

Land Development Map

Created By Baltimore County My Neighborhood



inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 25 feet in lieu of the required 50 feet, for a proposed porch enclosure in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition was Jim Mauro of Patio Enclosures, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 2125 Caves Road, is zoned R.C. 5 and is currently improved with a single family dwelling which has been the Petitioners' residence for the past 34 years. The Petitioners are desirous of enclosing an existing porch on the side of the dwelling. Due to the location of existing improvements, the proposed enclosure cannot be located elsewhere on the property. Therefore, the variance requested is required. Mr. Hofmeister testified that he has spoken with the adjoining property owner on the affected side who has indicated he has no objection to Petitioners' plans.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the <u>Baltimore County Zoning Regulations</u> (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record

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

J. Robert Haines

Date: 1/6/89

Dennis F. Rasmussen

Mr. & Mrs. Leo C. Hofmeister 2125 Caves Road Owings Mills, Maryland 21117

Dear Mr. & Mrs. Hofmeister:

Petition for Zoning Variance
CASE NUMBER: 89-289-A
E/S Caves Road, 1000' S c/l Greenspring Avenue
2125 Caves Road
4th Election District - 3rd Councilmanic

Petitioner(s): Leo C. Hofmeister, et ux
HEARING SCHEDULED: WEDNESDAY, JANUARY 25, 1989 at 2:00 p.m.

Please be advised that \$\frac{12}{86.12}\$ 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.

ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payab it along with the sign(s) and	le to Balti d post(s) t	more County, Ma o the Zonine Of	fice, County Office
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No.	0\$5759	minutes before post set(s), there each set not
DATE 1-25-27 ACCOUNT A	-01-015	.000	
AMOUNT S	PC.12		Market Commence of the Commenc

FOR: Preshing and Advictising (17-22-4) of

B B 122 *** * * * \$612 * a 522 * F

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.

Baltimore County this ______ day of February, 1989 that the Petition for Zoning Variance to permit a side yard setback of 25 feet in lieu of the required 50 feet for a proposed porch enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief grant-

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 30-day 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.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner

for Baltimore County

CERTIFICATE OF PUBLICATION

TOUSON, MD. January 5, 1989
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 in January 5, 1989.

OWINGS MILLS TIMES,

s.Zele Onlern

PO 07844

reg M25155

case 89-289-1

price \$71.12

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 21204 as follows:

Petition for Zoning Variance Case number: 89-289-A E/S Caves Road, 1000'S of

Greenspring Avenue
2125 Caves Road
4th Election District
3rd Councilmanic
Petitioner(s):
Leo C. Holmeister, et ux
Hearing Date: Wednesday,
Jan. 25, 1989 at 2:00 p.m.

Variance: to permit a side yard setback of 25 feet in lieu of the required 50 feet. In the event Sus Petition is

CERTIFICATE OF POSTING 89-289-9
ZONING DEPARTMENT OF BALTIMORE COUNTY

wally	
District 4 Th. Posted for: Variance	Date of Posting January 2,198
Petitioner: Les C. Hofmeister, et Location of property: E/S Cares. Road 100 2125 Cares Road	()) ()
Location of property: E-15 Cares : Road 100	20'5 CH Arm 141 0
2125 Cares Road	of geening Une
Location of Signer In front of 2125 Car	es Road
Remarks:	*************************
Posted by S. J. Arda Signature	Date of return.
Number of Signs: /	Date of return: January 6, 1989

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-289-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 1A04.3.B.3. To permit a side yard setback of 25' in lieu of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns. Insulate and reduce heating bills. 3. Reduce outside noise. 4. A place to sit out and not be concerned with the weather, bugs; mosquitoes, flys, 5. Improve appearance of house. rtised as prescribed by Zoning Regulations. bove Variance advertising, posting, etc., upon filing of this be bound by the zoning regulations and restrictions of 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. Legal Owner(s): 1/2 NW 14/ -Leo-Carty Hofmeisterx Ada & Hofmen Phone No. Owings Mills, Md. 21117 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Patio Enclosures, Inc. 224 8th Avenue, N.W., Glen Burnie, Md. 21061 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day County, on the 25th day of JAN Enthuried begins of lighting (1/2012) MGN./TUIS./WED. - BEAR TWO LLUING (over ML _____ AMATC _____ IIM REVIEWED BY, MUK PATE 10/20/57

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

December 19, 1989

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: 89-289-A
E/S Caves Road, 1000' S c/l Greenspring Avenue
2125 Caves Road
4th Election District - 3rd Councilmanic
Petitioner(s): Leo C. Hofmeister, et ux
HEARING SCHEDULED: WEDNESDAY, JANUARY 25, 1989 at 2:00 p.m.

