

421 87-472-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 1B02.3.B (1B01.2.C.4) to permit 40 ft. to the centerline of the street in lieu of the required 50 ft. and S.1B01.2.C.6 (V.B..8, C.M.D.P.) to permit a garage portion of a dwelling to be located 20 ft. from the street R/W in lieu of the required 22 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. House Size is 74 feet x 30 feet. Lot is largest lot in area, and a small fraction of same exceeds building set back.
2. House is first and last house on that side of street, therefore, easement does not interfere with anyone else's property line.

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:

John J. Cooper, Sr.
(Type or Print Name)
Signature
7 Kenlawn Court
Address
Towson, MD 21204 301-494-8724
City and State

Legal Owner(s):

Wayne R. Hennlein, Sr.
(Type or Print Name)
Signature
Bonnie L. Hennlein
(Type or Print Name)
Signature

Attorney for Petitioner:

7714 Philadelphia Road, 866-8956
Address Phone No.
Baltimore, MD 21237
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John J. Cooper, Sr.
Name
7 Kenlawn Ct., 21204 301-494-8724
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 1987, at 9:30 o'clock A.M.

ORDER RECEIVED FOR FILING
Date 6/15/87

ESTIMATED LENGTH OF HEARING -1/2HR. (over)
ALL REVIEWED BY: WJR DATE: 4-15-87

ZONING DESCRIPTION

Beginning on the northeast side of Hoff Court at the distance of 112 feet west of the center line of John Avenue Being Lot 13 in the subdivision of Lloyd Property "Grinnendale" formerly E.H.K., Jr. 45/140. Original Plat Book 45 Folio 65 amended July 7, 1983, Filed for Record October 31, 1983, EWR Jr 50 Folio 111. Also known as 44 Hoff Court in the 15th Election District. Containing 10,624 Sq. Ft.

PETITION FOR ZONING VARIANCES

15th Election District - 5th Councilmanic District
Case No. 87-472-A

LOCATION: Northeast Side of Hoff Court, 112 feet West of the Centerline of John Avenue (4 Hoff Court)
DATE AND TIME: Monday, June 8, 1987, at 9:30 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 Variations to permit 40 feet to the centerline of the street in lieu of the required 50 feet and a garage portion of a dwelling to be located 20 feet from the street right-of-way in lieu of the required 22 feet

Being the property of Wayne R. Hennlein, Sr., 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

OFFICE COPY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE/S Hoff Ct., 112' W of C/L of : OF BALTIMORE COUNTY
John Ave. (4 Hoff Ct.) :
15th District :
WAYNE R. HENNLEIN, SR., et ux, : Case No. 87-472-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 20th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Wayne R. Hennlein, Sr., 7714 Philadelphia Rd., Baltimore, MD 21237, Petitioners; and Mr. John J. Cooper, Sr., 7 Kenlawn Ct., Towson, MD 21204, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JARLON
ZONING COMMISSIONER
June 2, 1987

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

Mr. John J. Cooper, Sr.
7 Kenlawn Court
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
NE/S Hoff Ct., 112' W of the c/l of John Ave.
(4 Hoff Ct.)
15th Election District - 5th Councilmanic District
Wayne R. Hennlein, Sr., et ux - Petitioners
Case No. 87-472-A

Dear Mr. Cooper:

This is to advise you that \$108.42 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: 111 W. Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35879
DATE 6/15/87 ACCOUNT 8-01-013-000
POST SIGN & HARDWARE RETURNED
Mr. John J. Cooper, Sr., 6701 Railway Ave.,
Baltimore, Md. 21222
ADVERTISING & POSTING COSTS RE CASE 87-472-A
FOR 8 8010*****125824 80847
VALIDATION OR SIGNATURE OF CASHIER

Mr. John J. Cooper, Sr.
7 Kenlawn Court
Towson, Maryland 21204

April 24, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NE/S Hoff Ct., 112' W of the c/l of John Ave.
(4 Hoff Ct.)
15th Election District - 5th Councilmanic District
Wayne R. Hennlein, Sr., et ux - Petitioners
Case No. 87-472-A

TIME: 9:30 a.m.

