

IN RE: PETITION FOR SPECIAL HEARING
 2/8 Winands Road, 563' W of
 the c/l of Roven Road
 (8673 Winands Road)
 2nd Election District
 2nd Councilmanic District
 Edward Hohman, et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 91-399-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the nonconforming use of the subject property as a service garage, in accordance with Petitioner's Exhibits 5 and 10.

The Petitioners, by Edward Hohman, appeared, testified and were represented by Michael L. Snyder, Esquire. Appearing on behalf of the Petition were William Harvey, August Denhard, Walter Kirk, and Richard Hohman. There were no Protestants.

Testimony indicated that the subject property, known as 8673 Winands Road, consists of 1.16 acres zoned D.R. 3.5 and is improved with a one and one-half story frame dwelling, a one story concrete block building, and shed as depicted on Petitioner's Exhibit 10. Petitioners filed the instant Petition as a result of a recent zoning complaint to establish the nonconforming use of the subject concrete block building as a service garage. Testimony presented by Edward Hohman indicated that Petitioners purchased the property in 1965 from Alice Dietz. Mr. Hohman testified that Mrs. Dietz and her late husband had purchased the property sometime in the mid-1920s, constructed the subject garage and commenced operation of the service garage shortly thereafter. Mr. Hohman testified that prior to his purchase of the property, in approximately 1937, he worked part-time for Mr. Dietz in the service garage. In 1965, the Hohmans acquired the

property and continued the operation of the service garage. Mr. Hohman testified that he has continuously operated the garage since that time, performing various auto repairs, such as brake work and tune-ups, etc. He testified that he and his son, Richard Hohman, operate the subject garage without any other employees.

William Harvey testified on behalf of the Petitioners. He testified that he is 80 years old and that his sister is Alice C. Dietz, who was married to James R. Dietz, and were the predecessors in title to the Hohmans. Mr. Harvey testified that he has known the Hohmans for approximately 70 years and has personal knowledge of the continuous operation of the subject garage since about 1929. Mr. Harvey testified that sometime in the 1930s the subject garage was damaged by fire, but was immediately rebuilt by Mr. Dietz on the original foundation. Mr. Harvey testified that upon completion of the construction, Mr. Dietz immediately commenced the operation of the facility as a service garage.

August Denhard appeared on behalf of the Petitioners. He testified that he has resided in this community since 1934 and currently resides approximately .2 miles away from the subject site. He testified that he has personal recollection dating back to approximately 1937 of his father taking the family car to the subject property for repairs. Mr. Denhard testified that to his knowledge, the use of the subject property as a service garage has been continuous and without interruption since the late 1930s.

Walter Kirk testified that he concurred with the prior witnesses who testified on behalf of the Petition.

As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior

to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The testimony in this case on behalf of Petitioners' request was overwhelming. Clearly, the subject service garage has been used as such since prior to the adoption of the B.C.Z.R. and has continued without interruption to the present.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See *McKemy v. Baltimore County, Md.*, 39 Md. App. 257, 385 A2d. 96 (1978).

Again, the testimony in this matter was overwhelming. Clearly, the subject service garage has been used as such without change of use for at least 50 years.

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use."

McKemy v. Baltimore County, Md., Supra.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 1991 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a service garage, in accordance with Petitioner's Exhibits 5 and 10, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded and Petitioner would be required to file a new Petition.

J. Robert Haines
 Zoning Commissioner
 For Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
 Date 6/13/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/13/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/13/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 6/13/91
 By [Signature]

111 West Chesapeake Avenue
 Towson, MD 21204

June 13, 1991

Michael L. Snyder, Esquire
 Coady & Farley
 400 Allegheny Avenue
 Towson, Maryland 21204

RE: PETITION FOR ZONING SPECIAL HEARING
 S/S Winands Road, 563' W of the c/l of Roven Road
 (8673 Winands Road)
 2nd Election District - 2nd Councilmanic District
 Edward Hohman, et ux - Petitioners
 Case No. 91-399-SPH

Dear Mr. Snyder:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

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

JRH:bjs
 cc: Mr. Jim Janas
 Liberty Communities Development Corporation
 3820 Fernside Road, Randallstown, Md. 21133
 People's Counsel
 File

