

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N 1/2 TOWNSHIP ROAD, BID 11, E
1/2 1/2 Pine Valley Drive
218 W. TOWNSHIP ROAD
8th Election District
The Commission District
Larry H. Harnsberger and
Christine A. Hepler
Petitioners

• BEFORE THE
• ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 92-329-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 28 ft., in lieu of the required 40 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners have filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of April, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 28 ft., in lieu of the required 40 ft., for an addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process under 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.

LAWRENCE E. SCHULTZ
Zoning Commissioner
for Baltimore County

LSE/mm

COPIES RECEIVED FOR FILING
DATE 4/14/92
BY [Signature]

-2-

Suite 111 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4186

April 8, 1992

Mr. Larry H. Harnsberger
Re: Christine A. Hepler
218 W. Township Road
Towson, Maryland 21203

RE: Petition for Residential Zoning Variance
Case No. 92-329-A

Dear Mr. Harnsberger and Ms. Hepler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential 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 867-3391.

Very truly yours,

Lawrence E. Schultz
Zoning Commissioner

LSE/mm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property located in Baltimore County at 218 W. Township Road, Bid 11, E 1/2 1/2 Pine Valley Drive, is/are petitioning you to permit a side yard setback of 28' in lieu of the required 40'

of the zoning Regulations of Baltimore County for the following reasons (please include a general sketch):

- Building envelope restricts addition to dwelling on each side except North
- Possible addition to North side of dwelling prohibited by location of outside basement entry
- Lot was platted in such a way that rear yard area is severely reduced

Property to be affected shall be posted as requested by Zoning Regulations.

It is requested that you grant the above variance on the basis of the information, photos, and affidavits submitted, and that you be guided by the zoning regulations and provisions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

See the following sketch and affidavit, which are the basis of the petition, and which are the legal owner(s) of the property which is the subject of this petition.

Legal Description:

LARRY H. HARNBERGER

Christine A. Hepler

218 W. Township Road

Towson, MD 21203

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LOCATION INFORMATION

Councilman/District: 3

Election District: 08

T=200 scale map: NW 13 B

Zoning: DR 2

Lot size: 627 22,956
 acres square feet

SEWER: ☒ ☐

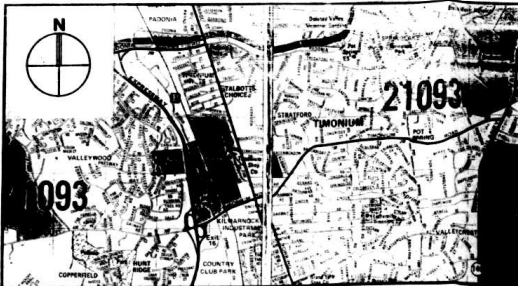
WATER: ☒ ☐

Chapman Bay Critical Area: ☐ ☒

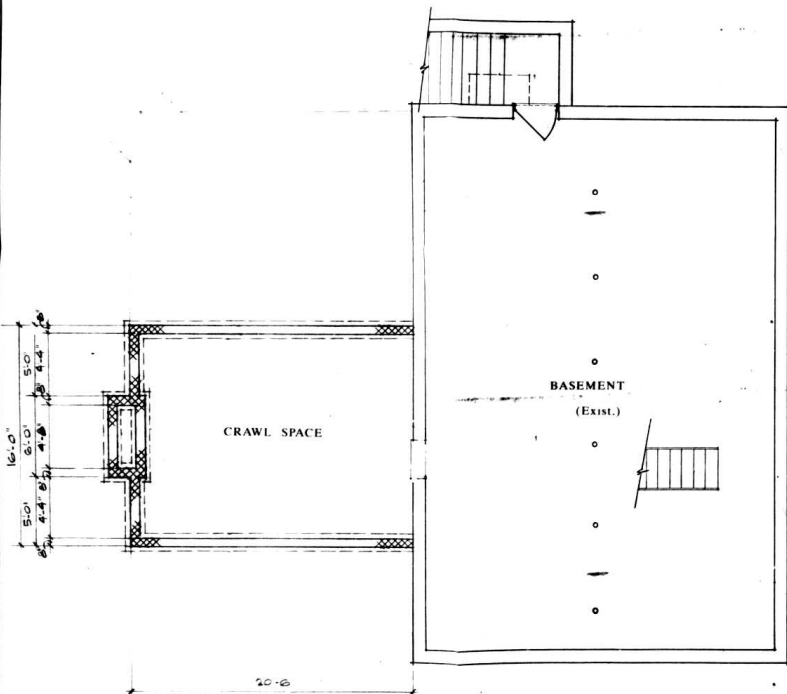
Prior Zoning Hearings: None

Zoning Office USE ONLY

revised by: LC ITEM #: 331 CASE#:

