

IN RE: PETITION FOR ZONING VARIANCE
 SW/4 of Dover Road, 720' S of
 Baublitz Road
 (12500 Dover Road)
 4th Election District
 3rd Councilmanic District
 Brent Craig Cohn, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 27 feet in lieu of the required 50 feet, for a proposed one-story addition as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Mr. Cohn, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, 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 Petitioner.

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 3rd day of August, 1988 that the Petition for Zoning Variance to permit a side yard setback of 27 feet in lieu of the required 50

feet for a proposed one-story addition in accordance with Petitioner's Exhibit 1, be and 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 proposed addition to be converted to a second dwelling unit and/or apartment. The addition shall contain no kitchen or bathroom facilities.

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

JRH:bjs

Robert Haines
 Robert Haines
 Zoning Commissioner
 for Baltimore County

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

J. Robert Haines
 Zoning Commissioner

August 3, 1988



Mr. & Mrs. Brent Craig Cohn
 12500 Dover Road
 Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
 SW/4 of Dover Road, 720' S of Baublitz Road
 4th Election District; 3rd Councilmanic District
 Case No. 89-28-A

Dear Mr. & Mrs. Cohn:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

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

JRH:bjs
 Enclosure
 cc: People's Counsel

File

Item 410

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-28-A

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 1805.3.3.3 to permit a side yard setback of 27 feet 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)

- 1) Existing Living Room is not large enough for 3 children to play. This is an extended family room.
- 2) Addition to even out garage on inside for proper access.

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)	Brent Craig Cohn
Signature	(Signature)
Address	Ellen Marie Cohn
City and State	(Type or Print Name)
	Signature
Attorney for Petitioner:	
(Type or Print Name)	12500 Dover Rd 21204
Signature	Address
Address	Phone No.
City and State	Reisterstown, Md 21136
	City and State
Attorney's Telephone No.	Name
	Phone No.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT No. 52497

DATE: 8/12/88 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: Brent Craig Cohn, et ux

FOR: 7/22/88

VALIDATION OR SIGNATURE OF CASHIER

RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

DESCRIPTION TO ACCOMPANY VARIANCE
 PROPERTY OF BRENT C. COHN
 DOVER ROAD, BALTIMORE COUNTY

June 2, 1985

Beginning at a point in the center of Dover Road, at westerly 720' from the centerline of Baublitz Road, at the end of the first line of the deed of Brent C. Cohn, running thence on the outline of said deed and on the center of Dover Road S 41° 33' 12" E 341.50' thence leaving said road S 45° 25' 17" W 402.39', N 35° 04' 45" W 212.91' and N 56° 31' 15" E 355.07' to the place of beginning.

Containing 1.495 acres, of land more or less.

Being the property of Brent C. Cohn.



Brent Craig Cohn
 Brent Craig Cohn
 Esq., Prof. Land Surveyor
 #2216

#410

ENCLOSURE

NOTICE OF HEARING

The Zoning Regulations of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, require that a public hearing on the proposed Variance be held in Room 106 of the County Office Building, located at 111 Chesapeake Avenue in Towson, Maryland, on the date and at the time specified below.

DATE: 7/28/88
 TIME: 9:00 a.m.

REASON: To permit a side yard setback of 27 feet in lieu of the required 50 feet.

APPLICANT: Brent Craig Cohn, et ux
 12500 Dover Road
 Reisterstown, Maryland 21136

IN THE EVENT that the Petition is granted, a building permit must be obtained from the Department of Building and Safety, Baltimore County, before any construction is begun. 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
 Baltimore County

PAPERS OF MARYLAND, INC.
 Md., July 7, 1988

annexed Reg. #M15267, P.A. #01900
 successive weekdays previous
 to 19 88, in the

is a daily newspaper published
 in Annapolis, Carroll County, Maryland.
 is a weekly newspaper published
 in Baltimore County, Maryland.
 is a weekly newspaper published
 in Baltimore County, Maryland.

