

88-186-A
#26

N/S Wiltonwood Rd., approx. 590' E of
Stevenson Rd.

3rd E.D.

9/27/87

Variance - filing fee \$35.00 - Leonard Wachs, et ux

9/27/87

Hearing set for 11/18/87, at 9:00 a.m., before Mrs. Nastarowicz

11/20/87

ORDERED by the Zoning Commissioner, that the herein Petition for Variance to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit #1, be and is hereby 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 ~~XXXXXX~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance ~~(s)~~ requested ~~XXXX~~ will not adversely affect the health, safety, and general welfare of the community, the variance ~~XXX~~ should ~~XXXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1987, that the herein Petition for Variance(s) to permit an accessory structure (garage to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.

JRH:bjs


J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE #26

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 400.1 to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Cars have been broken into, and vandalized repeatedly. Want to build a garage to protect them. Topography and radical slope of property make selected location only feasible site.

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
Name
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
Leonard Wachs
Signature
Judith Wachs
Signature
2012 Wiltonwood Road
Stevensson, MD 21153
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Leonard Wachs
2012 Wiltonwood Road
Stevensson, MD 21153
Name
Address
City and State
Attorney's Telephone No.:

MAP NW1/2
F.D. 3rd
DATE 12/28/77
200 0 F
1000 0 F
DP
N 46,005
W 28,619
484-9525
945-7222 (Day)
484-9525
484-9525

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September 1977, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of November 1977, at 9:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

LIBER 5429 PAGE 792

This Deed, Made this 16th day of February in the year one thousand nine hundred and seventy-three, by and between SYLVIA CORPORATION, a body corporate of the State of Maryland-----

of the first part, and LEONARD WACHS and JUDITH L. WACHS, his wife----- of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said Sylvia Corporation does hereby grant and convey unto the said Leonard Wachs and Judith L. Wachs, his wife, as tenants by the entireties, the survivor of them, their heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:--

Beginning for the same on the north side of a road 30 feet wide laid out at right angles to the south 3 and 1/4 degrees east 70.1 perches line of the land described in a deed from The General Development Company to The Wilton Wood Development Company dated August 6, 1926 and recorded among the Land Records of Baltimore County in Liber WPC 637 folio 107 the north side of said road being distant 350 feet northerly from the end of the said line and at a point on the said side of said road measured by two courses from said line namely south 87 degrees 20 minutes west 345 feet to a point of curve in said side of said road; thence still southwesterly by a line curving towards the north tangent to the preceding line with a radius of 364.5 feet for a distance of 55.18 feet to the beginning of the lot now being described and running thence northwesterly with and binding on the Northeast side of said road by a line curving towards the north with the aforesaid radius of 364.5 feet for a distance of 259.73 feet to the end of the said curved line; thence still binding on the Northeast side of said road by a line tangent to said curve North 43 degrees 9 minutes west 50 feet, thence leaving said road and running north 46 degrees 51 minutes east 140 feet, thence north 2 degrees 40 minutes west 125 feet thence south 85 degrees 21 minutes east 149.14 feet thence south 2 degrees 40 minutes east 359.75 feet to the place of beginning; containing 1.403 acres of land more or less.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Leonard Wachs and Judith L. Wachs, his wife, as tenants by the entireties, or the survivor of them, their heirs and assigns,

in fee simple.

And the said party of the first part hereby covenant that s/he it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that s/he it will warrant specially the property granted and that s/he it will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

SYLVIA CORPORATION
By: Herbert S. Zinz

State of Maryland, to wit: I HEREBY CERTIFY, That on this 16th day of February, 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Herbert S. Zinz

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: FEB 06 1974
Per Elmer H. Kahline, Jr., Clerk
Mail to: Robert Haines
Receipt No. 1057

Baltimore County Fire Department
Towson, Maryland 21204-2386
494-4500
Paul H. Reincke
Chief
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Leonard Wachs, et ux
Location: N/S Wiltonwood Road, 590' +/- E. of Stevenson Road
Item No.: 26
Zoning Agenda: Meeting of 7/28/87

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: Approved by: Noted and Approved: Fire Prevention Bureau
Planning Group
Special Inspection Division

7/31/87

Baltimore County Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

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

Dear Mr. Jablon:
The Baltimore County Bureau of Traffic Engineering has no comments for items number 25, 26, 27, 28, 29, 30, 31, and 32.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

PETITION FOR ZONING VARIANCE
3rd Election District - 3rd Councilmanic District
Case No. 86-186-A

CATION: North Side of Wiltonwood Road, approximately 590 feet East of Stevenson Road
DATE AND TIME: Wednesday, November 18, 1987, at 9:00 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 an accessory structure (garage) in the front yard in lieu of the required rear yard

Being the property of Leonard Wachs, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DEED FROM

DATE 3/5/74
PER KAHN
LEONARD WACHS and JUDITH L. WACHS, his wife

BLOCK NO.

Received for Record, 19, at o'clock, M. Same day recorded in Liber, No. Folio, &c., one of the Land Record of, and examined per, Clerk.

Cost of Record, \$.

RECEIVED & RECORDED
LIBERTY COURT FOR BALTIMORE
74 MAR-5 9 8 57
LIBER 5429
FOLIO 792
ELMER H. KAHLINE, JR.

Morton Goldner
1711 Cant Square Blvd
Baltimore MD 21202

LIBER 5429 PAGE 793

BEING the same lot of ground described in a deed dated September 21, 1972, and recorded among the Land Records of Baltimore County in Liber 5303, page 825, from Hlatt G. Gaston, Widower and Myra G. Judd to the named Grantors.