PETITION FOR SPECIAL HEARING
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-399-SPH

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the non-conforming use of a service garage in a residential (D.R. 3.5) zone, which non-conforming use has existed at the subject location on a continuous and uninterrupted basis since prior to 1945.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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: N/A
 (Type or Print Name)
 Signature: Edward Hohman
 Address: 8673 Winands Road
 City and State: Randallstown, MD 21133

Legal Owner(s):
 Edward Hohman
 Isabelle Hohman
 Signature: Isabelle Hohman
 Address: 8673 Winands Road
 City and State: Randallstown, MD 21133

Attorney for Petitioner:
 Michael L. Snyder, Coady & Farley
 (Type or Print Name)
 Signature: Michael L. Snyder
 Address: 400 Allegheny Avenue
 City and State: Towson, MD 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Edward Hohman
 8673 Winands Road
 Randallstown, MD 21133
 Phone No. 922-5101

Attorney's Telephone No.: 337-0200

ORDER RECEIVED FOR FILING
 Date 6/13/91
 By [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of June, 1991, 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 13th day of June, 1991, at 2 o'clock

J. Robert Haines
 Zoning Commissioner of Baltimore County

COADY & FARLEY
 400 ALLEGHENY AVE
 TOWSON, MD 21204

OFFICE 337-0200
 RESIDENCE 833-8088

1 1/2 ha
 All CAH

R. M. HERBERT & ASSOCIATES, INC.
 Professional Land Surveyors
 601 Fox Run Drive, Bel Air, Md. 21034
 Phone: 879-3601

Zoning Description
 8673 Winands Road

Beginning at a point on the south side of Winands Road which is 70 feet wide at the distance of 406 feet from the center line of the nearest improved intersecting street, Rouen Road, which is 50 feet wide. Thence the following courses and distances: (1) westerly along a curve to the left with a radius of 2829.79 feet a distance of 201.65 feet, (2) S 73° 56' 11" E 107.12 feet, (3) S 03° 00' 00" W 225.85 feet, (4) S 74° 06' 20" E 125.88 feet, (5) S 69° 22' 30" E 45.51 feet and (6) N 31° 35' 30" E 213.32 feet to the place of beginning.

As recorded in Deed Liber 4539, Folio 107.

Description of Commercial Area

Beginning at a point on the south side of Winands Road which is 70 feet wide at the distance of 563 feet from the center line of the nearest improved intersecting street, Rouen Road, which is 50 feet wide. Thence the following courses and distances: 1) Southerly 115 feet, thence 2) Westerly 106 feet, thence 3) Northerly 25 feet, thence 4) Westerly 6 feet, thence 5) Northerly 48.6 feet, thence 6) Northeasterly 45 feet, thence 7) Northerly 30 feet to the south side of Winands Road, thence 8) Easterly 92 feet to the place of beginning.

03/29/91
 12791



receipt

Baltimore County
 Zoning Commission
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account R 0014150
 Number

Date: 6/13/91

HEARING FEES	017	PRILE	
949 - SPECIAL HEARINGS (OTHER)	13		\$175.00
TOTAL:			\$175.00

LAST NAME OF OWNER: HOHMAN

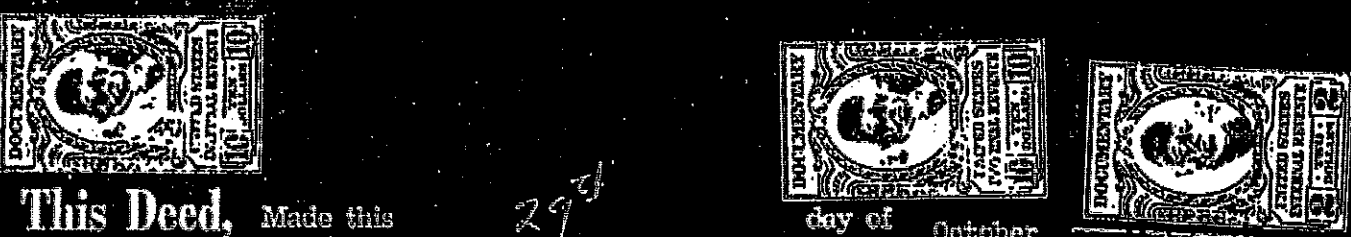
04A040031MCHRC
 Please Make Checks Payable To: Baltimore County
 0009109AM04-03-91 \$175.00

