

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 1802.3B(2)(i), 302.1 to permit a front yard setback

of 23 feet in lieu of the average 25 feet, a minimum side yard setback of 5 feet

in lieu of the required 8 feet, a sum of the side yard setbacks of 17 feet in lieu of the required 20 feet, and a rear yard setback of 9 feet in lieu of the required 30

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

Want to build a 24.5' x 12.5' family room off right side of house. Cannot be built off back due to stairwell screened porch, as well as not being adjacent to the kitchen.

Due to the house being positioned at an angle, back corner will extend over 4 ft setback by approx. 3 ft. As the wall goes towards the front, it falls away from the setback line. A smaller width would be ungainly and unusable for the intended use as a family room.

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:	Legal Owner(s):
(Type or Print Name)	BURTON H. LOHNES
Signature	<i>Burton H. Lohnes</i>
Address	SHARON H. LOHNES
City and State	<i>Lutherville, Md. 21093</i>
Attorney for Petitioner:	
(Type or Print Name)	1606 Trebor Ct. 252-4613
Signature	<i>Lutherville, Md. 21093</i>
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 Commission of Baltimore County, this 6th day of April, 1987, 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, and property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 301, County Office Building in Towson, Baltimore County, on the 21st day of May, 1987 at 9:45 o'clock

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

A side yard setback of 11 ft was granted on 9/19/86, (81-44-A) but upon having the plot resurveyed (there were no boundary markers), property lines were found to be 12 inches to the left of the original stated lines. Again due to the angle of the house, the front corner would extend 2 ft over the 25 ft minimum front setback. To state the addition back further would be aesthetically unappealing.

IN RE: PETITION FOR ZONING VARIANCE	BEFORE THE
NW/S Trebor Court, 534' SW	DEPUTY ZONING COMMISSIONER
of the c/l of Spring Avenue	OF BALTIMORE COUNTY
(1606 Trebor Court)	
8th Election District	Case No. 87-467-A
4th Councilmanic District	
Burton H. Lohnes, et ux	
Petitioners	

The Petitioners herein request a variance to permit a front yard setback of 23 feet in lieu of the average 25 feet, a minimum side yard setback of 5 feet in lieu of the required 8 feet, a sum of the side yard setbacks of 17 feet in lieu of the required 20 feet, and a rear yard setback of 9 feet in lieu of the required 30 feet.

Testimony by the Petitioners indicated that they were granted a variance to permit a west side yard setback of 11 feet and an east side yard setback of 7 feet for a 13' x 25.5' addition by Order dated September 18, 1986, Case No. 87-84-A. Subsequent to the public hearing held in that case, the Petitioners had their property resurveyed and the property lines were relocated differently from the originally stated lines. Although the Petitioners have reduced the size of the proposed addition to 12.5' x 24.5', the variances requested in the instant case are still required in order to meet zoning regulations. There were no Pro-testants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of May, 1987, that a front yard setback of 23 feet, a

ORDER RECEIVED FOR FILING
Date 5/28/87
By *Beth G. Seligman*

ORDER RECEIVED FOR FILING
Date 5/28/87
By *Beth G. Seligman*

minimum side yard setback of 5 feet, a sum of the side yard setbacks of 17 feet, and a rear yard setback of 9 feet, in accordance with the plan submitted, be and are hereby approved, and as such, the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order.

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

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

May 28, 1987

Mr. & Mrs. Burton H. Lohnes
1606 Trebor Court
Lutherville, Maryland 21093

Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
NW/S Trebor Court, 534' SW of
the c/l of Spring Avenue
8th Election District
4th Councilmanic District
Case No. 87-467-A

Dear Mr. & Mrs. Lohnes:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

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

JHJ/bjs

Enclosures

cc: People's Counsel

Zoning Description

Beginning on N. West side of Trebor Court approximately 64 feet wide, at a distance of 534 feet south of the center line of Spring Avenue. Being Lot 9, in the subdivision Villa Vue East, resubdivision of part of Plat No. 2 Luther-Villa Book No. 30, Folio 140. Also known as 1606 Trebor Court in the 8th Election district.

PETITION FOR ZONING VARIANCES

8th Election District - 4th Councilmanic District

Case No. 87-467-A

LOCATION: Northwest Side of Trebor Court, 534 feet Southwest of the Centerline of Spring Avenue (1606 Trebor Court)

DATE AND TIME: Thursday, May 21, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 301, 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 Variances to permit a front yard setback of 23 feet in lieu of the average 25 feet, a minimum side yard setback of 5 feet in lieu of the required 8 feet, a sum of the side yard setbacks of 17 feet in lieu of the required 20 feet, and a rear yard setback of 9 feet in lieu of the required 30 feet

Being the property of Burton H. Lohnes, 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

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of April, 1987.

