

87-306-A

# 172

12/10/86

12/10/86

1/21/87

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NW/S Magledt Rd., 378' NE of Hilltop Dr.  
(9804 Magledt Rd.)

11th Elec. Dist.

Variance - filing fee \$35.00 - Josef J. Riedlbauer, et ux

Hearing set for 1/21/87, at 10:00 a.m.

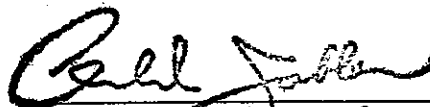
Advertising and Posting - \$78.00

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard and to be 17.5' in height in lieu of the permitted 15' is GRANTED with restrictions.

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 21<sup>st</sup> day of January, 1987, that the Petition for Zoning Variances to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard and to be 17.5 feet in height in lieu of the permitted 15 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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.
2. The garage shall be constructed so as to be aesthetically compatible with the dwelling.
3. Access shall be limited solely to the west side of the garage.
4. The Petitioners and Mrs. VanHorn shall agree on the appropriate screening to be placed on the east side of the garage from the existing macadam driveway to within 10 feet of the north property line. If no agreement can be reached, the Zoning Commissioner shall so decide.
5. The Petitioner shall request a review of the potential parking of the helicopter in the garage by the Police Department. If they advise the Zoning Commissioner that it would not be safe, then the Petitioner shall not be permitted to do so.
6. A revised site plan, showing the agreed upon screening and the designated access to the garage, shall be submitted to the Zoning Commissioner for approval.

  
\_\_\_\_\_  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Mr. & Mrs. Josef J. Riedlbauer

Ms. Barbara VanHorn

People's Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

172  
87-306-A

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 400.1 to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard and 400.3 to permit an accessory structure height of 17.5 feet in lieu of the permitted 15 feet.

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

Helicopter pad needs certain minimum clearance

Helistop was granted by Case No. 87-37-X on September 5, 1986. Additional height is required to store a 10-foot-high pop-up camper van.

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

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

JOSEF J. RIEDLBAUER

(Type or Print Name)

Signature

Sheri J. RiedlbaueR

(Type or Print Name)

Signature

9804 Magledt Rd. 661-3862

Address

Phone No.

BALD. Md. 21234

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

JOSEF J. RIEDLBAUER

Name

9804 MAGLEDT RD 366-6900

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of December, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 21st day of January, 1987, at 10:00 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