PAPERS OF MARYLAND, INC.
James Taylor

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

J. Robert Haines
 Zoning Commissioner

June 13, 1988

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: 89-28-A
 5/4 Side of Dover Road, 720' S of Baublitz Road
 (12500 Dover Road)
 4th Election District - 3rd Councilmanic
 Petitioner(s): Brent Craig Cohn, et ux
 HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 9:00 a.m.

VARIAEZ to permit a side yard setback of 27 feet 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
 Zoning Commissioner of
 Baltimore County
 cc: File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

J. Robert Haines
 Zoning Commissioner

Date: 7/22/88

Mr. & Mrs. Brent Craig Cohn
 12500 Dover Road
 Reisterstown, Maryland 21136

Re: Petition for Zoning Variance
 CASE NUMBER: 89-28-A
 5/4 Side of Dover Road, 720' S of Baublitz Road
 (12500 Dover Road)
 4th Election District - 3rd Councilmanic
 Petitioner(s): Brent Craig Cohn, et ux
 HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 9:00 a.m.

Dear Mr. & Mrs. Cohn:

Please be advised that \$29.87 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT No. 52877

DATE: 7/28/88 ACCOUNT: 01-615-1000

AMOUNT: \$ 29.87

RECEIVED FROM: Brent Craig Cohn, et ux

FOR: Advertising & Posting

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

89-28-A

District: 4th Date of Posting: July 12-88

Posted for: Variance

Petitioner: Brent Craig Cohn, et ux

Location of property: SW/4 of Dover Road, 720' S of Baublitz Road
 (12500 Dover Road)

Location of Sign: East front of 12500 Dover Road

Remark: _____

Posted by: *J. Robert Haines* Date of return: July 14-88

Number of Signs: _____

"DUPLICATE"
CERTIFICATE OF PUBLICATION

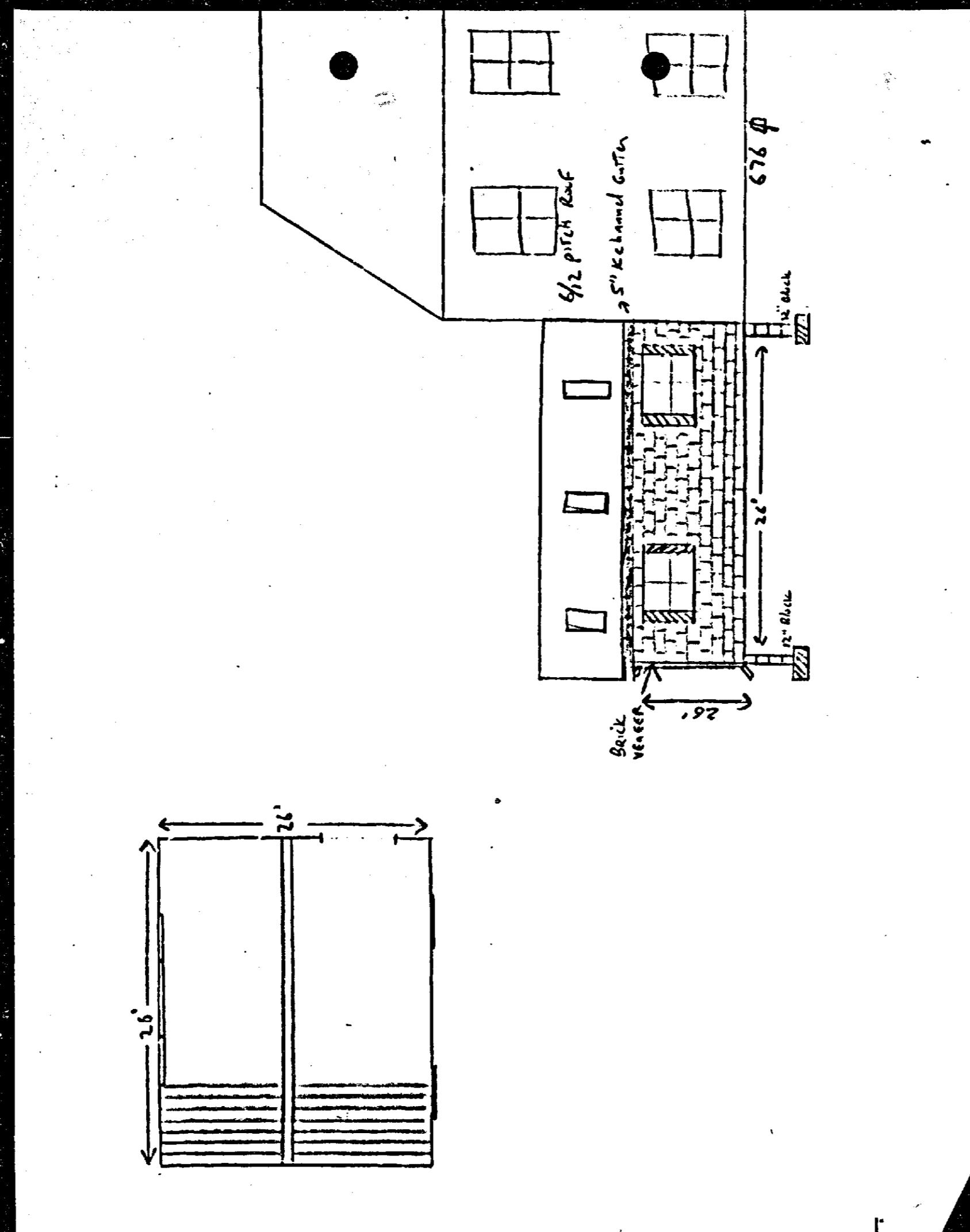
TOWSON, MD., July 7, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 7, 1988.

