A, 86-323-A and 86-325-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

ooo

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

Mr. and Mrs. Ronald D. Hessenauer
1335 Broadway Road
Lutherville, Maryland 21093

RE: Item No. 200 - Case No. 86-322-A
Ronald D. Hessenauer, et ux -
Petitioners
Variance Petition

Dear Mr. and Mrs. Hessenauer:

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,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr
Enclosures

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

PAUL H. RENCKE
CHIEF

December 17, 1985

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ronald D. Hessenauer, et ux

Location: Beginning centerline of Broadway Road, 68' E of

Item No.: 200

Zoning Agenda: Meeting of December 3, 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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *John F. O'Neill*
Approved: _____
Fire Prevention Bureau
Special Inspection Division

/mb

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

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 200 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ronald D. Hessenauer, et ux
Location: Beginning at c/l of Broadway Road, 68' E of c/l of Ridgeman Road
District: 8th.

APPLICABLE CODES AND ORDINANCES

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Ageed (A.B.S.I. #111-71 - 1980) 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 not required on plans and technical data.

1. 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. Supplemental seals are not acceptable.

2. All One and One and One Half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. For One and One Half Dwellings 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 107, Section 107.2 and Table 107.1. No occupancy are permitted in an exterior wall within 3'-0" of an interior lot line.

3. 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 105 and have your Architect/Engineer contact this department.

4. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

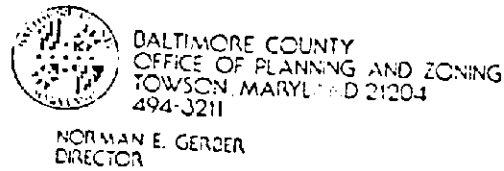
5. When filing for a required Change of Use/Permitted Use, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland architectural regulations shall be fully reviewed. The change of Use/Permitted Use shall be filed with the Building Code.

6. The proposed project appears to be located in a Flood Plain. Flood/Elevation. Please see the attached copy of Section 516 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevation above sea level for the lot and the fourth floor levels including basement.

7. Comments

8. These 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 needed the applicant may obtain additional information by visiting Room 102 at the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

John F. O'Neill
John F. O'Neill
Building Plans Section



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

JANUARY 28, 1986

Re: Zoning Advisory Meeting of DECEMBER 3, 1985
Item # 200
Property Owner: RONALD D. HESSENAUER,
Location: BEG. AT E. OF BROADWAY RD., 66' E. OF
E. OF RIDGEMOUNT RD.

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 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 22-98 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: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

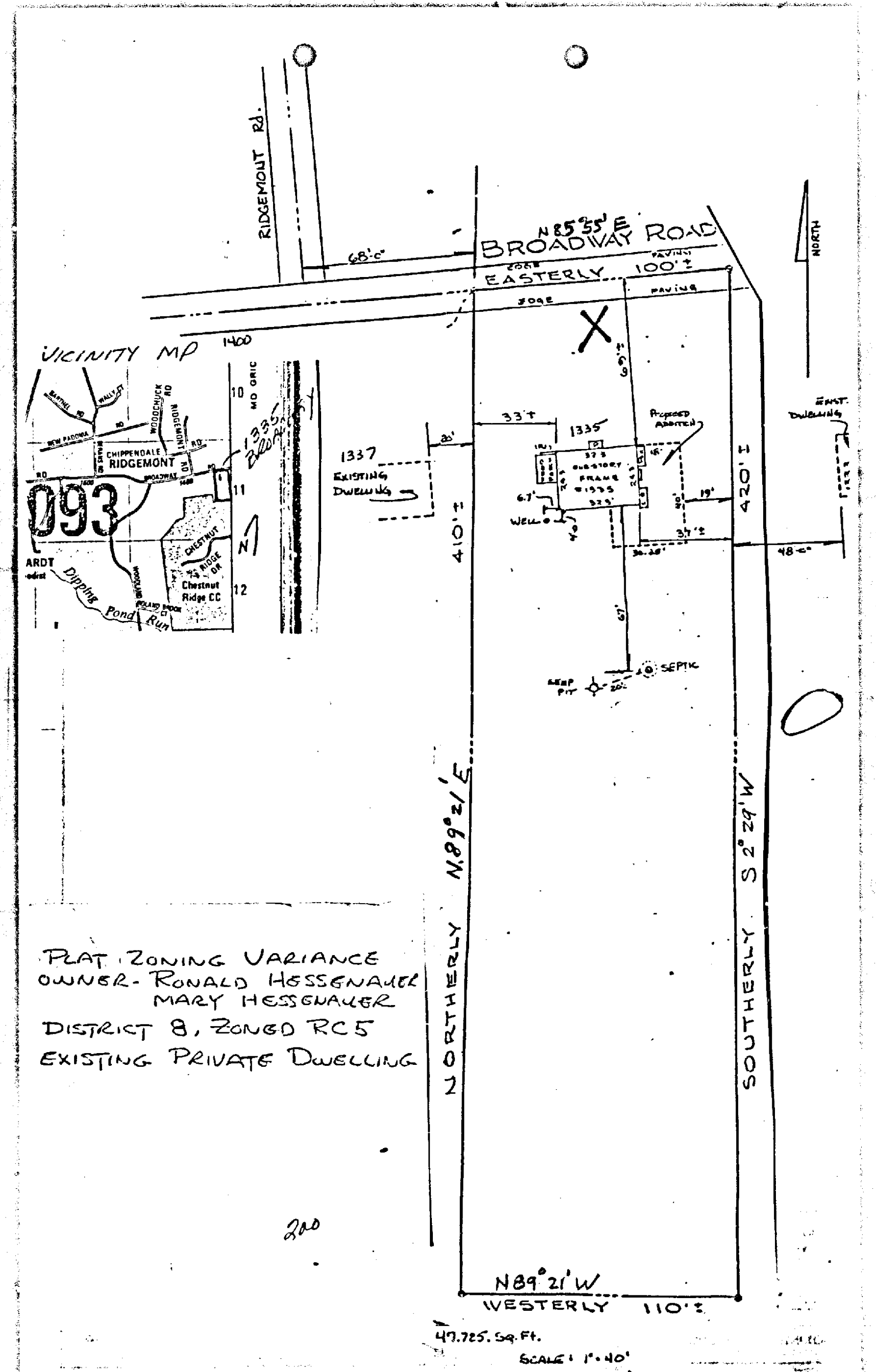
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, (200) 201, 202, 203, 204, 205, and 206.

MSF/blg

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

2/25
86-322



PLAT ZONING VARIANCE
OWNER - RONALD HESSENAUER
MARY HESSENAUER
DISTRICT 8, ZONED RC5
EXISTING PRIVATE DWELLING

N 89° 21' W
WESTERLY 110'±

47,725.59 Ft.
SCALE: 1" = 40'