380

380

PETITIONER'S EXHIBIT No. 2 91-399SPH

LEAF 4539 PAGE 107



This Deed, Made this 29th day of October

in the year one thousand nine hundred and eighty-five, by and between

Allice B. Dietz, widow, of Baltimore County, State of Maryland, of the first part, and Edward Hohman and Isabelle Hohman, his wife, of Baltimore County, State of Maryland, 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 expressly acknowledged, this day paid, and in execution of and by virtue of the power of sale, etc., contained in a certain deed dated June 29th, 1958 and duly recorded among the land records of Baltimore County, State of Maryland, in Liber W.P.O. No. 1012 Folio 105, etc., from the Urban Title Holding Company, Inc., a body corporate, to the said Allice B. Dietz et al. and in exercise thereof, the said Allice B. Dietz, widow, aforesaid,

do hereby grant and convey unto the said

Edward Hohman and Isabelle G. Hohman, his wife, as tenants by the entirety, their assigns, and the survivor of them and his or her heirs and assigns,

in fee simple, all those four (4) parcels or lot(s) of ground, situate, lying and being in

Second Election District of Baltimore County,

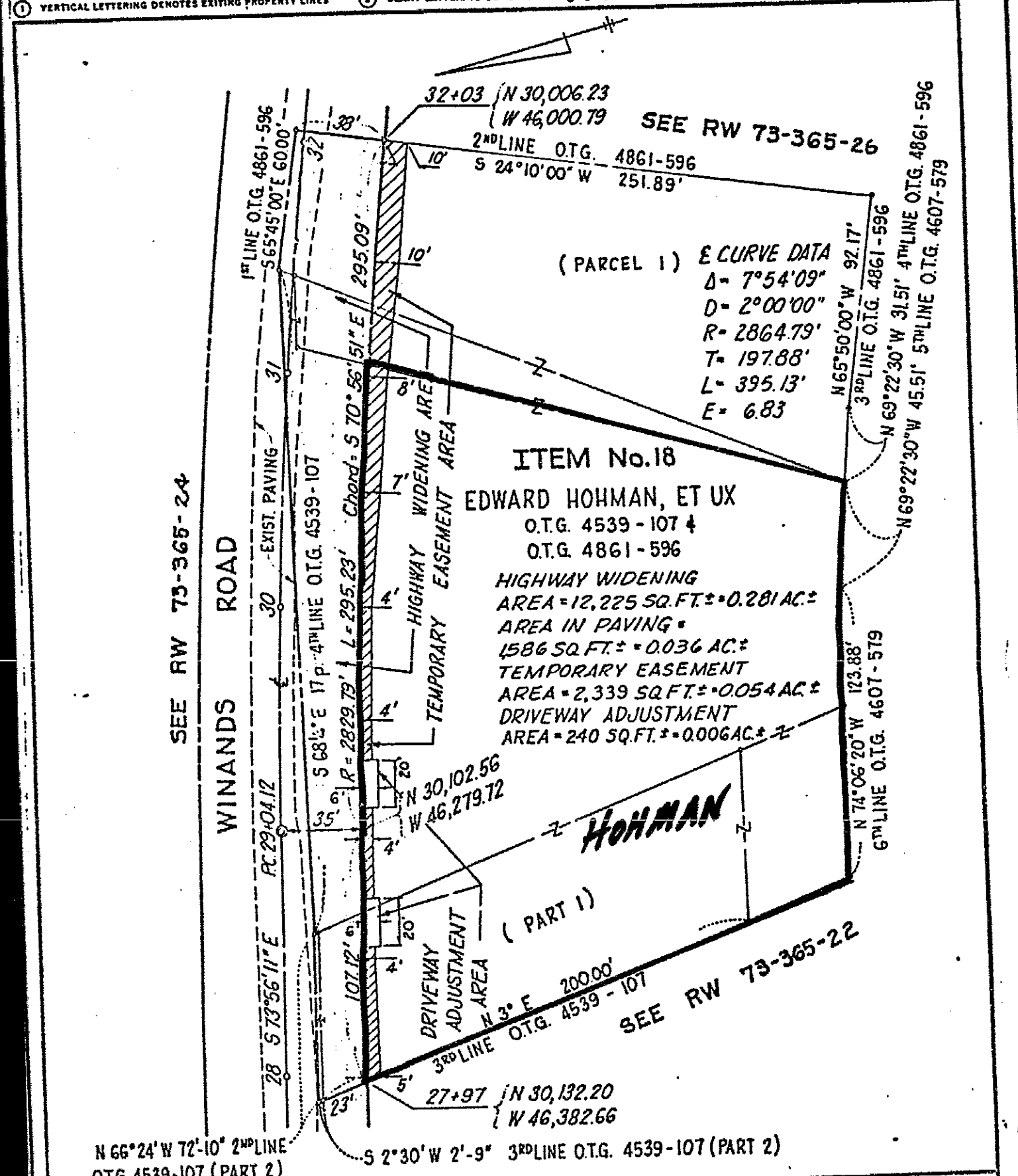
in the State of Maryland, and described as follows, that is to say:-