DATE: Monday, June 8, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

AJmed

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 32554
DATE 6/15/87 ACCOUNT 01-015-000
Mr. John J. Cooper, Sr.
FOR 8 809*****35824 31547
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

4 Eastern Blvd.
Baltimore, Md. 21221
MAY 21, 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

WAYNE R. HENNLEIN, SR., FOR ZONING VARIANCES, 15th ELECTION DISTRICT, to advertise, NE/S HOFF CT., 112 WEST OF THE C/L OF JOHN AVE. (4 HOFF CT.) PO# 87894 REQ#00130, 122.50 lines at \$61.25

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for successive week(s) before the 22 day of MAY 19 87 that is to say, the same was inserted in the issues of 5/21 19 87

The Avenue Inc.

per publisher

By Duane Coldwell

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of June, 1987, that the Petition for Zoning Variance to permit a setback of 40 feet to the centerline of the street in lieu of the required 50 feet and a setback of 20 feet to the street right of way in lieu of the required 22 feet for a garage portion of the dwelling be and is hereby GRANTED, first 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.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. John J. Cooper, Sr.

People's Counsel

RECEIVED
By *John J. Cooper, Sr.*
People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-472-A

District: 15th Date of Posting: 5/20/87
Posted for: Variance
Petitioner: Wayne R. Hennlein, Sr. et al.
Location of property: N.B. Hoff Ct. off of John Ave.
H. Hoff Ct.
Location of Signs: Corner of Hoff Ct. and John Ave.
on both sides of Hoff Ct.
Remarks: None
Posted by: W. E. Gerber Date of return: June
Number of Signs: 4

NOTICE FOR POSTING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for a zoning variance to permit a building to be constructed on a lot of 10,000 sq. ft. and a garage portion of the dwelling to be located at least 40 feet from the street right of way in lieu of the required 50 feet.
The property of Wayne R. Hennlein, Sr. et al. is shown on the plan attached to the Zoning Commission's petition for a zoning variance to permit a building to be constructed on a lot of 10,000 sq. ft. and a garage portion of the dwelling to be located at least 40 feet from the street right of way in lieu of the required 50 feet.
By Order of the Zoning Commission
1987 May 21

