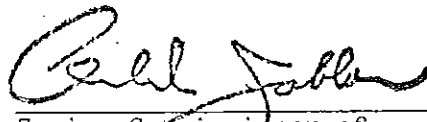


87-128-A	<u>SW/S of Loyola Dr., 280' SE of the c/l of Terrace Way</u>	9th Elec. Dist.
#36 8/12/86	Variance - filing fee \$35.00 - Robert Edwin Bonhage, Jr., et ux	
8/12/86	Hearing set for 10/6/86, at 10:15 a.m.	
10/6/86	Advertising and Posting - \$73.75	
10/7/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a front yard setback of 23' in lieu of the required 25' is GRANTED.	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and, unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of October, 1986, that the Petition for Zoning Variance to permit a front yard setback of 23 feet in lieu of the required 25 feet be and is hereby GRANTED from and after the date of this Order.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Robert Edwin Bonhage, Jr.

People's Counsel

36 87-128-A **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B.1111.C.2.1945 regulations to permit a front yard setback of 23 ft. in lieu of the required 25 ft.

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

A SUMMIT WOODS DEN WAS ADDED TO THE HOUSE APPROX. 22 years ago and a corner of DEN EXTENDS APPROX. 2 ft. into setback. As new owners of house we would like a variance to allow for this.

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
City and State

Legal Owner(s):
ROBERT EDWIN BONHAGE, JR.
(Type or Print Name)
Signature
BARBARA SCHMIDT BONHAGE
(Type or Print Name)
Signature
Blanca Schor Brubaker
(Type or Print Name)

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

819 Loyola Dr. 583-7734
Address
Phone No.
J. D. Wilson, MD 21204
City and State

Name, address and phone number of legal owner, tract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

819 Loyola Dr. 583-7734
Address
Phone No.
J. D. Wilson, MD 21204
City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th

of August, 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 6th day of October, 1986, at 10:15 o'clock

By Order of
Zoning Commissioner of Baltimore County.

(over)

Zoning Description

Beginning on the SW/S of Loyola Drive, 280 ft. SE of the centerline of Terrace Way. Being lot # 30 Charles Terrace 17/28. Containing Approx. .27 Ac.+ in the 9th Election District.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Loyola Dr., 280' SE of : OF BALTIMORE COUNTY
the C/L of Terrace Way :
9th District :
ROBERT EDWIN BONHAGE, JR., : Case No. 87-128-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 this 22nd day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert E. Bonhage, 819 Loyola Drive, Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. Robert Edwin Bonhage, Jr.
Mrs. Barbara Schmidt Bonhage
819 Loyola Drive
Towson, Maryland 21204

August 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S of Loyola Dr., 280' SE of the c/l of Terrace Way
9th Election District
Robert Edwin Bonhage, Jr., et ux - Petitioners
Case No. 87-128-A

TIME: 10:15 a.m.
DATE: Monday, October 6, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

By Order of
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 020028
DATE 7/23/86 ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM Robert Bonhage Jr.
FOR: Variance # 36
0203*****35000 0248F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th
Posted for Variance
Petitioner: Robert Edwin Bonhage Jr. et ux
Location of property: SW/S of Loyola Dr. 280' SE of the C/L of Terrace Way (819 Loyola Dr.)
Location of Sign: Character of 819 Loyola Drive
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of return: 9-12-86

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 17 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 September 17, 1986.

TOWSON TIMES,

Susan Shuler Orselt
Publisher

34.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18 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 September 18 1986.

THE JEFFERSONIAN,

Susan Shuler Orselt

Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-128-A

LOCATION: Southwest Side of Loyola Drive, 280 feet Southeast of the Centerline of Terrace Way

DATE AND TIME: Monday, October 6, 1986, at 10:15 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 front yard setback of 23 feet in lieu of the required 25 feet

Being the property of Robert Edwin Bonhage, Jr., 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

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 30, 1986

Mr. Robert Edwin Bonhage, Jr.
Mrs. Barbara Schmidt Bonhage
819 Loyola Drive
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/S of Loyola Dr., 280' SE of the c/l of Terrace Way
9th Election District
Robert Edwin Bonhage, Jr., et ux - Petitioners
Case No. 87-128-A

Dear Mr. and Mrs. Bonhage:

This is to advise you that \$73.75 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.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Office, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025562
DATE 10-6-86 ACCOUNT R-01-615-000
Sign & Post Returned
AMOUNT \$ 73.75
RECEIVED FROM Robert E. Bonhage Jr. et ux
FOR: Advertising & Posting 87-128-A
0207*****73750 0005F
VALIDATION OR SIGNATURE OF CASHIER