James E. Dyer
Zoning Commissioner

Petitioner: Burton H. Lohnes, et ux Received by: James E. Dyer
Petitioner's Attorney: _____ Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 13, 1987

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

SUBJECT: Zoning Petitions No. 87-462-A, 87-463-A, 87-464-A, 87-466-A and 87-467-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slb

RECEIVED
APR 14 1987

ZONING OFFICE

CPS-hnn

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1987

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. Burton H. Lohnes
1606 Trebor Court
Lutherville, Maryland 21093

RE: Item No. 346 - Case No. 87-467-A
Petitioner: Burton H. Lohnes, et ux
Petition for Zoning Variance

Dear Mr. Lohnes:

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:kbb

Enclosures



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21201

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for Items number 327, 329, 330, 332, 333, 334, 335, 337, 338, 339, 340, 344, 345, 346, 347, and 348.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:11



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
404-4500

PAUL H. RENCKE
CHIEF

March 5, 1987

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

RE: Property Owner: Burton H. Lohnes, et ux

Location: NW/8 Trebor Ct., 534' SW of the c/l of Spring Avenue
1606 Trebor Ct.

Item No.: 346

Zoning Agenda: Meeting of 3/3/87

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 comments, at this time.

REVIEWED: *John F. O'Neill*
Planning Office
Special Inspection Division

Noted and Approved:

John F. O'Neill
Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 346 Zoning Advisory Committee Meeting are as follows:

Property Owner: Burton H. Lohnes
Location: NW/8 Trebor Ct. 534' SW of the c/l of Spring Ave.
District: 8th

APPLICABLE RULES AND CODES:

- (A) 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.C. 1, 87-1 - 1-80) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings shall be submitted to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. 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 seals are not acceptable.
- E. All new Group except 8th Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But new Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an exterior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1408.2 and Table 1408. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. 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.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a revised Change of Use/Accessory Permit, an alternative 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. Revised Architectural or Engineer seals are usually required. The change of Use Change use from the _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood Elevation. Please see the attached map of Section 514.0 of the Building Code as adopted by Bill 87-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments
- 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 permit. If the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Flanagan
Mark S. Flanagan
Building Plans Review

LJZ:MK

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S Trebor Ct., 534' SW of C/L
of Spring Ave. (1606 Trebor Ct.): OF BALTIMORE COUNTY
8th District
BURTON H. LOHNES, et ux, : Case No. 87-467-A
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 29th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Burton H. Lohnes, 1606 Trebor Ct., Lutherville, MD 21093, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JARON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 12, 1987

Mr. Burton H. Lohnes
Mrs. Sharon U. Lohnes
1606 Trebor Court
Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCES
NW/S Trebor Ct., 534' SW of the c/l of Spring
Ave. (1606 Trebor Ct.)
8th Election District - 4th Councilmanic District
Burton H. Lohnes, et ux - Petitioners
Case No. 87-467-A

Dear Mr. and Mrs. Lohnes:

This is to advise you that \$76.42 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 Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5/21/87 ACCOUNT R-01-615-000
SIGN & POST
RETURNED
Mr. Burton H. Lohnes, 1606 Trebor Ct.,
Lutherville, Md. 21093
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-467-A
FOR: 8 8030*****756276 32161
VALIDATION OR SIGNATURE OF CASHIER

Mr. Burton H. Lohnes
Mrs. Sharon U. Lohnes
1606 Trebor Court
Lutherville, Maryland 21093

