

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 1801.2.3.6 (V.B.S.A.) to permit a window to tract boundary set-back of 10 feet in lieu of the required 35 feet.

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

Dear sir,
In reference to the attached plat and subdivision, we honestly feel that we were misled by the building setback requirements which on the plat dated 5-20-86 reads as follows 25' front setback, 10' side setback, and 30' rear setbacks. Also attached you will find form 1b02.3.c (DR), which was given to us stating the exact same setback requirements. We would certainly appreciate every possible means to alleviate this matter as soon as possible by allowing us to continue with the above mentioned setbacks. We have until 8-31-87 to complete our new home and move from our present home. Graciously Yours,
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

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

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 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, 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 July, 1987, at 9:45 o'clock A.M.

ESTIMATED LENGTH OF HEARING 1/2 HR.
WEEKLY HEARING FEE \$100.00
REVIEWED BY: C.R. DATE 2/2/87

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 6/21/87
Posted for: Variance
Petitioner: Steven Douglas Wienecke, et ux
Location of property: NW/4 Snyder Lane, 37' SW of the c/l of Sandra Lake Rd. (9220-B Snyder Lane), 11th District
Location of Sign: Facing Snyder Lane, on NE/4 of RW, leading to property.
Remarks:
Posted by: [Signature] Date of return: 6/26/87
Number of Signs: 1

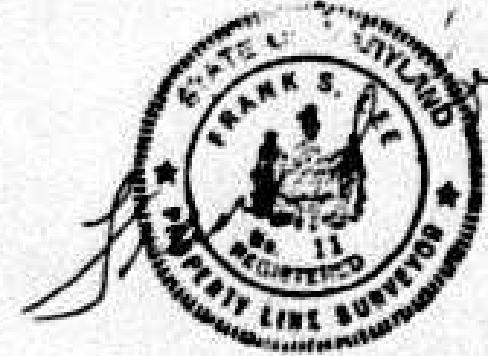
FRANK S. LEE

Registered Land Surveyor
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237
May 20, 1986

Lot 3
Part of lots 1 and 2, Ronald J. Smith Property, 38/53
11th District Baltimore County, Maryland

Beginning for the same on the northwest side of Snyder Lane at a distance of 37 feet southwest of the extension of the centerline of Sandra Lake Road, thence leaving Snyder Avenue and binding on said division line and continuing the same direction through lot 2 in all, North 49 degrees 15 minutes 44 seconds West 531.29 feet to the rear line of said lot 2, thence running and binding on part of the rear line and on the northern line of lot 2 as follows: North 43 degrees 38 minutes 16 seconds East 88 feet and South 49 degrees 15 minutes 44 seconds East 336.78 feet, to the rear line of lot 1, thence running and binding on the rear line of lot 1, South 43 degrees 38 minutes 16 seconds West 76 feet, thence running for a new line of division through lot 1, South 49 degrees 15 minutes 44 seconds East 194.51 feet to the northwest side of Snyder Lane, and thence running and binding on the northwest side of Snyder Lane South 43 degrees 39 minutes 16 seconds West 12 feet to the place of beginning.

Subject to the 10 drainage and utility easements and slope easement as laid out and shown on plat of Ronald J. Smith Property above referred to.



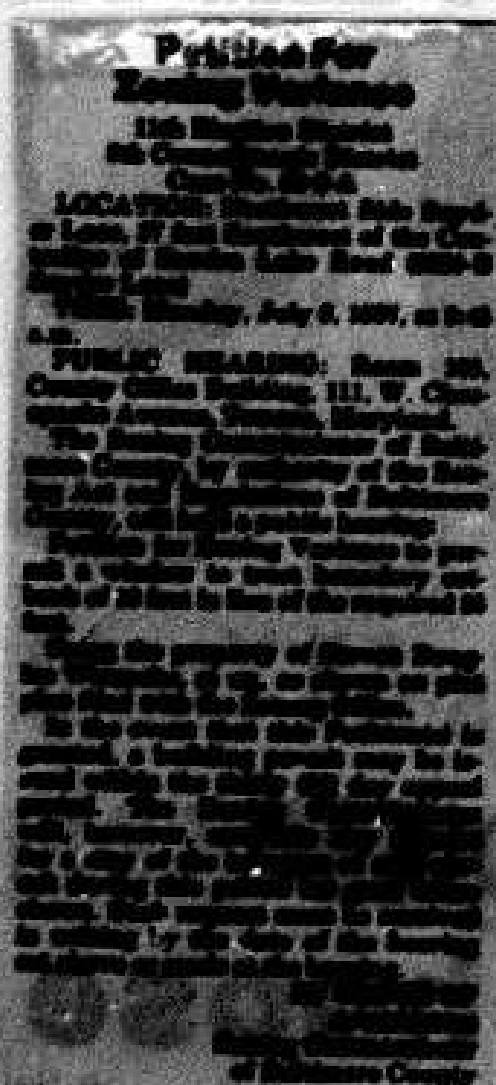
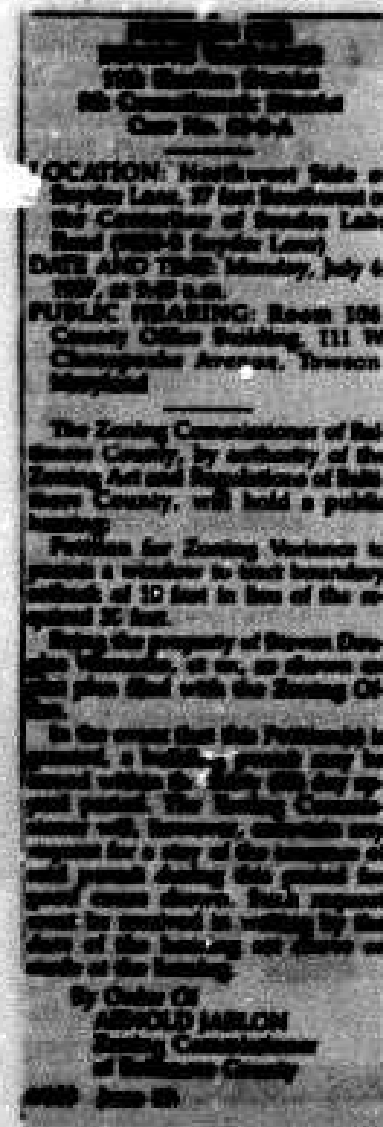
CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 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 June 18, 1987.

THE JEFFERSONIAN

Publisher

32.17



The Times

Middle River, Md., June 18, 1987

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 18th day of June, 1987.

22.90

PETITION FOR ZONING VARIANCE

11th Election District - 5th Councilmanic District
Case No. 88-2-A

LOCATION: Northwest Side Snyder Lane, 37 feet Southwest of the Centerline of Sandra Lake Road (9220-B Snyder Lane)

DATE AND TIME: Monday, July 6, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

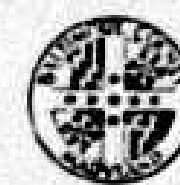
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a window to tract boundary setback of 10 feet in lieu of the required 35 feet

Being the property of Steven Douglas Wienecke, 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

June 30, 1987

Mr. Steven Douglas Wienecke
Mrs. Rebecca Rose Wienecke
2506 Veronica Avenue
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
NW/4 Snyder La., 37' SW of the c/l of Sandra Lake Rd. (9220-B Snyder La.)
11th Election District - 5th Councilmanic District
Steven Douglas Wienecke, et ux - Petitioners
Case No. 88-2-A

Dear Mr. and Mrs. Wienecke:

This is to advise you that \$70.07 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 Zoning Office, Room 110, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35955
DATE 7/6/87 ACCOUNT R-01-615-000
SIGN & POST RETURNED AMOUNT \$ 70.07
Mr. Steven D. Wienecke, 2506 Veronica Ave., Balto., Md. 21219
RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #88-2-A
FOR \$ 8031*****700718 30687
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/4 Snyder La., 37' SW of C/L : OF BALTIMORE COUNTY
of Sandra Lake Rd. (9220-B :
Snyder La.), 11th District :
STEVEN DOUGLAS WIENECKE, et ux, : Case No. 88-2-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 HERELY CERTIFY that on this 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Steven Douglas Wienecke, 2506 Veronica Ave., Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. Steven Douglas Wienecke
Mrs. Rebecca Rose Wienecke
2506 Veronica Avenue
Baltimore, Maryland 21219

May 21, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/4 Snyder La., 37' SW of the c/l of Sandra Lake Rd. (9220-B Snyder La.)
11th Election District - 5th Councilmanic District
Steven Douglas Wienecke, et ux - Petitioners
Case No. 88-2-A

TIME: 9:45 a.m.