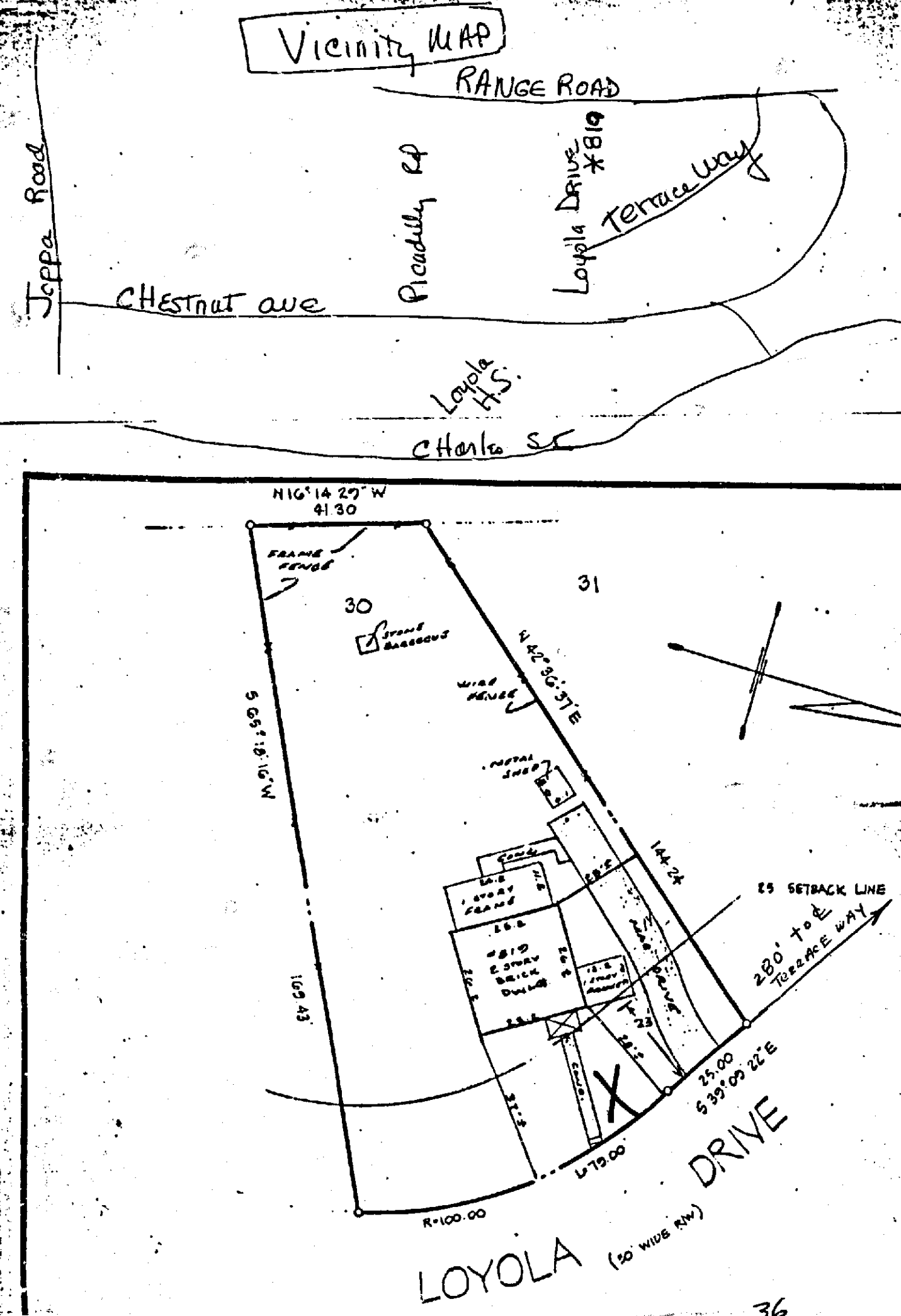
PETITION FOR
ZONING VARIANCE
Case No. 87-128-A
LOCATION: Southwest Side of Loyola Drive, 280 feet Southeast of the Centerline of Terrace Way
9th Election District
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a front yard setback of 23 feet in lieu of the required 25 feet
Being the property of Robert Edwin Bonhage, Jr., 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.

