IN RE: PETITION FOR ZONING VARIANCE
E/S Hunting Tweed Drive, 440' S of Huntmeadow Court
(12005 Hunting Tweed Drive)
4th Election District
3rd Councilmanic District
Edward A. Weiner, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-359-A

* * * * * * * * * * * * *

MEMORANDUM AND ORDER

The Petitioners herein request a variance to permit a side yard setback of 22 feet in lieu of the required 50 feet for a proposed two-car garage addition, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Mrs. Deborah Weiner, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of March, 1988 that a side yard setback of 22 feet in lieu of the required 50 feet for a proposed two-car garage addition, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioner shall not allow or cause the garage addition to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

Edward A. Weiner, et ux
E/S Hunting Tweed Dr., 440' S Huntmeadow Ct. (12005 Hunting Tweed Drive)
4th Election District
3rd Councilmanic District
88-359-A

ZONING DESCRIPTION

Beginning on the east side of Hunting Tweed Drive, 50 feet wide, at the distance of 440 feet south of the centerline of Huntmeadow Court. Being lot 77 in section two in the subdivision of Valley Hills. Book No. 39 Folio 87. Also known as 12007 Hunting Tweed Drive in the 4th Election District. Containing 1.3 acres.

March 30, 1988

Mr. & Mrs. Edward Weiner
12007 Hunting Tweed Drive
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
E/S Hunting Tweed Drive, 440' S of Huntmeadow Court
4th Election District; 3rd Councilmanic District
Case No. 88-359-A

Dear Mr. & Mrs. Weiner:

Enclosed please find the decision rendered in the above-referenced case. Petition for Zoning Variance has been granted, subject to the restrictions 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
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:bjs

Enclosures

cc: People's Counsel

File

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

J. Robert Haines
Zoning Commissioner

Date: 3/9/88

Dennis F. Rasmussen
County Executive

Mr. & Mrs. Edward A. Weiner
12007 Hunting Tweed Drive
Owings Mills, Maryland 21117

Re: Petition for Zoning Variance
Case number: 88-359-A
E/S Hunting Tweed Drive, 440' S Huntmeadow Court
(12007 Hunting Tweed Drive)
4th Election District - 3rd Councilmanic District
Petitioners: Edward A. Weiner, et ux
HEARING DATE: THURSDAY, MARCH 17, 1988 at 10:00 a.m.

Dear Mr. & Mrs. Weiner:

Please be advised that $50.00 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

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.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

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

No. 50302

DATE 2/17/88 ACCOUNT R-01-615-000

AMOUNT $ 50.00

RECEIVED FROM Edward A. Weiner

FOR Filing Fee for Case #88-359-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE

201

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 103.3 (1A00.3.B.3) to permit a side yard setback of 22 ft. in lieu of the required 50 feet.

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

We wish to add a addition of a 2 car garage at the base of the existing driveway. The grading of the property is too steep to place the garage behind the house and there is no practical access to the house from the North side of the house.

MAP NW15C
E.D. 4th
DATE 12/1/87
200 Ft
1000 Ft
DP
N 57,010
W 40,165

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

Legal Owner(s):

EDWARD A. WEINER
(Type or Print Name)

Edward A. Weiner
Signature

DEBORAH WEINER
(Type or Print Name)

Deborah Weiner
Signature

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

12007 Hunting Tweed Dr. 356-6390
Address Phone No.

Owings Mills, Md. 21117 356-6390
City and State 335-5559

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

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of March, 1988, at 10 o'clock A.M.

ESTIMATED LENGTH OF HEARING -1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS (over)
ALL OTHER

J. Robert Haines
Zoning Commissioner of Baltimore County.

REVIEWED BY: WOC DATE 12-30-87

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case number: 88-359-A
E/S Hunting Tweed Drive, 440' S Huntmeadow Court
(12007 Hunting Tweed Drive)
4th Election District - 3rd Councilmanic District
Petitioners: Edward A. Weiner, et ux
HEARING DATE: THURSDAY, MARCH 17, 1988 at 10:00 a.m.

Variance to permit a side yard setback of 22 ft. in lieu of the required 50 feet.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Edward A. Weiner, et ux

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th
Posted for: Variance
Petitioner: Edward A. Weiner
Location of property: E/S Hunting Tweed Dr. 440' S of Huntmeadow Ct. (12005 Hunting Tweed Dr.)
Location of Signs: Facing Huntmeadow Ct. on property of Petitioner
Remarks:
Posted by [illegible]
Date of Posting 2/27/88

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 25, 1988

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 Feb 25, 1988

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case number: 88-359-A
E/S Hunting Tweed Drive, 440' S Huntmeadow Court
(12007 Hunting Tweed Drive)
4th Election District - 3rd Councilmanic District
Petitioners: Edward A. Weiner, et ux
HEARING DATE: THURSDAY, MARCH 17, 1988 at 10:00 a.m.