Beginning for the first, all that lot of ground described in a deed dated July 14th, 1921, and duly recorded among the land records of Baltimore County, State of Maryland, in Liber W.P.O. No. 605 Folio 179, etc., from William G. Harvey and wife, to James E. Dietz and Allice B. Dietz, his wife, and more fully described therein as follows: Beginning for the same at a stone, planted on the south side of the County Road, from the Church Road to the Pikeville Road and at the beginning of the last line mentioned in a deed from William G. Ford to Henry J. Sawyer et al. dated December 31, 1920 and recorded among the land records for Baltimore County in Liber W.P.O. No. 575 Folio 101, etc., and thence following the line bounding the said last line to a point therein, south 90 degrees 300 feet to an iron bar driven in the ground, thence north 66 degrees 22 minutes 26 seconds to an iron bar driven in the ground, thence north 66 degrees 22 minutes 26 seconds to an iron bar driven in the ground on or near the south side of the Chesapeake County Road, thence thence south 66 degrees 22 minutes 26 seconds to the place of beginning.

Beginning for the second, all those two parcels of ground described in a deed dated May 2nd, 1932 and duly recorded among the land records for Baltimore County, State of Maryland, in Liber No. 1012 Folio 105, etc., from William G. Harvey and wife, to James E. Dietz and Allice B. Dietz, his wife, and more fully described therein, as follows: Beginning for the first, at a stone heretofore planted at the beginning of the first line of a parcel of land, which by a deed dated July 31, 1921 and recorded among the land records for Baltimore County in Liber W.P.O. No. 605 Folio 179, etc., was conveyed by William G. Harvey and wife to James E. Dietz and wife; and thence being also planted in the third or fourth line of a parcel of land which by a deed dated January 16, 1907 and recorded among the land records for Baltimore County in Liber W.P.O. No. 359 Folio 159, etc., was conveyed by William G. Harvey and wife to Sophia B. Mangor; thence running with and along the said third line (as now surveyed) N 89 degrees 20 minutes 00 seconds to the end of said line and to intersect the last or south 66 degrees 22 minutes 26 seconds line of a parcel of land which by a deed dated December 21, 1921 and recorded among the land records for Baltimore County in Liber W.P.O. No. 359 Folio 159, etc., was conveyed by Andrew B. Harvey et al. to William G. Harvey and wife; thence running with and binding reversely on said last mentioned