CRITER RECEIVED FOR FILING
DATE 10/1/86
BY [Signature]

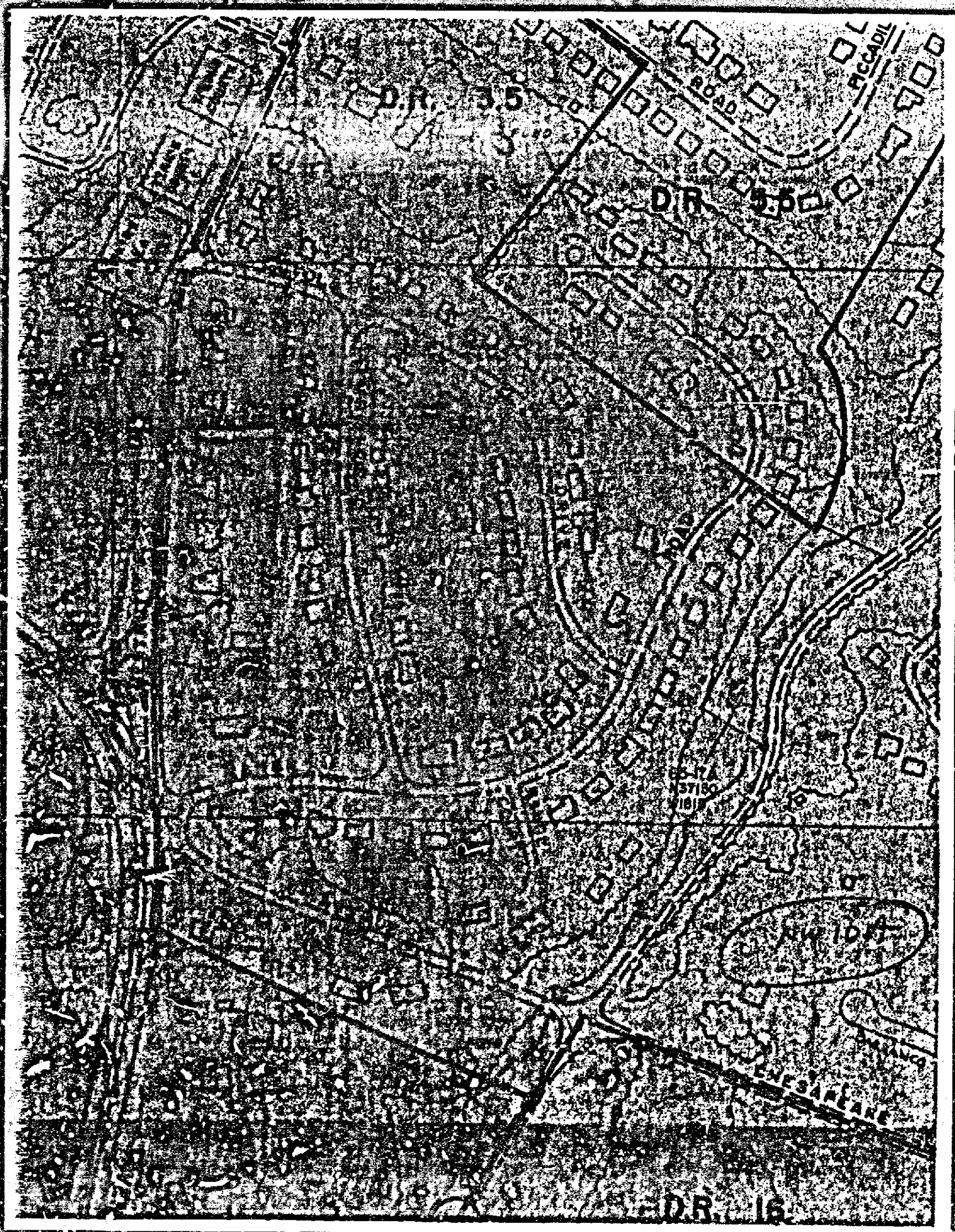
Robert Edwin Bonhage, Jr., et ux
SW/S of Loyola Dr., 280' SE of the C/L of Terrace Way

87-128-A

02-37760
02-2315



PLAT FOR Zoning Variance
 Robert E. Bonhage & Barbara Schmitt Bonhage 87-128-A
 District 9 Zoned DR-35
 Subdivision: Charles Terrace
 Lot 30, Records of Balto Co in Liber T.B.S. NO 1808 Folio 32.
 Also shown as Lot 30 on the Plat of Part of Plat of Charles Terrace which
 is recorded (B.C.) in Plat Book G.L.B. # 17 Folio 20.
 Existing utilities: Loyola Drive Scale 1"=30'