April 9, 1987

NOTICE OF HEARING

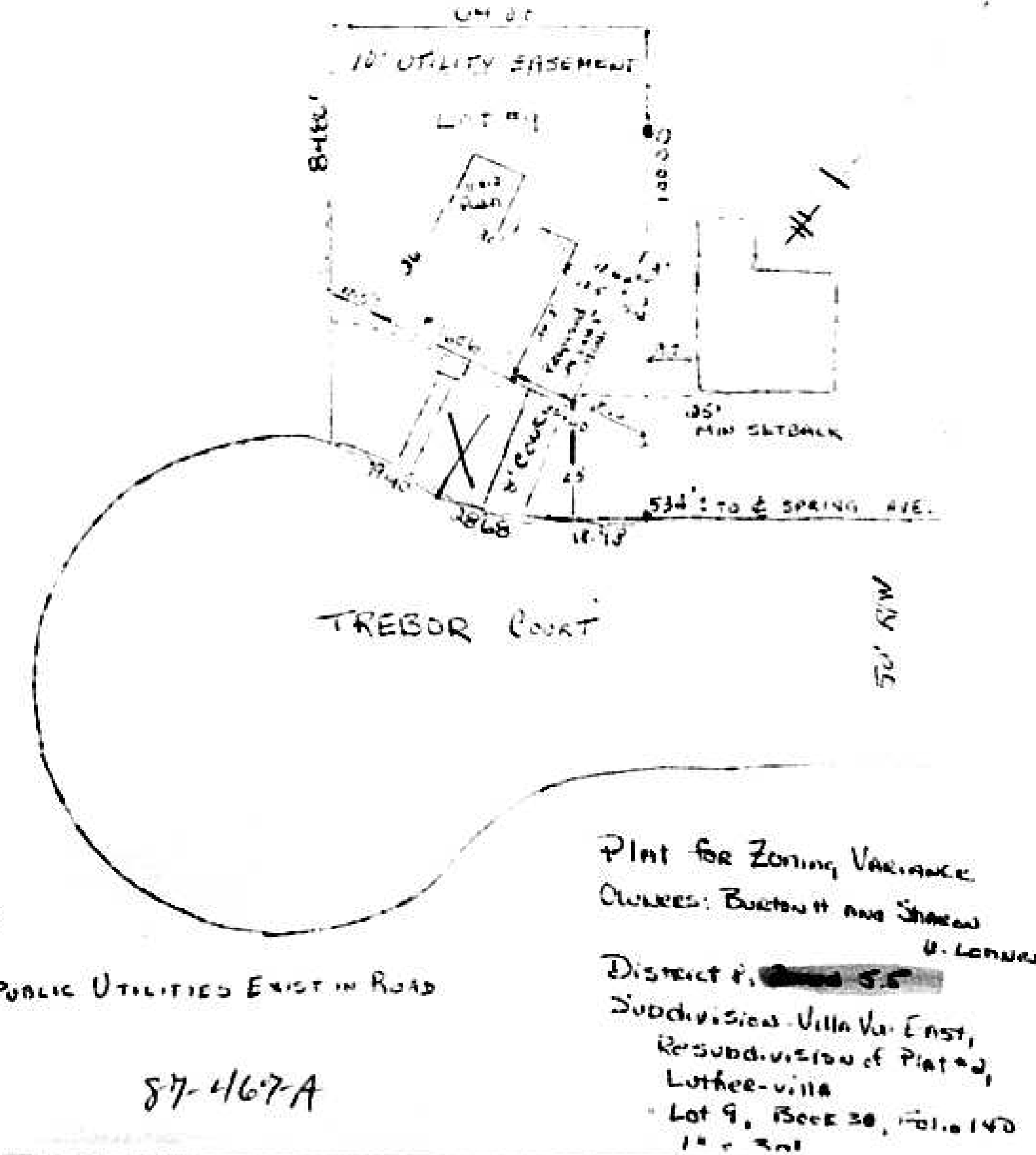
RE: PETITION FOR ZONING VARIANCES
NW/S Trebor Ct., 534' SW of the c/l of
Spring Ave. (1606 Trebor Ct.)
8th Election District - 4th Councilmanic District
Burton H. Lohnes, et ux - Petitioners
Case No. 87-467-A

TIME: 9:45 a.m.
DATE: Thursday, May 21, 1987
PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 5/23/87 ACCOUNT R-01-615
RECEIVED FROM: SHARON LOHNES
FOR: FILING FEE FOR VARIANCE Item 346
8 8023*****350016 3246F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
SENIOR DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting May 1, 87
Posted for: Variance
Petitioner: Burton H. Lohnes et ux
Location of property: NW/S Trebor Court 534' SW of the c/l
of Spring Ave.
Location of Sign: On front of 1606 Trebor Court
Remarks:
Posted by: J. J. Rute Date of return: May 8, 87
Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 30, 1987
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 April 30, 1987.

THE JEFFERSONIAN

Publisher

3217

Office of
PATUXENT
10730 Little Patuxent Pkwy
Columbia, MD 21044

May 5 19 87

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR ZONING VARIANCES

was inserted in the following:
☐ Calonsville Times TOWSON FLIER
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 2 day of May 19 87, that is to say,
the same was inserted in the issues of
April 30, 1987

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, MARYLAND

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF