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.

1987-0013-A

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 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 with the granted.

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

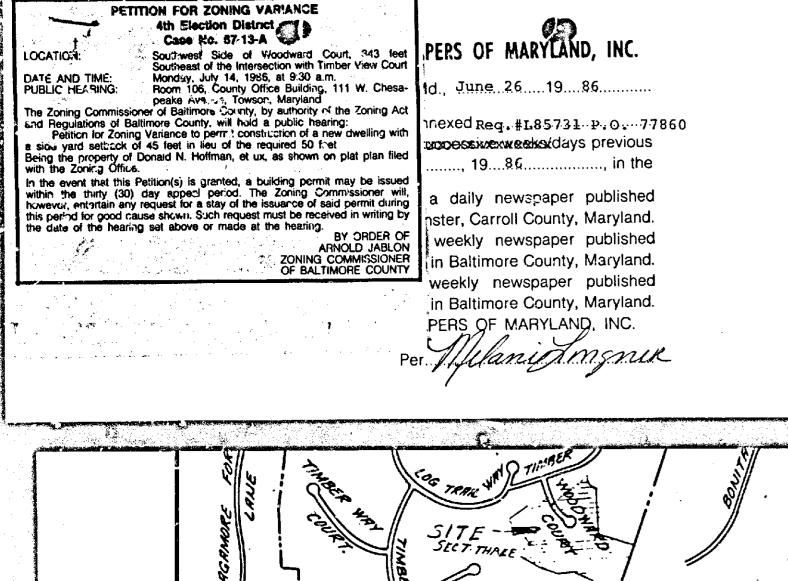
People's Counsel

PETITION FOR ZONING VANIANCE 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 Mr. Donald N. Hoffman June 12, 1986 Mrs. Marjorie L. C. Hoffman 1A04.3.B.3 to penuit construction of a new dwelling with c/o Mr. Frank Yockey 13819 Cripplegate Road a side yard setback of 45 feet in lieu of the required 50 feet Phoenix, Maryland 21131 RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER SW/S of Woodward Ct., 343' SE of the Intersection OF BALTIMORE COUNTY NOTICE OF HEARING with Timber View Ct. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the WORTHINGTON HILLSIDE LIMITED PARTNERSHIP, a limited partnership organized under 4th District following reasons: (indicate hardship or practical difficulty) the laws of the State of Maryland, RE: PETITION FOR ZONING VARIANCE 1. The home as designed would require an 85' set back. In the view of SW/S Woodward Ct., 343' SE of Intersection DONALD N. HOFFMAN, et ux, the architectural approval committee this would not be consistant with : Case No. 87-13-A of the first part, and with Timber View Ct. Petitioners planned community. DONALD N. HOFFMAN and MARJORIE L. C. HOFFMAN, his wife 4th Election District ?. In order to have the home fit, it would require massive redesign and ::::::: Donald N. Hoffman, et ux - Petitioners the architect says the home would loose its aestethic appeal. Case No. 87-13-A of the second part. 3. The architectural approval committee feels the home as designed with ENTRY OF APPEARANCE the variance would best serve the community for which it was planned. WITNESSETH, That in consideration of the sum of Fifty-Two Thousand Dollars (\$52,000.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, Please enter the appearance of the People's Counsel in the Monday, July 14, 1986 Property is to be posted and advertised as prescribed by Zoning Regulations. 1AP 12-16-17-11 above-captioned matter. Notices should be sent of any hearing dates or B RC/F 13.00 2Dthe said party of the first part PLACE: Room 106, County Office Building, 111 West Chesapeake I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this B T TX 260.00 other proceedings in this matter and of the passage of any preliminary petition, and further agree to and are to be bound by the zoning regulations and restrictions of D B DOCS 260.00 Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Avenue, Towson, Maryland EHK JR 7 533.00 or final Order. #34493 COO4 RO1 TO9=₽ I/We do solemnly declare and affirm, grant and convey to the said parties of the second part, as tenants by the entire under the penalties of perjury, that I we are the legal owner(s) of the property their assigns, the survivor of them and the survivor's which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Phyllis Cole Friedman People's Counsel for Baltimore County (Type or Print Name) (Type or Print Name) BEING KNOWN AND DESIGNATED as Lot No. 15, as shown on a plat entitled Worthington Hillside II Section Three and recorded among the Land Records of Baltimore County in BEING a part of that land which by Deed dated May 1, 1978 and recorded among the Peter Max Zimmerman MARTORIE L.C. HOFFINAN Land Records of Baltimore County in Liber EHK, Jr. No. 5882, folio 8, was granted and conveyed by Charles Center Theatre Building, Inc., a Maryland corporation, to Worthington Deputy People's Counsel (Type or Print Name) Hillside Limited Partnership, a limited partnership, the Grantor herein. Room 223, Court House Towson, Maryland 21204 DEGINNING ON THE SOUTH WEST SIDE OF WOODWARD City and State 494-2188 BALTIMORE COUNTY, MARYLAND COURT AT A DISMUCE OF 343 FEET SOUTHEAST OF THE OFFICE OF FINANCE - REVENUE DIVISION Attorney for Petitioner MISCELLANEOUS CASH RECEIPT INTENSECTION OF TIMBER VIEW COULT I HEREBY CERTIFY that on this 20th day of June, 1986, a copy (Type or Print Name) of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Donald N. Hoffman, c/o Frank Yockey, 13819 Cripplegate Road, Phoenix, MD 21131, Petitioners' Representative. Name, address and phone number of legal owner, contract purchaser or representative to be contacted FRANK YOCKEY C 075*****83700Be 2177A 13819 CRIPLEGATE RA 666-3312 Peter Max Zimmerman Address PHCENIX 21131 Phone No. து இறுந்து இது இருக்கு ORDERED By The Zoning Commissioner of Baltimore County, this ____12th VALIDATION OR SIGNATURE OF CASHIER ----, 19.86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore on the _____14th_____ day of __July_____, 19_86, at _9:30 o'clock 87-13-A C OFFICE OF PLANNING & ZUMAN TOWSON, MARYLAND 21204 494-3353 CALTIMORE COUNTY
OFFICE OF PLANNING & ZONING BALTIMORE COUNTY OFFICE OF PLANNING & ZONING PETITION FOR ZONING VARIANCE County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 4th Election District ARNOLD JABLON Case No. 87-13-A JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER Your petition has been received and accepted for filing this Southwest Side of Woodward Court, 343 feet Southeast July 9, 1986 of the Intersection with Timber View Court DATE AND TIME: Monday, July 14, 1986, at 9:30 a.m. Mr. Donald N. Hoffman Mrs. Marjorie L. C. Hoffman PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland c/o Mr. Frank Yockey 13819 Cripplegate Road Received by: James E. Dyer The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Phoenix, Maryland 21131 Chairman, Zoning Plans Regulations of Baltimore County, will hold a public hearing: Petitioner's Advisory Committee Attorney RE: PETITION FOR ZONING VARIANCE Petition for Zoning Variance to permit construction of a SW/S of Woodward Ct., 343' SE of Intersection new dwelling with a side yard setback of 45 feet in with Timber View Ct. lieu of the required 50 feet 4th Election District Donald N. Hoffman, et ux - Petitioners CERTIFICATE OF POSTING Case No. 87-13-A ZONING DEPARTMENT OF BALTIMURE COUNTY Dear Mr. and Mrs. Hoffman: 00 - This is to advise you that \$65.37 is due for advertising and posting of the above property. This fee must be paid before an CERTIFICATE OF PUBLICATION 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. TOWSON, MD., June 25 , 19 86 PETITION FOR ZONING Location of property: SM/side of Woodward Ct. 343 SE Being the property of <u>Donald N. Hoffman</u>, et ux , as shown on plat plan filed with the Zoning Office. Do not remove sign from property from the time it is placed by THIS IS TO CERTIFY, that the annexed advertisement was this office until the day of the hearing itself. LOCATION: South Test Side of published in THE JEFFERSONIAN, a weekly newspaper printed In the event that this Petition(s) is granted, a building permit may be issued County, Maryland, and remit DATE AND TIME: Monday, July 14, within the thirty (30) day appeal period. The Zoning Commissioner will, however, BALTIMORE COUNTY, MARYLAND ng, Towson, Maryland 1996, at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, and published in Towson, Baltimore County, Md., appearing on entertain any request for a stay of the issuance of said permit during this period OFFICE OF FINANCE - REVENUE DIVISION June 26 19 86 MISCELLANEOUS CASH RECEIPT for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. The Zoning Commissioner of Ba more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per-BY ORDER OF ARNOLD JABLON SIN TREES FROM THE JEFFERSONIAN, ZONING COMMISSIONER mit construction of a new dwelling with a side yard action is of 45 feet in her of the required 50 feet.