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
 12th day of August, 1986.
 Arnold Jablon
 Zoning Commissioner
 Received by: James E. Dyer
 Chairman, Zoning Plans
 Advisory Committee
 Petitioner: Robert E. Bonhage, Jr.
 Petitioner's Attorney: et ux

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 To: Zoning Commissioner
 From: Norman E. Gerber, AICP, Director
 Office of Planning and Zoning
 Subject: Zoning Petitions Nos. 87-116-A, 87-127-A, 87-128-A, 87-130-A, 87-133-A,
 87-134-A, 87-135-A, 87-136-A, and 87-137-A
 There are no comprehensive planning factors requiring comment on
 these petitions.
 Norman E. Gerber, AICP
 Director
 NEG:JGH:slm
 CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
 September 17, 1986
 COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204
 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. Robert Edwin Bonhage, Jr.
 819 Loyola Drive
 Towson, Maryland 21204
 RE: Item No. 36 - Case No. 87-128-A
 Petitioner: Robert Edwin Bonhage, Jr.
 et ux
 Petition for Zoning Variance
 Dear Mr. Bonhage:
 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 recom-
 mendations 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:kbb
 Enclosures

BALTIMORE COUNTY
 DEPARTMENT OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 AUGUST 22, 1986
 Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204
 Dear Mr. Jablon:
 The Division of Current Planning and Development has reviewed the subject
 petition and offers the following comments. The items checked below are
 applicable.
 There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group Meeting was held and the minutes will be
 forwarded by the Bureau of Public Services.
 This site is part of a larger tract; therefore it is defined as a
 subdivision. The plan must show the entire tract.
 A record plat will be required and must be recorded prior
 to issuance of a building permit.
 The access to a building permit.
 The circulation on this site is not satisfactory.
 The parking arrangement is not satisfactory.
 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 22-58 of the Development
 Regulations.
 Development of this site may constitute a potential conflict with
 the Baltimore County Master Plan.
 The amended Development Plan as approved by the Planning Board.
 Landscaping: Must comply with Baltimore County Landscape Manual,
 Bill 128-79. No building permit may be issued until a Design
 Capacity Use Certificate has been issued. The deficient service
 is:
 The property is located in a traffic area contravened by a "D" level
 intersection as defined by Bill 128-79, and as conditions change
 are re-evaluated annually by the County Council.
 Additional comments:
 Cecil James Howell
 Director, Current Planning and Development

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500
 PAUL H. REINCKE
 CHIEF
 August 14, 1986
 Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204
 RE: Property Owner: Robert E. Bonhage, et ux
 Location: SW/S Loyola Dr. 280' SE Terrace Way
 Item No.: 36
 Zoning Agenda: Meeting of 8/5/86
 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.
 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: C. E. Kelley, S. H. H. Noted and Approved: J. H. O'Neill
 Planning Group Fire Prevention Bureau
 Special Inspection Division
 /mb

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610
 AUGUST 11, 1986
 TED ZALESKI, JR.
 DIRECTOR
 Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 Towson, Maryland 21204
 Dear Mr. Jablon:
 Comments on Item # 36 Zoning Advisory Committee Meeting are as follows:
 Property Owner: Robert E. Bonhage, et ux
 Location: SW/S Loyola Drive, 280' SE Terrace Way
 District: 9th.
 APPLICABLE ITEMS ARE CHECKED:
 All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85,
 the Maryland Code for the Building and Code (A.M.S.I. 87-1 - 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 architect or engineer is not required on plans and technical data.
 Commercial: Three sets of construction drawings sealed and signed by a registered architect or engineer
 or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
 All the Groups except the Single Family Detached Buildings require a minimum of 1 hour fire rating, for
 exterior walls closer than 6'-0" to an interior lot line. Lot Two Groups 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 101.1, Section 101.2 and Table 101.2. No openings are permitted in an
 exterior wall within 3'-0" of an interior lot line.
 The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
 variance by this office cannot be considered until the necessary data pertaining to height/area and
 construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
 The requested variance appears to conflict with Section(s) _____ of the Baltimore
 County Building Code.
 When filing for a required Change of Use/Temporary Permit, an alternate 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 Architects or
 Engineers are usually required. The change of Use Groups are from the _____ or
 the _____ See Section 512 of the Building Code.
 The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached
 copy of Section 510.0 of the Building Code as adopted by Bill 87-85. Site plans shall show the correct
 elevations above sea level for the 1st and the finish floor levels including basement.
 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 full review of the project. If desired
 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
 W. Chesapeake Avenue, Towson, Maryland 21204.
 Charles E. Jordan
 Building Plans Review
 L/27/86