86-186-A

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 27th day of September, 1977.

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
FROM: Mr. Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Zoning Petitions Nos. 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A, 88-159-A, 88-160-A, 88-161-A, 88-162-A, 88-163-A, 88-164-A, 88-165-A, 88-166-A, 88-167-A, 88-168-A, 88-169-A, 88-170-A, 88-171-A, 88-172-A, 88-173-A, 88-174-A, 88-175-A, 88-176-A, 88-177-A, 88-178-A, 88-179-A, 88-180-A, 88-181-A, 88-182-A, 88-183-A, 88-184-A, 88-185-A, 88-186-A, and 88-187-A.

There are no comprehensive planning factors requiring comment on the above numbered petitions.

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

HSG/JH/jat
cc: Mr. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 29 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 4, 1987

COUNTY OFFICE ROOM:
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Leonard Wachs
2012 Wiltonwood Road
Stevenson, Maryland 21153

RE: Item No. 26 - Case No. 88-186-A
Petitioner: Leonard Wachs, et ux
Petition for Zoning Variance

Dear Mr. Wachs:

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 Commission 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, Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures
cc: B.D. Lynch Co., Inc.
8203 Harford Road
Baltimore, Maryland 21234

November 20, 1987

Mr. & Mrs. Leonard Wachs
2012 Wiltonwood Road
Stevenson, Maryland 21153

RE: Petition for Zoning Variance
N/S Wiltonwood Road, approximately 590' E of Stevenson Road
3rd Election District, 3rd Councilmatic District
Case No. 88-186-A

Dear Mr. & Mrs. Wachs:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:djs
Enclosures
cc: People's Counsel
File

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45665
DATE: 11-18-87 ACCOUNT: 44-15-1000
RECEIVED FROM: Leonard Wachs
FOR: 11-18-87 \$100.00
PARTIAL PAYMENT OF \$100.00
VALUATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

J. ROBERT HAINES
ZONING COMMISSIONER

Mr. Leonard Wachs
Mr. Judith Wachs
2012 Wiltonwood Rd.
Stevenson, Md. 21153

N/S Wiltonwood Rd. approx 590' E of Stevenson Rd.
3rd E.D. 3rd C.D.
95-186-A
Pet for zoning variance

This is to advise you that \$114 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 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 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
J. Robert Haines
Zoning Commissioner
JRH:md

Typed Copy sent 11/2/87

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 29, 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 Oct 29, 1987.

THE JEFFERSONIAN,
Susan Stutter Obrecht
Publisher

Mr. Leonard Wachs
Mrs. Judith Wachs
2012 Wiltonwood Road
Stevenson, Maryland 21153

October 19, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Wiltonwood Rd., approximately 590' E of Stevenson Rd.
3rd Election District - 3rd Councilmatic District
Leonard Wachs, et ux - Petitioners
Case No. 88-186-A

TIME: 9:00 a.m.
DATE: Wednesday, November 18, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37749
DATE: 11/18/87 ACCOUNT: 44-15-1000
RECEIVED FROM: Leonard Wachs
FOR: 11-18-87 \$100.00
PARTIAL PAYMENT OF \$100.00
VALUATION OR SIGNATURE OF CASHIER

November 3, 1987

Mr. Leonard Wachs
2012 Wiltonwood Road
Stevenson, MD 21153

Dear Len:

Sorry it's taken so long to get to you this note, I've been travelling again. I saw the sign posted for a variance hearing outside this morning and that served as a reminder.

As previously mentioned, I have no problem with your garage project provided that the new structure meets two criteria:

- 1) It is built behind the area you presently use as a parking pad. This would put the garage about 25 feet from the right of way.
- 2) It meets the proper set back requirements from the property line that we share.

Our walk around the property a few weeks ago led me to believe that your plan would in fact meet these criteria. Good luck on the project.

Sincerely,
Edward T. Anderson /nd
Edward T. Anderson
with file

PETITIONER'S EXHIBIT 2
Neighbors to Rt

ETA/mb

Survey of property of Leonard Wachs and Wife, on Wiltonwood Road, 3rd Election District, being the same property as shown on Plat of Part of Wiltonwood, recorded among the land records of Baltimore County in Plat Book 6, 118, Folio 2, and described on said plat by deed from THE WILSON WOOD DEVELOPMENT COMPANY to Rietz G. Gaston and wife, dated May 16, 1946 in Ref. S. 1455 Folio 1555.

1.403 AC ±

R.O.S. ZONE
PETITIONER'S EXHIBIT 1

THIS PLAT IS NOT INTENDED FOR THE USE IN THE ESTABLISHMENT OF PROPERTY LINES

B. D. LYNCH CO., INC.
8203 HARFORD ROAD
BALTIMORE, MD. 21234

Scale 1" = 50' Date 11/4/87

October 2, 1987

Mr. Leonard Wachs
Manor Hill
1200 Bernard Drive
Baltimore, Maryland 21223

Dear Len:

Thank you for reviewing the plans with me regarding your addition to your residence. Judy and I have no objections to them, and support your request for a zoning variance.

Sincerely,
Simon Statter

PETITIONER'S EXHIBIT 3
Neighbors to left

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 28, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 28, 1987.

OWINGS MILLS TIMES,
Susan Stutter Obrecht
Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3d
Posted for: Variance
Petitioner: Leonard Wachs et ux
Location of property: N/S of Wiltonwood Road approx 590' E of Stevenson Rd.
Location of Sign: North side of Wiltonwood Road near front of subject property
Remarks: [Signature]
Posted by: [Signature]
Number of Signers: 1
Date of return: 11-6-87