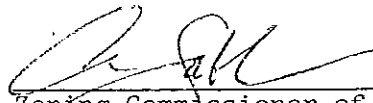


87-13-A #431	SW/S Woodward Ct., 343' SE of Intersection with Timber View Ct.	4th Elec. Dist.
6/12/86	Variance - filing fee \$35.00 - Donald N. Hoffman, et ux	
6/12/86	Hearing set for 7/14/86, at 9:30 a.m.	
7/14/86	Advertising and Posting - \$65.37	
7/15/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 45' in lieu of the required 50' is GRANTED with conditions.	

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 requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 19 86, that the Petition for Zoning Variance to permit a side yard setback of 45 feet 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 Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Donald N. Hoffman

People's Counsel



Gaylord Brooks Realty Company

P.O. Box 193, Paper Mill Road, Phoenix, Maryland 21131 (301) 667-0800

May 14, 1986

Mr. Frank W. Yockey, President
Hometown Builders, Inc.
13819 Cripplegate Road
Phoenix, MD 21131

Re: Worthington Hillside II
Section 3 Lot #15

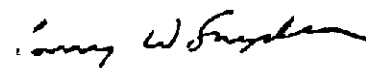
Dear Mr. Yockey:

We have received your hand delivered letter of May 12, 1986, which indicated a problem with the size of the house to be built thereon and the building envelope.

You have stated that in order to build the house as planned by the lot owner, that a variance would be needed on the right side setback line of approximately 6 feet. Although the house could be moved back from the front setback line another 35' and reduce the variance needed we do not believe that this would be the best use of the lot.

We concur with the setback line variance. The declarant hereby approves your request and supports your efforts in application to the county for a variance.

Very truly yours,

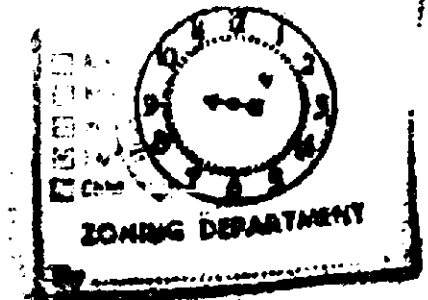

Larry W. Snyder
Vice President

LS/bfs

86-2508
July Hearing
JAD

May 29, 1986

6/1/86
9



Mr. Arnold Jablon
Room: 113
County Office Building
11 West Chesapeake Avenue
Towson, Maryland 21204

RE: Reference Number: 431
Worthington Hillside
Donald and Marjorie Hoffman

Dear Mr. Jablon:

Our builder, Hometown Builders, has requested the set back line on our lot, Lot #15 Worthington Hillside to be moved slightly. We have spent a substantial amount of time and money getting the architectural plans in a proper design that would fit well within the development and also meet the needs of our family.

When the plans were given to the engineer, we realized that there was a problem with the set back lines. We have already secured financing and the rate on the permanent financing will not be locked in until we are under construction. We also foresee problems in selling our present residence if we do not sell it shortly because of a new development going in right next to our development with new houses approximately the same price range.

Mr. Jablon, we are really concerned that these delays will result in a possible inability for us to build the house we have worked for a substantial amount of time to obtain. I respectfully request an early hearing. The variance was applied for on May 16, 1986. I would greatly appreciate anything that you could do to obtain a hearing for us as soon as possible. My wife and I thank you in advance for your cooperation and understanding in this matter. If you have any questions, please do not hesitate to contact me at my office (363-3200) or in the evenings at my home (356-6892).

Respectfully yours,



Donald N. Hoffman, et al

100 St. Andrews Rd.
Curtis, MD 21034

cc: Mrs. Deboise