VARIANCE to permit a side yard setback of 25 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, 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: Mr. & Mrs. Leo C. Hofmeister Patio Enclosures, Inc. File

LEGAL DESCRIPTION OF PROPERTY

Beginning on the East side of Caves Road, 50 feet wide, at the distance of 1000' + feet, South of the centerline of Greenspring Ave. Lot number on subdivision not shown. Book number 602, Folio 126. Also known as 2125 Caves Rd. In the 4th election District.

This Deed. Make the Mr. day of Just in the year one thousand nine hundred and fifty-one, by and between that Hoper the first part, and Leo Calvin Hoper State, and ADA ELLEN HOPET STER, his wife, of the same County and State, parties of the second part.

With the sist is that in consideration of the sum of five dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said LATT HOPES INTER.

sixty-four one hundredths (44.64) feet measured along said line from the beginning of that parcel of land which by a deed dated September 11, 1924, and recorded among the Land Records of Baltimore County in Liber N.P.C. No. 602, Polio 126 was conveyed by George Dearholt, et al. to George Hofmeister and wife, said point of beginning being also at the end of the second line of that parcel of land which by a deed dated March 19, 1825, and recorded

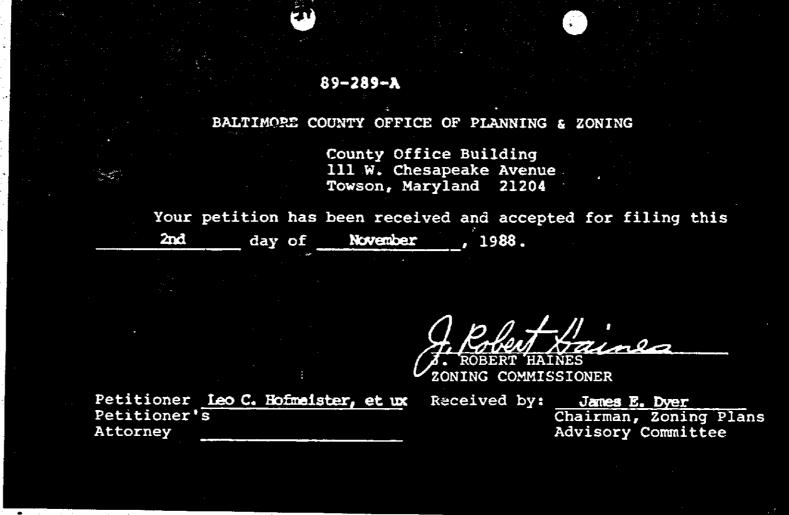
LIBER 1985 PAGE 540

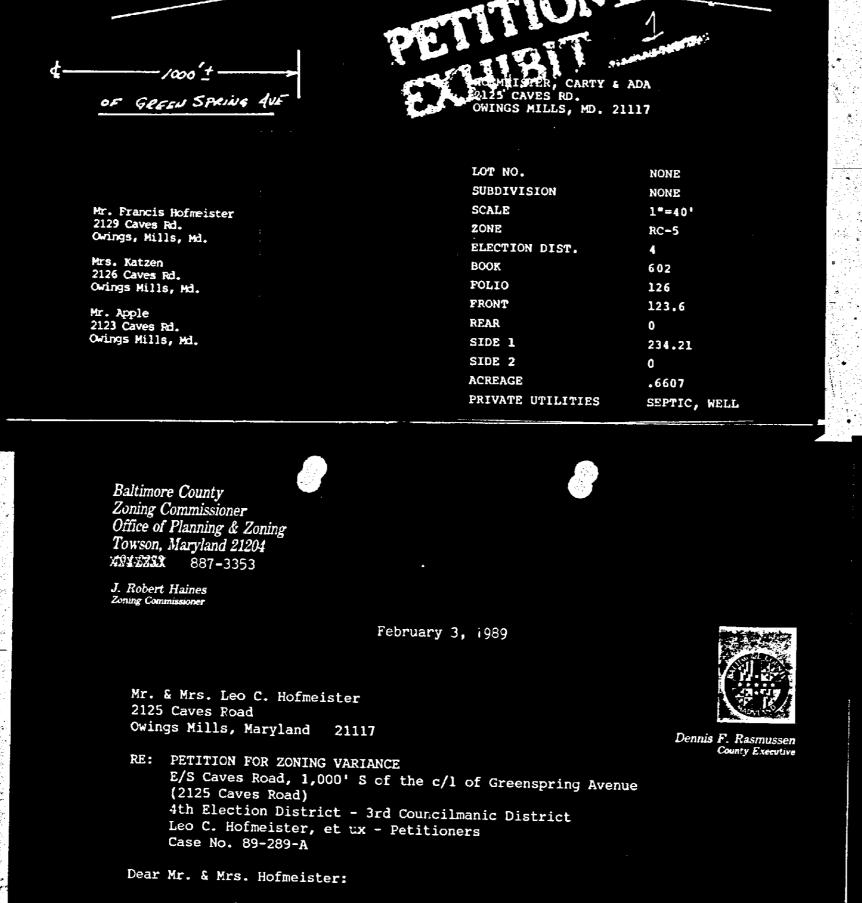
among the Land Records of Baltimore County in Liber %. P. C. No. 609, folio 443; was conveyed by George Hofmeister and wife to Penel 15. Scott, et al. thence running in the center line of the Caves Road as formerly laid out and running with and binding on a part of the said first line, the second line and on a part of the third line of the parcel of land firstly mentioned herein and conveyed by Dearholt to Hofneister the three following courses and distances, viz: South twenty-two (2) degrees twenty-six (26) minutes West twenty-five and thirty-six one-hadredths (25736) feet, South twentyseven [27] degrees fifty-seven (57) minutes West seventy-one (.71) feet and South forty-four (44) degrees thirty-seven (37) minutes West twenty-six and. seventy-nine one-hundredths (26.79) feet, thence leaving said Road and said third line and running for lines of division the two following courses and distances, viz: South forty (40) degrees East two hundred two and fifty-nine one hundredths (202.59)-feet and North forty-five (45) degrees twenty-three (23) minutes East one hundred fifteen and thirty-three one-hundredths (115.33) feet to intersect the aforementioned second line of said parcel of land conveyed by Hofmeister to Scott at a point distant North forty (40) degrees West one hundred eighty-eight and fifty-two one-hundredths (188.52) feet measured along said second line from a stone heretofore set at the beginning of said second line, thence running with and binding on a part of said second line and passing through the base of a gum tree situate near the southeast side of the said Cayes Road North forty (40) degrees West two hundred thirty-four and twenty-one one-hundredths (234.21) feet to the place of beginning. ·Containing 0.568 of an acre of land more or less.

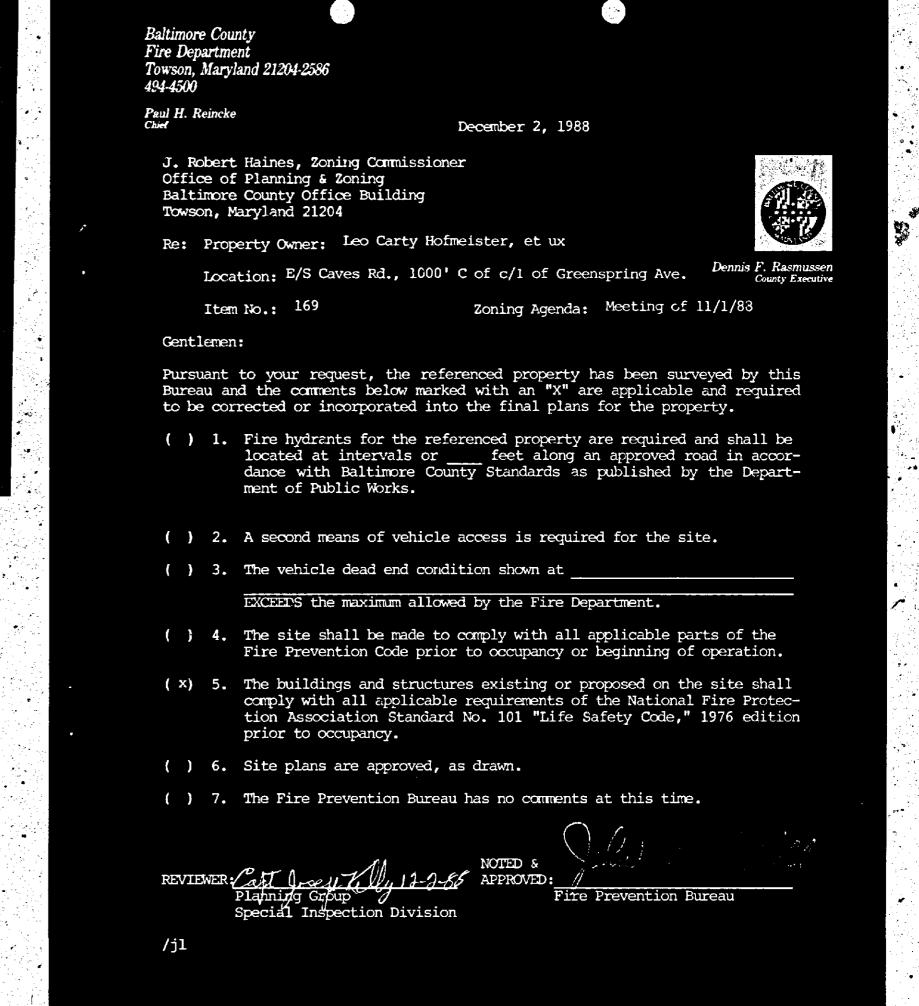
BEING a part of that parcel of land which by a deed dated September 11, 1924, and recorded among the Land Records of Baltimore County in Liber . W.P.C. No. 602, folio 126, was conveyed by George Dearholt, et al. to George Hofmeister and the said Lary Hofmeister, his wife, the said George Hofmeister having departed this life on or about September 15, 1938.