CERTIFICATE OF PUBLICATION

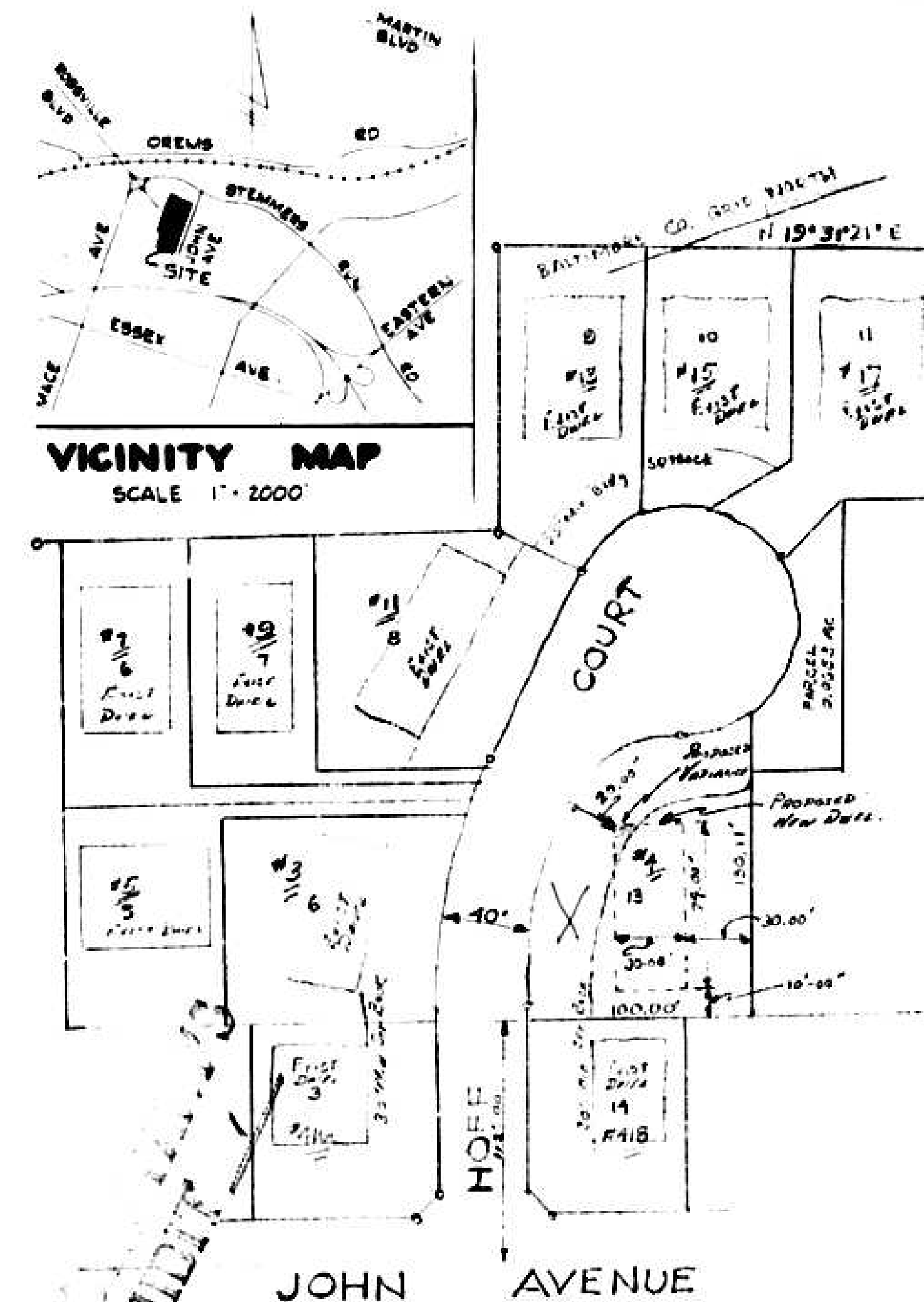
TOWSON, MD., May 21, 1987.

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 May 21, 1987.

THE JEFFERSONIAN,

James E. Dyer
Publisher

32.17



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 7, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-472-A, 87-475-A, 87-476-SpH, 87-480-A, 87-481-A, 87-482-A, 87-485-X, 87-486-A and 87-487-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:10

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 1987

COMMITTEE OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Wayne R. Hennlein, Sr.
7714 Philadelphia Road
Baltimore, Maryland 21237

RE: Item No. 421 - Case No. 87-472-A
Petitioner: Wayne R. Hennlein, Sr.
et al.
Petition for Zoning Variance

Dear Mr. Hennlein:

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 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 June, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

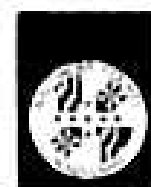
Petitioner: Wayne R. Hennlein, Sr. et al. Received by: James E. Dyer
Petitioner's Attorney: _____ Chairman, Zoning Plans Advisory Committee

RECEIVED
MAY 11 1987
ZONING OFFICE

Paul H. Bousch
Chief

Apr. 11, 1987

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



Thomas F. Bauman
County Executive

Re: Property Owner: Wayne E. Bennein, Sr., et al.

Location: NE/S Hoff Court, 112' W. centerline John Avenue

Item No.: 421

Zoning Agency Meeting of 4/28/87

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 100 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: John J. Cooper, Sr.
Boufford Group
Special Inspection Division

Noted and
Approved:

John J. Cooper, Sr.
Fire Prevention Bureau

Item # 421

April 15, 1987

To The Zoning Commissioner of Baltimore County:

I hereby appeal to you for an emergency zoning variance for the attached property known as 44 Hoff Court for the following reasons:

- I. I am in the process of purchasing this property and have placed a deposit upon it. The present owner has another buyer and is willing to accept a contingency contract based on the approval of the variance. I, therefore, may lose this property, as well as my deposit.
I further appeal to your common sense and reasoning since the variance I am requesting is minor as can be seen by the attached plat plan showing the shaded area in question. This area would not be in question if there were no curves. In addition, the adjacent property directly to the west cannot be built upon, and I am enclosing copies of letters signed by all residents of Hoff Court indicating no objections to granting this variance since the lot is at present vacant and all residents look forward to having it occupied.
- II. I am presently on a month-to-month rental lease in anticipation of building this dwelling and could be evicted if the landlord is able to find another tenant.
- III. My builder has promised a finish date of late July 1987 if he is able to start now, and our 8 year old daughter would be able to make a smooth transition into a new school district.
- IV. My builder will require additional funds to offset any inflation in building materials and labor if the project is postponed another 60 to 90 days.

Sincerely,

John J. Cooper, Sr.
John J. Cooper, Sr.
7 Kenilawn Court
Towson, MD 21204
301-494-8724

To Whom It May Concern:

An Declarants and in accordance with the Declaration of Covenants and Restrictions of certain real property located in the Fifteenth Election District of Baltimore County, Maryland, as shown on Plat entitled "Lloyd Property 'Grimesdale'" recorded among the Land Records of Baltimore County in Platbook E.H.K.Jr. No. 45, folio 140; being part of the property which by Deed dated November 21, 1978, and recorded among Land Records in Liber E.H.K.Jr. No. 5961, folio 426, we have no objection and hereby approve the zoning variance requested, which consists of extending a 30 foot wide x 74 foot long ranch type dwelling approximately plus or minus five feet over one corner of the setback line as indicated by the attached sketch of 44 Hoff Court, Lot 413.

Thomas A. Lloyd
Thomas A. Lloyd

4/12/87
(Date)

Robert B. Tipton
Robert B. Tipton

4-13-87
(Date)

To The Zoning Commissioner of Baltimore County:

I/We the undersigned property owner(s) have no objection for the zoning variance of easing the setback line from 30 feet to 20 feet as shown on the attached sketch requested for the property described as Beginning on the northeast side of Hoff Court at the distance of 112 feet west of the center line of John Avenue being Lot 13 in the subdivision of Lloyd Property "Grimesdale" formerly E.H.K., Jr. 45/140. Original Plat Book 45 Folio 65 amended July 7, 1983, Filed for Record October 31, 1983, E.H.K. Jr. 50 Folio 111. Also known as 44 Hoff Court in the 15th Election District.

Sincerely,

Joseph F. Shanahan
(Name/s)

416 John Ave.
(Address)

4/10/87
(Date)

To The Zoning Commissioner of Baltimore County:

I/We the undersigned property owner(s) have no objection for the zoning variance of easing the setback line from 30 feet to 20 feet as shown on the attached sketch requested for the property described as Beginning on the northeast side of Hoff Court at the distance of 112 feet west of the center line of John Avenue being Lot 13 in the subdivision of Lloyd Property "Grimesdale" formerly E.H.K., Jr. 45/140. Original Plat Book 45 Folio 65 amended July 7, 1983, Filed for Record October 31, 1983, E.H.K. Jr. 50 Folio 111. Also known as 44 Hoff Court in the 15th Election District.

Sincerely,

Joseph F. Shanahan
(Name/s)

416 John Ave.
(Address)

4/10/87
(Date)

To The Zoning Commissioner of Baltimore County:

I/We the undersigned property owner(s) have no objection for the zoning variance of easing the setback line from 30 feet to 20 feet as shown on the attached sketch requested for the property described as Beginning on the northeast side of Hoff Court at the distance of 112 feet west of the center line of John Avenue being Lot 13 in the subdivision of Lloyd Property "Grimesdale" formerly E.H.K., Jr. 45/140. Original Plat Book 45 Folio 65 amended July 7, 1983, Filed for Record October 31, 1983, E.H.K. Jr. 50 Folio 111. Also known as 44 Hoff Court in the 15th Election District.

Sincerely,

John J. Cooper, Sr.
(Name/s)

3264 Court Hill Rd 21221
(Address)

4/10/87
(Date)