Bring the property of Denald N. Hoffman, et us, as shown on plat plan Number of Signs: ____/ OF BALTIMORE COUNTY filed with the Zoning Office.

In the event that this Petition(s) is in the event that this retailed. In the event that this retailed, a building permit may be issued within the shirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said p. mitt during this period for good cause shows. Such request must be received in writing by the date of the hearing act abreve or made at the hearing.

By Order Of Advertising and Posting re Case 707-13-A Cost of Advertising 8 327******55,711 014%1 By Order Of ARNOLD JABLON, Zening Commissioner of Raltimose County VALIDATION OR SIGNATURE OF CASHIER 24.75 POP From the Color of the Color



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Arnold Jablon Date July 8, 1986 TO Zoning Commissioner Norman E. Gerber, AICP FROM Director, Office of Planning & Zoning SUBJECT Petitions for Zoning Variances: No. 87-13-A No. 87-14-A No. 87-18-A No. 87-19-A No. 87-20-A No. 87-21-A No. 87-22-A There are no comprehensive planning factors requiring comment on these petitions.

Industrial Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave Towson, Maryland 21204 olla 13819 Cripplegate Road

Phoenix, Maryland 21131

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

Chairman

MEMBERS

Mr. Donald N. Hoffman c/o Mr. Frank Yockey

> RE: Item No. 431 - Case No. 87-13-A Petitioner: Donald N. Hoffman, et ux Petition for Zoning Variance

Dear Mr. Hoffman:

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 Chairman Zoning Plans Advisory Committee