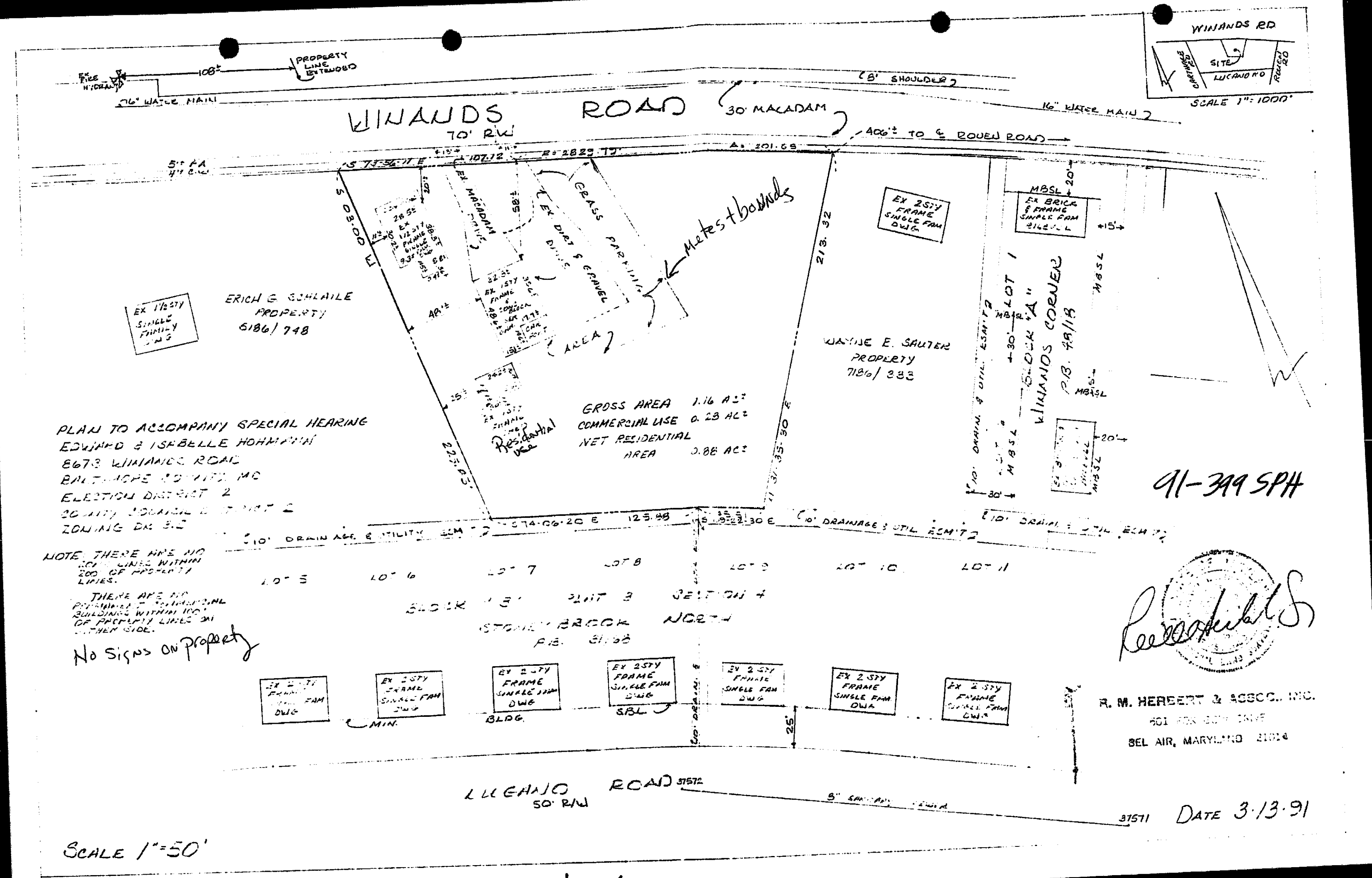
PETITIONER'S EXHIBIT No. 1

VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES PLANT LETTERING DENOTES EXISTING PLANTINGS



BUREAU OF LAND ACQUISITION		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
APPROVED: [Signature]		DATE: 4/20/76		DATE: 4/20/76	
DIVISION OF DRAFTING		DATE: 4/20/76		DATE: 4/20/76	

91-399SPH



PETITIONER'S EXHIBIT No. 4

R. M. HERBERT & ASSOCIATES
451 N. CALVERT ST.
BAL. AIR, MARYLAND 21204
DATE 3-13-91

PETITIONER'S EXHIBIT No. 6

I/We, WYNNE KATHLEEN SAUTER, adjacent neighbors to the property known as 8673 Winands Road, owned and maintained by Edward Hohman and wife, have no objection to the continued maintenance of his backyard garage for the purpose of casual repair and maintenance of automobiles. The adjacent grounds are beautifully manicured and are not an eyesore. I/We support the petition for a permanent non-conforming use.