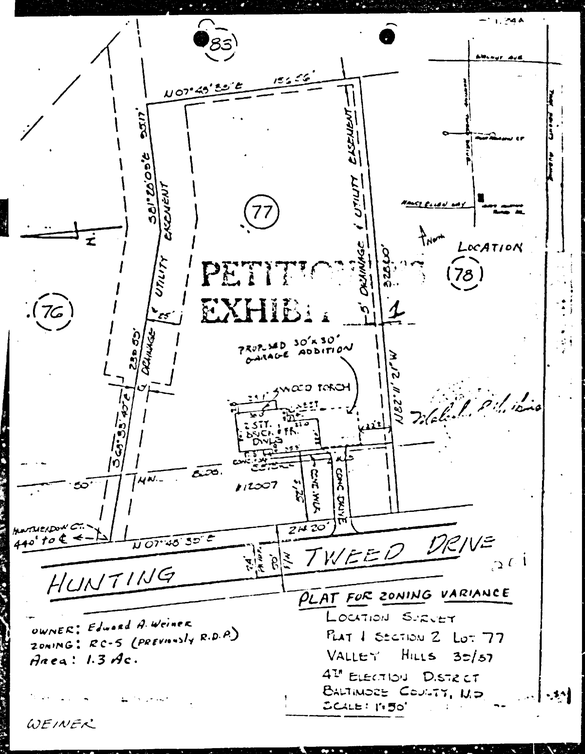
Variance to permit a side yard setback of 22 ft. in lieu of the required 50 feet.

(FOR SNOW DATE CALL 494-3391)

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

2701 Feb 25



88-359-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 29th day of December, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Edward A. Weiner, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Letter From Neighbor

We have reviewed the plans for the proposed 30' x 30' garage addition to the Weiner's residence at 12007 Hunting Tweed Drive. We own the adjacent property at 12005 Hunting Tweed Drive (lot #78 in section two of the Valley Hills subdivision) and we have no objection to the proposed addition.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 10, 1988

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

000

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. & Mrs. Edward A. Weiner
12007 Hunting Tweed Drive
Owings Mills, Maryland 21117

RE: Item No. 201 - Case No. 88-359-A
Petitioner: Edward A. Weiner, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Weiner:

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 /cer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JEDicer

Enclosures

10 12

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

December 21, 1987

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 194, 195, 196, 197, 198, 199, 201, 202, 203, 204, and 205.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:sb

RECEIVED
JAN 29 1988
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
Date: February 22, 1988

FROM: P. David Fields, Director of Planning and Zoning
SUBJECT: Zoning Petition Nos. 88-372-A, 88-373-A, 88-354-SPH, 88-374-A, 88-375-A, 88-393-XA, 88-195-A, 88-358-A, 88-359-A, 88-360-A