DATE: Monday, July 6, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 32492
DATE 7/6/87 ACCOUNT R-01-615-000
AMOUNT \$ 70.07
RECEIVED FROM Steven D. Wienecke
FOR Filing Fee and Variance Item 391
\$ 8031*****350418 32748
VALIDATION OR SIGNATURE OF CASHIER

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 10th day of July, 1987, that the Petition for Zoning Variance to permit a window to tract boundary setback of 10 feet in lieu of the required 35 feet be and is hereby GRANTED, from 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. & Mrs. Steven D. Wienecke

People's Counsel

To whom it may concern,

We would like to introduce ourselves at this time as your new neighbors located at 9220-B Snyder Lane. Our names are Steve, Becky, Christina, and Shana Wienecke. We look forward to a long and happy relationship as neighbors.

We purchased this land in June of 1986, at that time we were presented a plat on the above mentioned lot (plat attached). As you can see the building setback requirements on that plat indicate 25' front setback, 10' side setback, and 30' rear setback. As a result of applying for a building permit to start construction on or about April 1, 1987 it has been brought to our attention at the zoning board that those mentioned building setbacks are incorrect. In continuous attempts to correct this matter by way of the zoning board, and the surveyor, Frank S. Lee. The only way to resolve this is to apply for a variance through the zoning commission. The zoning board is stating that the building setback requirement is 30' on the side. At this time we have already sold an existing home to be out by 8-31-87, and contracted a builder to start a new home needing at least five months to complete. On March 26, 1987 I spoke to the zoning commissioner Mr. Arnold Jablon in townson. He stated that the variance could take as long as 2 to 3 months. However, Mr. Jablon agreed to issue a conditional permit to start building contingent on the outcome of the final hearing approximately 8 to 10 weeks from now as long as we had signatures from the surrounding residence stating that you have no problem with the variance we are applying for. We the Wienecke Family would appreciate your consideration concerning this matter.

We hereby agree as the resident below to allow the conditional permit to be issued, allowing a variance of a 10' on the side setback.

Residence name and address: Norman S. and Lois S. Miller
9362 Snyder Lane

Signatures: Norman S. Miller
Lois S. Miller

Residence name and address: _____

Signatures: _____

PETITIONER'S EXHIBIT 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-1-A, 88-2-A, 88-3-A, 88-10-A and 88-12-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

Mr. & Mrs. Steven D. Wienecke
2506 Veronica Avenue
Baltimore, Maryland 21219

RE: Item No. 391 - Case No. 88-2-A
Petitioners: Steven D. Wienecke, et ux
Petition Zoning Variance

Dear Mr. & Mrs. Wienecke:

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

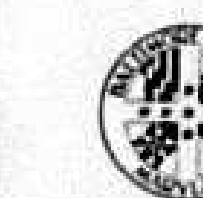
cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