Kathleen Sauter 8667 Winands Rd 922-7691
Wynne Sauter 8667 Winands Rd 922-7691

PETITIONER'S EXHIBIT No. 7

I/We, the undersigned adjacent neighbors to property known as 8673 Winands Road, owned and maintained by Edward Hohman and wife do not oppose, and do approve the Petition for a permanent non-conforming use on the said property relative to the maintenance of a backyard garage for the purpose of repairing and maintaining automobiles. The surrounding grounds are otherwise well-manicured and beautifully maintained. To the best of my/our knowledge and recollection there has always been a garage on the premises for the repair and maintenance of vehicles since 1949 long prior to the residential expansion and development of the Winands Road corridor.

Ernie M. Schmale 8677 Winands Rd 922-8857
Anthony Schmale 8677 Winands Rd 922-8857

PETITIONER'S EXHIBIT No. 3
IMPERIAL GARDENS IMPROVEMENT ASSOCIATION
RANDALLSTOWN, MARYLAND • 21133

3947 Sybil Road
Randallstown, Md. 21133
June 4, 1991

Mr. Edward Hohman
8673 Winands Road
Randallstown, Md. 21133

Dear Mr. Hohman:
The Imperial Gardens Improvement Association met on Monday, June 3, 1991 and voted unanimously to support your application for non-conforming use of the service garage on Winands Road.

We appreciate the service you have given to our community over the years, please contact me if we can be of further assistance.

Very truly yours,
Darryl M. Hymen, per fax

Gary M. Hymen, President
Imperial Gardens Improvement Assn.

GPH/msu
91-399SPH

PETITIONER'S EXHIBIT No. 9

We, the undersigned subscribers, residents of the Winands Road corridor, hereby petition the Zoning Board to authorize a permanent non-conforming use on the property known as 8673 Winands Road for the maintenance of a backyard garage for casual repair of automobiles. We have no objection to Edward Hohman and/or his son Richard Hohman to continue the auto maintenance activities, in which he has been engaged for over 26 years, and we approve of and support his continuing quiet enjoyment of his property.

- Donald H. New 8614 Ligon Rd 301-822-7570
- Frank Pompei 8610 Ligon Rd 655-1698
- David Pompei 8610 Ligon Rd 301-655-1698
- Eugene M. Doherty 8664 Winands Rd 301-655-5161
- Rita Stemann 8608 Ligon Rd 655-1845
- Glenn M. Doherty 8664 Winands Rd 301-655-5161
- Bernard Stevens 8608 Ligon Rd 655-1845
- Don Brunton 8663 Winands Rd 301-521-4749
- Simon Stone 4009 Starbuck Rd 922-3675
- Stephen Brunton 8663 Winands Rd 301-521-4749
- Alan L. Platt 8616 Ligon Rd 922-87473
- Walter W. Whittington 1100 O'Connell Rd 301-655-2022
- 3-Dr. Platt 8616 Ligon Rd 922-7873
- Marilyn, Dev, Steve, Howard, & Lillian Umed 3913 Sybil Rd Randallstown, Md 21133 301-922-1079



PETITIONER'S EXHIBIT No. 5

91-399SPH

91-399-SPH

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS
Edward Hohman	8673 Winands Rd Randallstown, MD 21133
William A. Jarvey	2101 West Ave Randallstown, MD 21133
August A. Denhard	8821 Winands Rd Randallstown, MD 21133
Walter Kirk	8646 Winands Rd Randallstown, MD 21133
Richard J. Hohman	647 Oak Tree Westinghouse, MD 21157