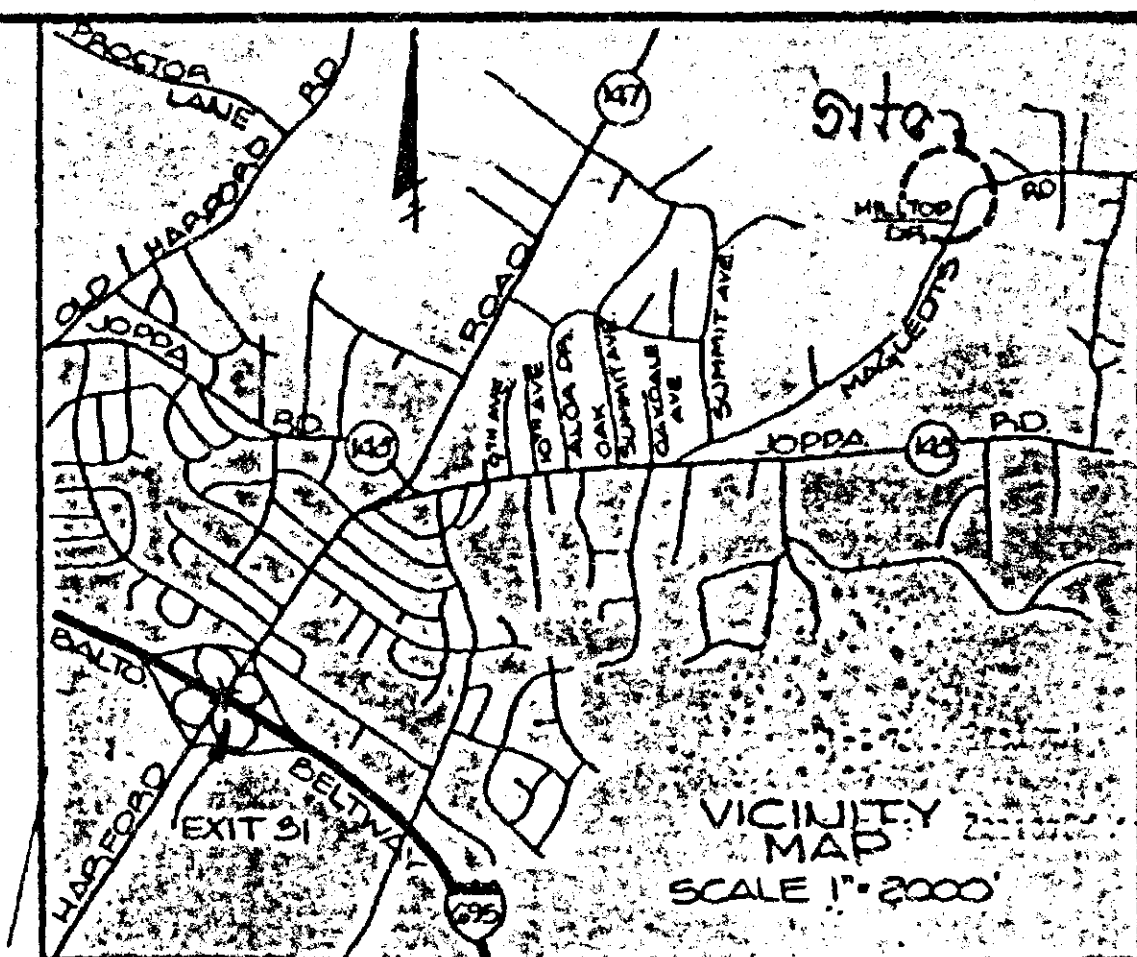
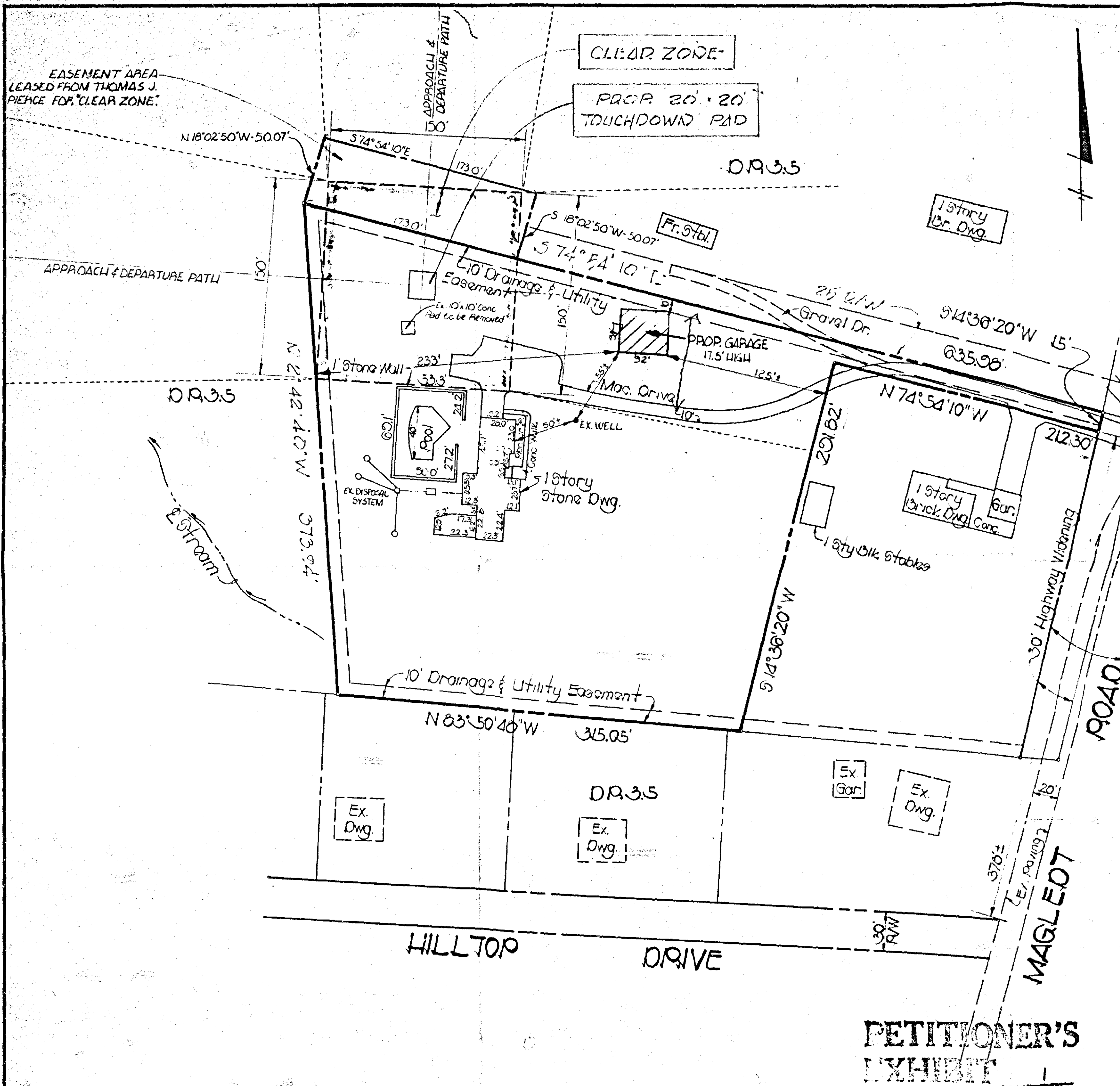












- NOTES:
1. Ex. Zoning
  2. Area of Tract
  3. No Public Water or Sewer is available.

DR 3.5  
2.901 Ac. ±

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3535

PLAT TO ACCOMPANY ZONING PETITION FOR A SPECIAL EXCEPTION FOR A GARAGE

**RIEDLBAUER PROPERTY**  
#9804 MAGLEOT ROAD

11TH Election District Baltimore Co., MD.

SCALE: 1" = 50' DES. BY: P.C.B. DATE: 10-7-86 DRN. BY: P.C.B. SHT. 1 OF 1

**PETITIONER'S EXHIBIT**