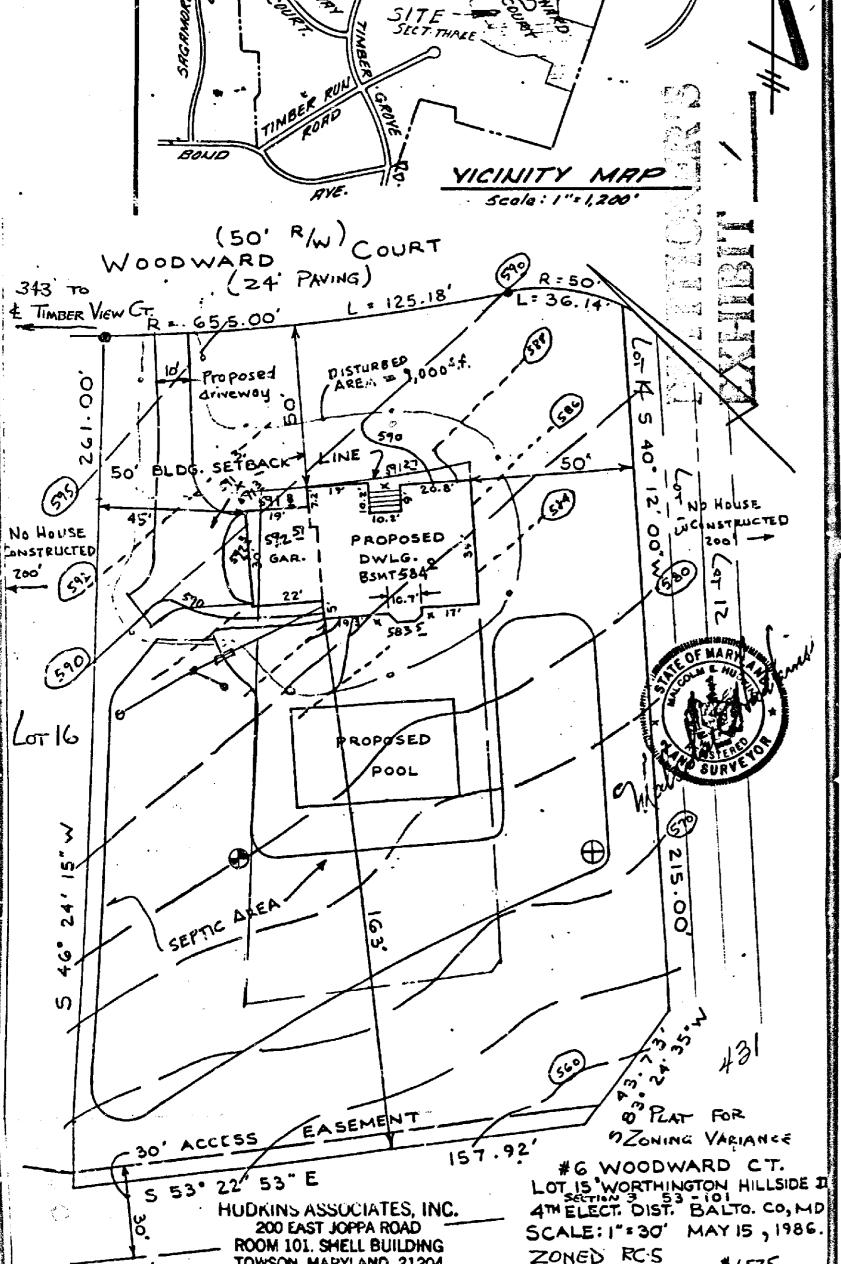
JED:kkb

Planning Group

PAUL H. REINCKE CHIEF June 3, 1986 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: Donald Hoffman, et ux Location: SW/S Woodward Ct., 343 ft. SE of intersection Timber View Item No.: Zoning Agenda: Meeting of May 27, 1986 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. (χ) 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 () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comment? . Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500



TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date July 8, 1986

Norman E. Gerber, AICP FROM Director, Office of Planning & Zoning

SUBJECT Petitions for Zoning Variances: No. 87-13-A

No. 87-14-A No. 87-18-A No. 87-19-A No. 87-20-A No. 87-21-A No. 87-22-A

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

NEG: JGH: bjs

NEG:JGH:bjs

Enclosures

Mr. Armold Jablon Zoming Commissioner County Office Building Towson, Haryland 21201

Dear Mr. Jablon:

JULY 1, 1986

Re: Zoning Advisory Meeting of MP4 27, 1986 Iten + 431
Procerty Owner: Donald HOFFMAN, etal Location: SW/S WOODWARDCT. 3431 SE OF THE INTERSECTION OF TIMBER

The Division of Current Planning and Development has reviewed the subject applicable.

The Division of Current Planning and Development has reviewed the subject 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 forward by the Burnay of Public Services.

[] Inis site is part of a larger tract; therfore 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 floodslain is prohibited under the provisions of Section 22-93 of the Development Regulations.

[)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

[)The emended Development Plan was approved by the Planning Goard. On

Landscaping: Must comply with dailimpre County Landscape Manual.

The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is rocated in a traffic area controlled by a "0" level intersection as defined by Bill 170-77, and as conditions change traffic capacity may become note limited. The Basic Services Areas the re-mystrated innuitly by the County Council

CC: Jumas Hoswell

Charge Current Planning and Development



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

July 9, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jabion, Zoning Commissioner Office of Planning and Zoning Toweon, Maryland 21204

Comments on Item # 431 Zoning Advisory Committee Meeting are as follows: Donald Hoffman, et ux SW/S Woodward Court, 343 feet SE of the Intersection of TimberView Ct. Districts

APPLICABLE ITEMS ARE CIRCLED: All structures shall comform to the Baltimore County Building Code as adopted by Coxecil Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. #117-1 = 1980) and other applicable Codes and Standards. (B.) A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seeks are not acceptable.

E. All Use Groupe except R-4 Single Family Detached Deellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. H-4 Use Groupe 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 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an

F. The structure does not appear to comply with Table 505 for permissionle 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______, of the Baltimore

H. 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 plane 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 and a set usually required. The change of Use Groups are from Use to Use or to Mixed (80).

The proposed project appears to be located in a Ficod Plain, Tidal/Biverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Bits plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(fence) is also required under a separate permit.

K. 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 extent of any persit. If desired the applicant may obtain additional information by wishing Roce 122 of the County Office Building at 121 W. Chesapeake avenue, Towson, Maryland Z. 204. Charles & Sumban Fit C. E. Burnhan, Chief





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,

Lany Wongston

Larry W. Snyder Vice President

LS/bfs

May 29, 1986

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

Dear Mr. Jablon:

Mr. Arnold Jablon

County Office Building

11 West Chesapeake Avenue Towson, Maryland 21204

Room: 113

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 forsee 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 outain. 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).

Donald N. Hoffman, stup

100 Strongwood Pictures Owners

cc: Mrs. Deboise