THE JEFFERSONIAN,
S. Zeke Orlin
Publisher

33.75

NOTICE OF HEARING
The Zoning Commission of Baltimore County by authority of the Zoning Act and Regulations of the County will hold a public hearing on the property identified herein in Room 405 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance: Case number: 89-28-A, 24' feet of Dover Road, 720' S of Baublitz Road (12500 Dover Road)
4th Election District
3rd Commissioner District
Petitioners: Brent Craig Cohn, et ux Hearing Date: Thursday, July 28, 1988 at 9:00 a.m.
Notice to permit a side yard set back of 27 feet in lieu of the required 30 feet.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, exercise its final authority at the time of the hearing on the petition. Such requests must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
7019 July 7



89-28-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

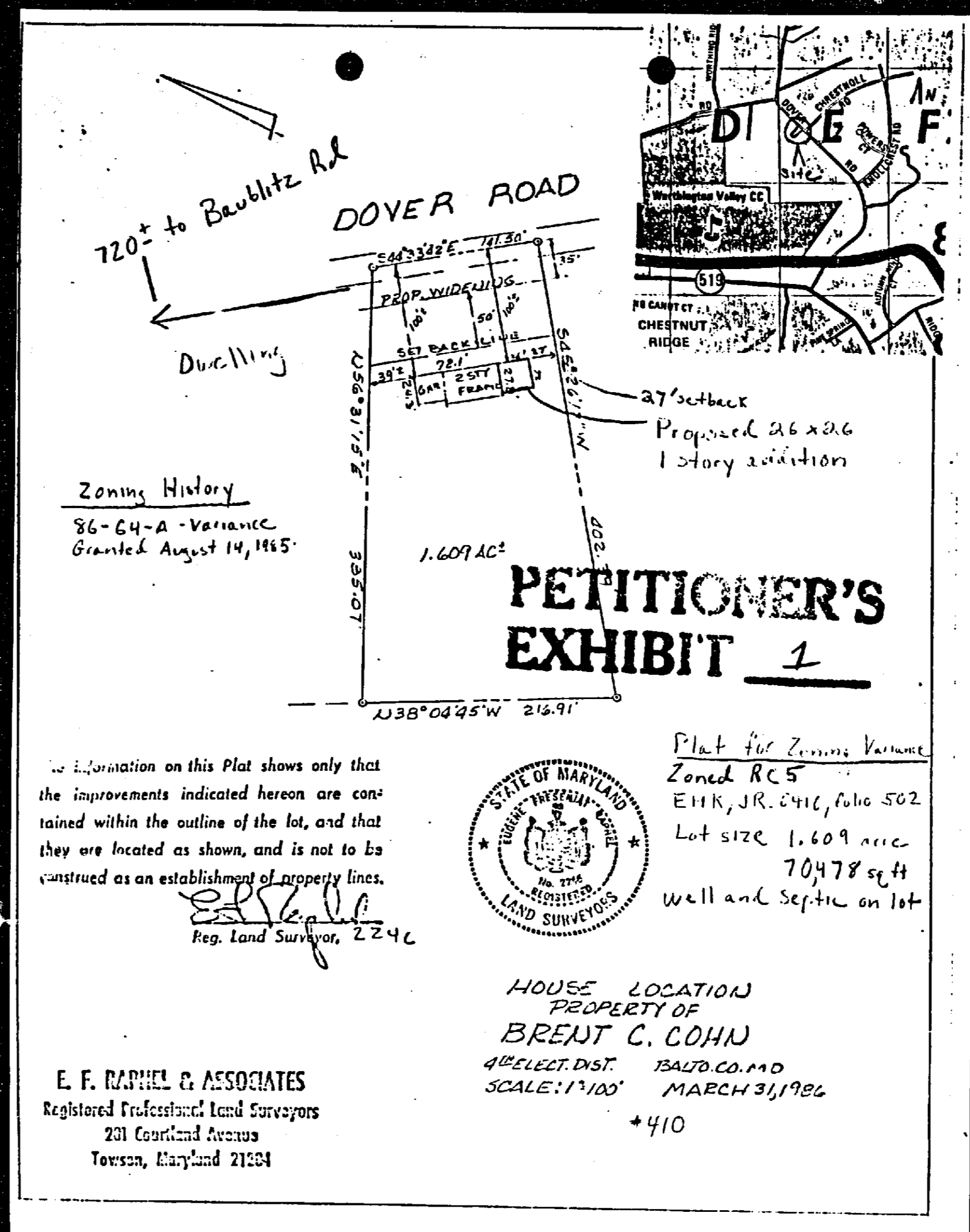
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of May, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Brent C. Cohn, et ux
Petitioner's Attorney: _____

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



Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

June 7, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Brent Craig Cohn, et ux
Location: S/W Side of Dover Road, 720' Baublitz Road
Item No.: 410
Zoning Agenda: Meeting of 5/24/88
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.
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 F. O'Neill*
Noted and Approved: _____
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: June 20, 1988

FROM: P. David Fields, Director Office of Planning and Zoning

SUBJECT: Zoning Petitions #89-4-A, 89-5-A, 89-14-A, 89-15-A, 89-16-A, 89-17-A, 89-19-A, 89-21-A, 89-23-A, 89-25-A, 89-27-A, 89-28-A, 89-29-A, and 89-34-A

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

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

cc: Mr. & Mrs. Brent Craig Cohn

RECEIVED
JUN 23 1988
ZONING OFFICE

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

June 23, 1988

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 408, 409, 410, 411, 412, 414, 415, 416 and 417.

Very truly yours,
Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1988

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

Mr. & Mrs. Brent C. Cohn
12500 Dover Road
Reisterstown, Maryland 21136

RE: Item No. 410 - Case No. 89-28-A
Petitioner: Brent C. Cohn, et ux
Petition for Zoning Variance

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

Dear Mr. & Mrs. Cohn:

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. 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:dt
Enclosures