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: _____

Posted for: _____

Petitioner: _____

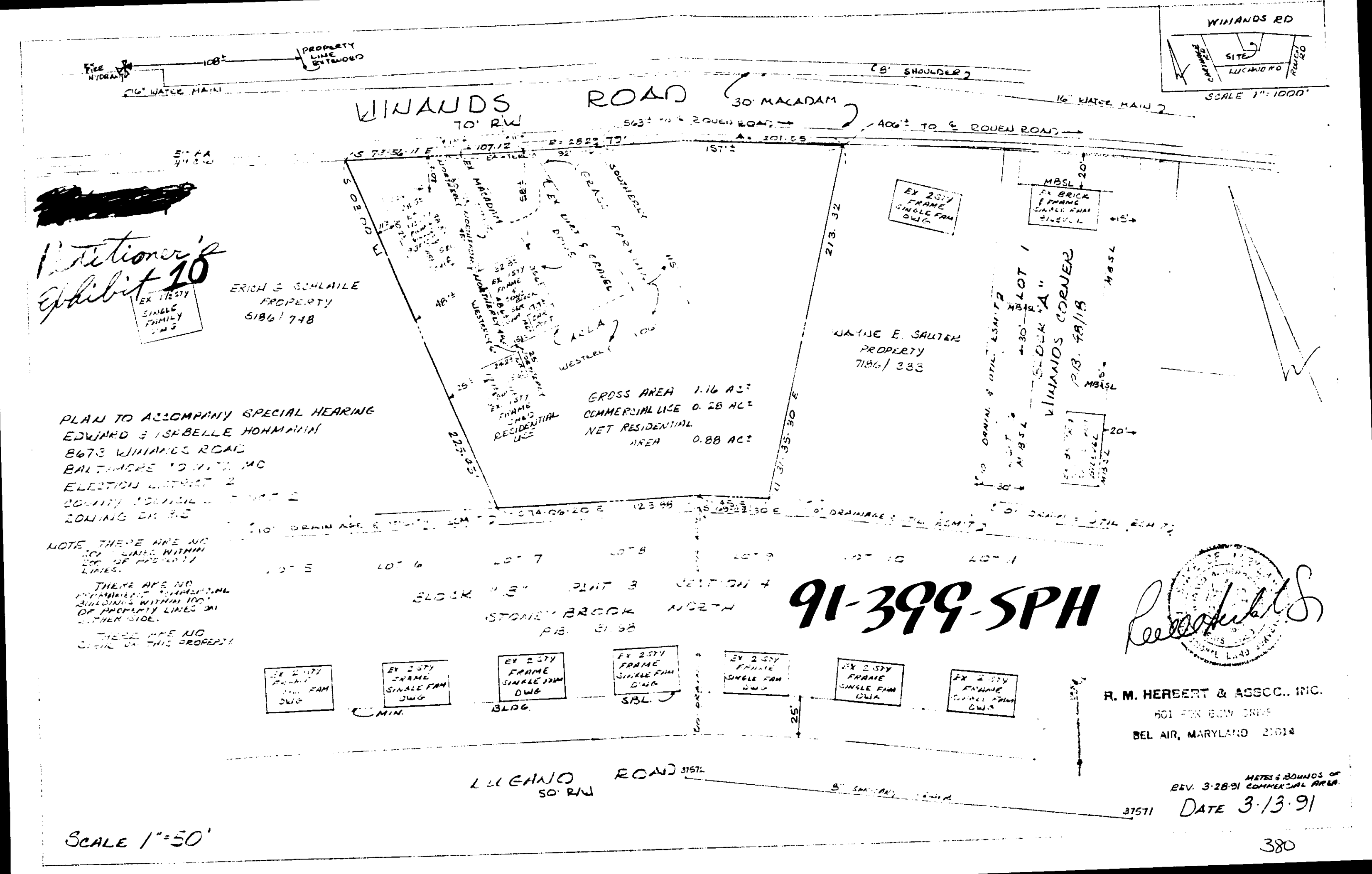
Location of property: _____

Location of Sign: _____

Remarks: _____ Date of return: _____

Posted by: _____

Number of Signs: _____



91-399-SPH

R. M. HERBERT & ASSOC., INC.
601 FOX GUN DRIVE
BEL AIR, MARYLAND 21034

DATE 3-13-91

ZONING ENFORCEMENT

41-399-SPH

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer, Zoning Supervisor

FROM: James H. Thompson, Zoning Enforcement Coordinator

RE: Item No. 390 (if known), Petitioner: Edward and Isabelle Hohman (if known)

VIOLATION CASE # 91-183

LOCATION OF VIOLATION 8673 Winands Road

DEFENDANT Edward and Isabelle Hohman

ADDRESS 8673 Winands Road Randallstown, MD 21133

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
Michael L. Snyder, Esquire	Coady and Farley 400 Allegheny Avenue Towson, MD 21204
Jim Janice, LCDC	3820 Fernside Road Randallstown, MD 21133

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

Notice mailed 5/29/91

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 10, 1991

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 4, 1991.