RECEIVED
JUN 9 1987

ZONING OFFICE

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

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



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

STEPHEN E. COLLINS
DIRECTOR

April 24, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

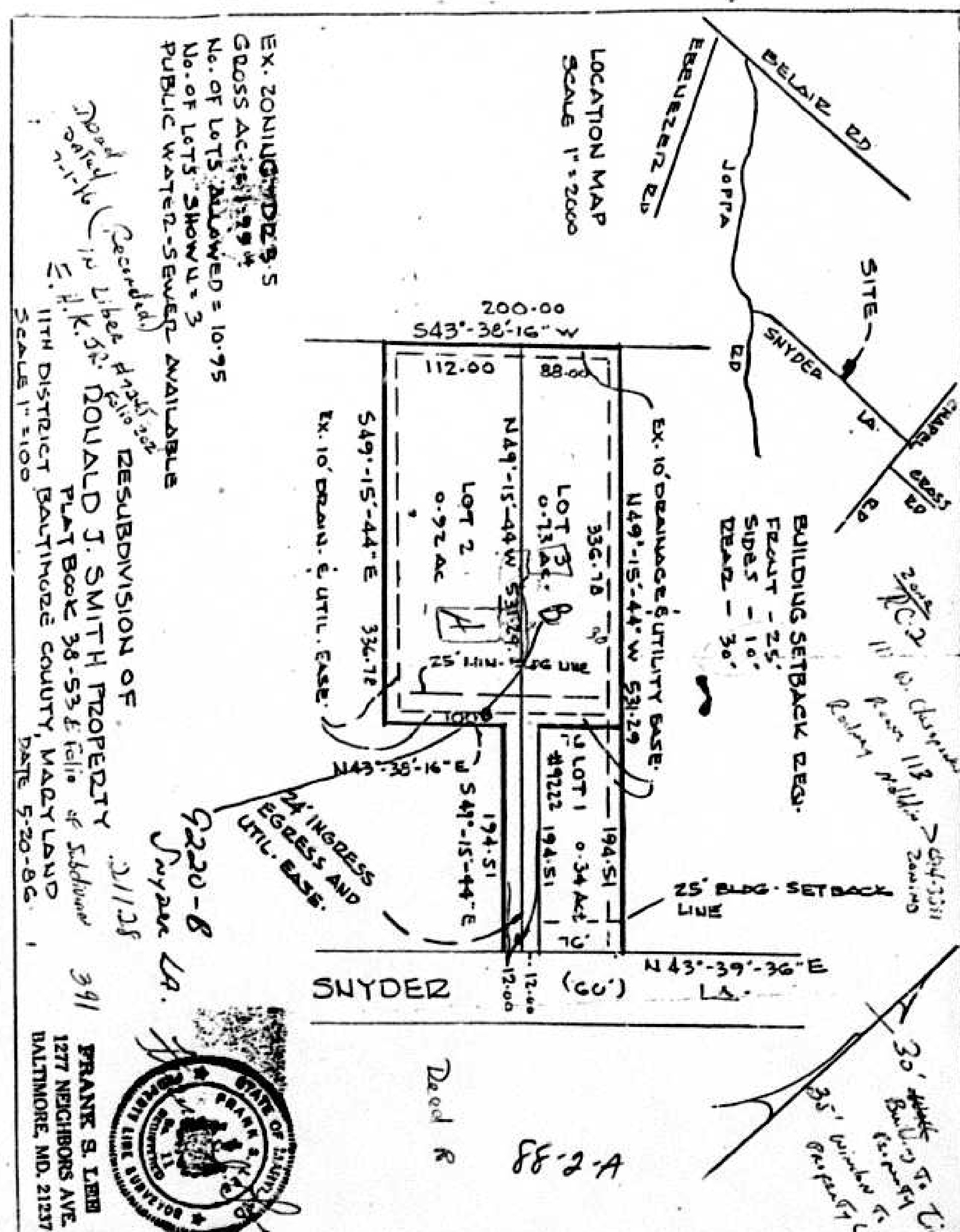
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 374, 376, 377, 378, 379, 380, 383, 384, 385, 390, and 391.

Very truly yours,

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

MSF:lt



PETITIONER'S EXHIBIT 1

RESUBDIVISION OF RONALD J SMITH PROP.
PLAT BOOK 38/53
RECORDED WITH DEED IN 7245/202

SNYDER LANE 60' R/W

PUBLIC UTILITIES EXIST IN ROAD
11TH DISTRICT
DRS-S
1"=60'

OFFICE COPY 391
88-2-A

ORDER RECEIVED FOR FILING
Date: July 1, 1987
By: Steve D. Wienecke

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 13th day of July, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner's Attorney: James E. Dyer
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

CPS-008

1-26-88



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

April 7, 1987

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

RE: Property Owner: Steven D. Wienecke, et ux

Location: NW/S Snyder La., 37' SW centerline Sandra Lake Road

Item No.: 391

Zoning Agenda: Meeting of 4/6/87

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 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.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Access roads shall be 16 feet in width.

(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.

REVIEWER: Capt. Joseph Kelly 4-1-87
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

May 5, 1987

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

Dear Mr. Jablon:

Comments on Item # 391 Zoning Advisory Committee Meeting are as follows:

Property Owner: Steven D. Wienecke
Location: NW/S Snyder Lane, 37' SW Centerline Sandra Lake Rd.
District: 11th

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.A. #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.

(C) 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.

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 Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use 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 401, Section 1407, Section 1406.2 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 required Change of Use/Occupancy Permit, an alteration 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 Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. 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 as the full extent of any permit. 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 S. Shuman
Mr. C. S. Shuman, Chief
Building Plans Review

4/27/87