RECEIVED
MAR 1 1988
ZONING OFFICE

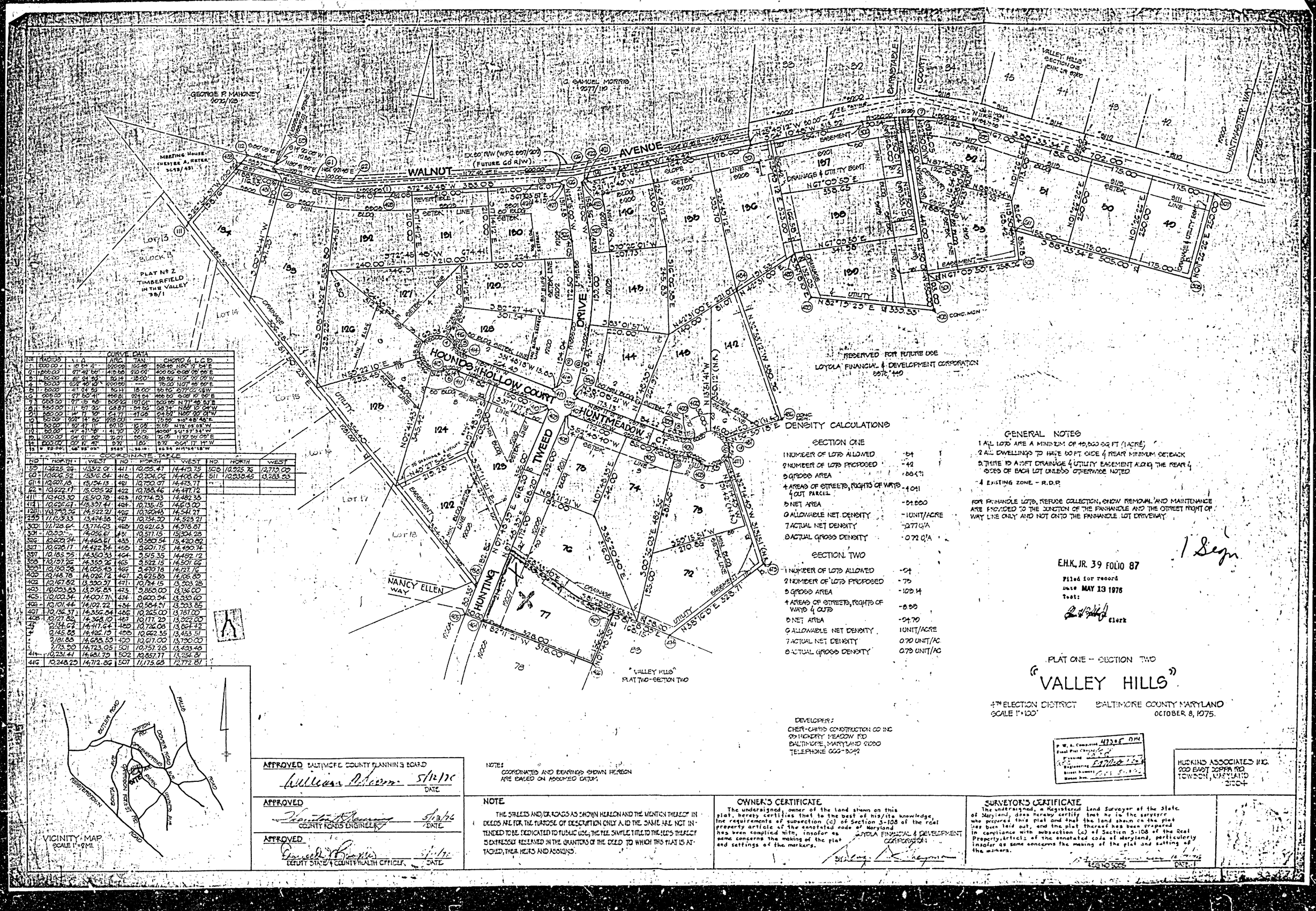
There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. Stitzwell
P. David Fields
Director

PDFidme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

LPS-048


WALNUT AVENUE
HOUNDS HOLLOW COURT
HUNTMEADOW CT.
TWEED DRIVE
HUNTING
NANCY ELLEN WAY
HUNTMASTER WAY
GEORGE P. MAHONEY 1070/128
G. SAMUEL MORRIS 2077/110
MEETING HOUSE CHESTER A. PETER 3419/431
PLAT Nº 2 TIMBERFIELD IN THE VALLEY 35/1
EX. 60' R/W (WPC. 697/209) (FUTURE 66' R/W)
RESERVED FOR FUTURE USE LOYOLA FINANCIAL & DEVELOPMENT CORPORATION 5576/440
"VALLEY HILLS" PLAT TWO - SECTION TWO
VALLEY HILLS SECTION ONE E.H.K. JR. 39/87
CONC. MON.
DRAINAGE & UTILITY EASEMENT
UTILITY EASEMENT
EASEMENT
DRAINAGE
SETBACK LINE
REVERTIBLE
N 22°15'00" W 1233.00
N 25°49'12" W 80.00
S 25°49'12" E 1233.00
S 64°10'48" W 515.52
N 25°49'12" W 515.52
S 25°49'12" E 333.70
N 67°00'50" E 358.65
N 67°00'50" E 341.58
N 67°00'50" E 258.02
N 82°15'25" E 333.53
S 88°33'34" E 505.00
S 88°33'34" E 175.00
N 01°26'26" E 250.00
S 82°11'21" W 528.00
S 82°11'21" W 318.00
N 07°48'39" W 205.00
N 82°11'21" E 345.42
S 00°34'41" W 341.29
S 00°34'41" W 282.32
S 51°50'25" E 306.28
N 50°22'10" E 255.45
N 43°27'50" E 215.28
S 43°27'50" W 215.28
S 46°32'10" W 232.00
N 43°27'50" E 242.00
S 43°27'50" W 242.00
S 35°20'10" E 160.00
S 35°20'10" E 160.00
S 35°20'10" E 160