THE JEFFERSONIAN,
S. Zebek Orleans
Publisher

\$39.52

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 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-399-SPH
2nd Election District - 2nd Councilmanic

Special Hearing: The non-conforming use of a service garage in a residential zone; which non-conforming use has existed at the subject location on a continuous and uninterrupted basis since prior to 1945.

HEARING: WEDNESDAY, JUNE 5, 1991 at 2:00 p.m.



Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150
Number: _____

91-399-SPH

Date: _____

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 5-31-91

Mr. & Mrs. Edward Hohman
8673 Winands Road
Randallstown, Maryland 21133

RE: _____

Please be advised that \$86.52 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 West Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Michael L. Snyder, Esq.

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 30, 1991

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 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-399-SPH
2nd Election District - 2nd Councilmanic
Petitioner(s): Edward Hohman, et al

Special Hearing: The non-conforming use of a service garage in a residential zone; which non-conforming use has existed at the subject location on a continuous and uninterrupted basis since prior to 1945.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Edward Hohman, et al
Michael L. Snyder, Esq.

1,000 in prizes
ships include
expense paid
lithographs in
ta.

more info.
345-2330
-8630

AL JOBS
LABLE!
Great benefits
2-755, ext P-1240

SONALS
Girls! Girls!
-288-1133
Must be 18 yrs.

BEAT the
OST of Auto &
Insurance
WIRUTES?
Agency, Inc.
-5907
Buyers!
Have a Car
Insurance!

NOTICE OF HEARING
TOWSON, MARYLAND 2106

LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT
ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 2106

LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT
ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 2106

LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT
ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 2106

LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT
ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 2106

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: June 3, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Edward Hohman, Item No. 380

In reference to the petitioner's request, staff offers the following comments:

If the request is approved, screening should be provided between the applicant's site and the properties along Winands Road. In addition, strict limitation shall be placed on the hours of operation; no outside storage of motor vehicles shall be permitted over night; and no vehicles shall be stored on public streets.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM380/ZAC1

received
6/5/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: June 3, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Edward Hohman, Item No. 380

In reference to the petitioner's request, staff offers the following comments:

If the request is approved, screening should be provided between the applicant's site and the properties along Winands Road. In addition, strict limitation shall be placed on the hours of operation; no outside storage of motor vehicles shall be permitted over night; and no vehicles shall be stored on public streets.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM380/ZAC1

received
6/5/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 16, 1991

This office has no comments for item number 380.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

PK/JL/cmm

received

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

May 15, 1991

887-3353

Michael L. Snyder
Coady & Farley
400 Allegheny Avenue
Towson, MD 21204

RE: Item No. 380, Case No. 91-399-SPH
Petitioner: Edward Hohman, et ux
Petition for Special Hearing

Dear Mr. Snyder:

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Edward Hohman
8673 Winands Road
Randallstown, MD 21133

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 17th day of April, 1991.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Edward Hohman, et ux
Petitioner's Attorney: Michael L. Snyder

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 12, 1991

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

RE: Property Owner: EDWARD HOHMAN
Location: #8673 WINANDS ROAD
Item No.: 380 Zoning Agenda: APRIL 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy. CHAPTER 28

REVIEWER: *Capt. Joseph Kelly* 4-12-91 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: April 17, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting
for April 16, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 9-Cycle IV-Case No. R-91-115, 357, 371, 374, 375, 376, 378, 380, 381 and 383.

For Item 10-Cycle IV-Case No. R-91-116, County Review Group Meeting may be required.

For Item 198-Case No. 91-254-A, the previous minor subdivision comments still apply.

For Item 372, this site must be submitted through the minor subdivision process for review and comments.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s



P-SW P-SE
 P-NW P-NE

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION MT. WILSON AREA	SHEET NW 8-H
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY SUCHART-HORN, INC. BALTIMORE, MD. 21210

91-399-
 5PH