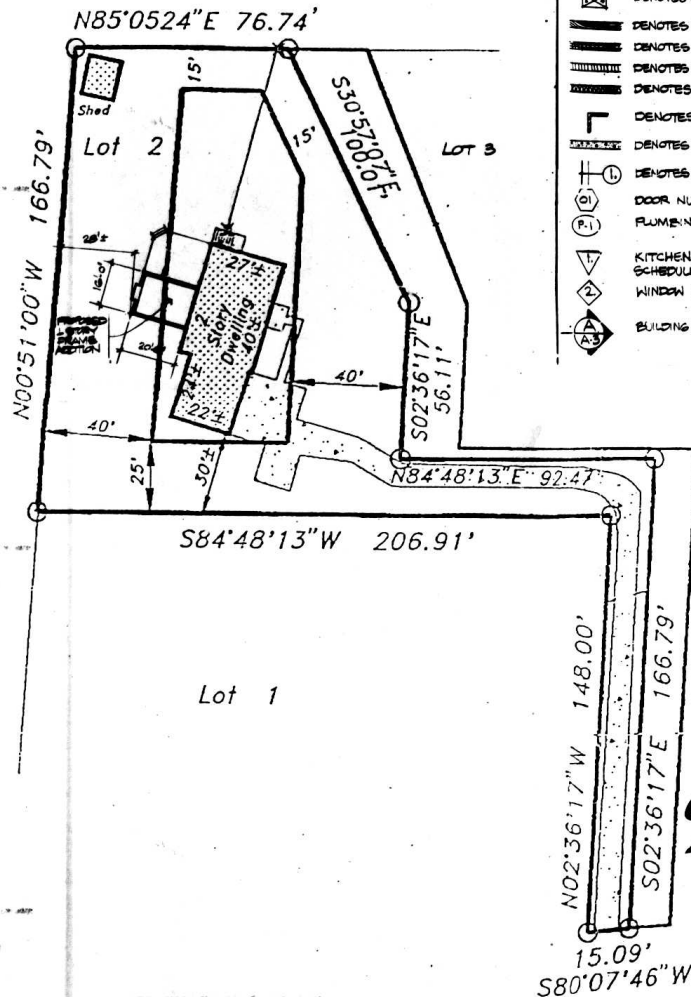


VICINITY MAP



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"

LEGEND

- DENOTES EXIST. WALL REMOVED AND/OR BEAM ABOVE
- DENOTES LINE OF WALL, BULKHEAD, CABINETS, OR SKYLIGHT ABOVE
- DENOTES NEW STUD PARTITION OR FURRED WALL
- DENOTES EXISTING WALL OR PARTITION TO REMAIN
- DENOTES CONCRETE MASONRY UNITS
- DENOTES BRICK MASONRY
- DENOTES ROUGH FRAMING OR BLOCKING
- DENOTES FINISHED WOOD
- DENOTES PLYWOOD
- DENOTES RIGID INSULATION
- DENOTES BATT INSULATION
- DENOTES STEEL
- DENOTES CONCRETE
- DENOTES WALL CONSTRUCTION TYPE
- DOOR NUMBER - SEE DOOR SCHEDULE
- PLUMBING FIXTURE NO. - SEE SCHEDULE
- KITCHEN EQUIPMENT NO. - SEE SCHEDULE
- WINDOW NUMBER - SEE WINDOW SCHEDULE
- BUILDING CROSS SECTION REFERENCE

Jeffrey A. Lees, AIA

ARCHITECT

TOM THORNTON, P.E. BALTIMORE, MD. 21212
(301) 377-8009

Additional Attachments to the
HARNESBERGER RESIDENCE

TITLE
SITE PLAN,
VICINITY MAP,
& FNDTN. PLAN

REVISIONS

SCALE
AS NOTED

DATE

DRAWING NO.

A-1

288



92-329-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE	TIMONIUM	N.W.
OF		3-B
PHOTOGRAPHY		
JANUARY		
1986		

378