OPEN FIELD

1236







BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 17, 1989

COUNTY OFFICE BLDG. 211 W. Chesapeake Ave. 100800, Maryland 21204 Mr. & Mrs. Leo C. Hofmeister 2125 Caves Road Owings Mills, Maryland 21117 RE: Item No. 169, Case No. 89-289-A

MEMBERS Burres of Engineering Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning

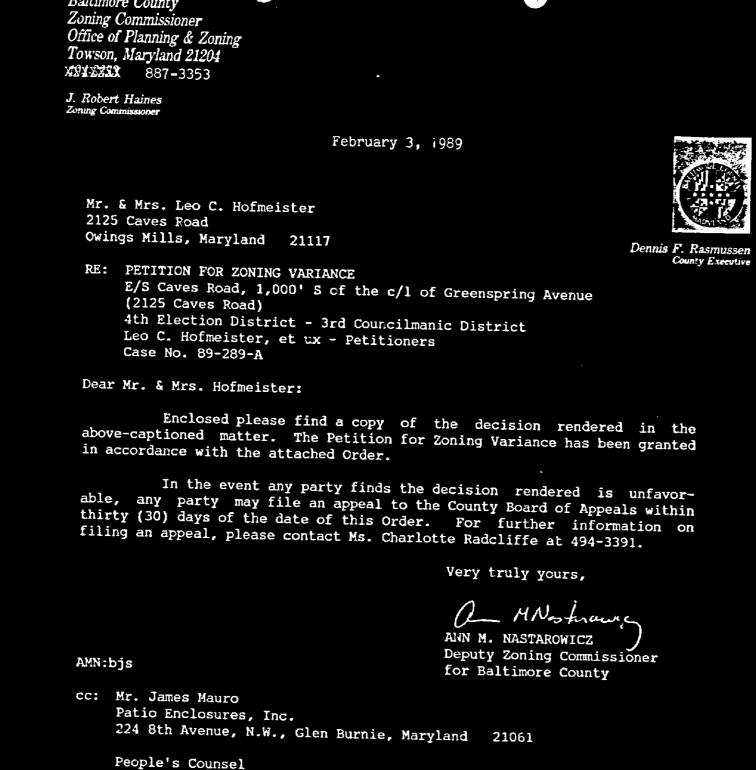
Building Department Board of Education Zoning Administration

Petitioner: Leo C. Hofmeister, et ux Petition for Zoning Variance Dear Mr. Hofmeister: 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 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 ment that is not informative will be placed in the hearing. This petition was accepted for filing on the date of the included filing certificate and a hearing scheduled Very truly yours, JAMES E. DYER

JED:dt

Enclosures

Zoning Plans Advisory Committee



File

BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE J. Robert Haines

TO Zoning Commissioner Pat Keller, Deputy Director FROM Office of Planning and Zoning

Hotmeister SUBJECT Zoning Petition No. 89-289-A

The Office of Planning and Zoning provides no recommendation on the above petition. If approved, however, the design of the addition should be compatible with the architecture of the existing house.

PK/sf



Date ____ anuary 20, 1989

