· 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 Baitimore 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 having filed a Petition for Posidential 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

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 is 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.2.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners

AFFIDAVIT

modes 218 W. Timonium Rd.

- Building envelope restricts addition to dwelling on each

- Possible addition to North side of dwelling prohibited by

- Lot was plated in such a way that rear yard area severely

By Committee Budget SHEET SHEET AND SHEET WAS STREET OF FOR

Timonium, MD 21093

92-329-A

location of outside basement entry

side except North

reduced

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

which are conditions precedent to the relief granted herein:

LES/mm

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MEC 1

EREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 92 day of April, 1992 that the Petition for a Zoning Wariance 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

The Petitioners may apply for their building permit and be greated same upon receipt of this Order; however, betitioners are hereby made aware that proceeding at this lime is at their own risk from this Order has copied. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to 1's original condition.

Selint LAMRENCE E. SCHRIDT Zoning Commissioner for Baltimore County

TONING DESCRIPTION FOR 218 M. TIMONIUM RD.
TIMONIUM, MARYLAND 21093

72-329-A ZONING DESCRIPTION FOR 218 W. Timonium Rd.

Beginning at a point on the morth side of Timonium Rd. which is 70' wide at the distance of the Common of the Comm

BOOK CONTRACTION, 2.72 ACTES. DATE OF THE PROPERTY LINE OF THE PROPERTY THE TOTAL SEC OF ALL TRIVINGS TO ALL THE TOTAL TO ALL THE TOTAL TH

CONTARRING A 527 ACRES OF LAND MORE OR LESS

SUBJECT TO A 10 FOOT WIDE BRAINAGE AND UTILITY EASEMENT ADJACENT TO AND EASTERLY OF THE LAST LINE OF THE ABOVE DESCRIBED PARCEL.

THE PARTOURNESS THEREON BEING KNOWN AS 218 WEST TIMONRIM BOAD

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, Mt> 21204

(410) 887-4386

April 8, 1992

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

Dear Mr. Harnsberger and Ms. Hepner:

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 any file an appeal within thirty (30) days of the data of the order to the County Board of Appeals. If you repeal self-in the control occurrence additional information concerning filing an appeal, please feel free to contact our Appeals Cart at 28 07.3991.

Very truly yours, Sant Start rence E. Schmidt

92-729-1 -Dauh 20, 1992 Jany H. Harryberger + Chiestone H. Herry 1/5 Tamoneron Road, 810' Ed c/ Pin Valley 218 W. Tararmann Road in front of article property = 218 Proceed by ... S. Grute March 27, 1992



TO THE SOURIS COMMISSIONER OF BALTIMORE COUNTY: 92-329-A To permit a side yard setback of 28' i lieu of the required 40' of the Zon on Remarkations of Baltimore County for the following remotits (reduce health) or pussed effects): - Building envelope restricts addition to dwelling on each side except North location to North side of dwelling prohibited by location of outside basement entry Lot was plated in such a way that rear yard area is severely reduced live agree to psy agreems of the above posing end, if monutory, advertising, upon filing of this position, and further agree to ad are to be bound by the stoking regulations and reprincipus of flating-ord-nation advanced processors in the Tention I and Larry H. Harnsberger Jany H. Hambur Christine A. Hepner Chustine a Hapas San Za Cado 218 W. Timonium Rd. (410)252-4696 Timonium, MD 21093 Larry H. Harnshere 218 W. Timonium Rd. 252-4696

PETITION FOR ADMINISTRATIVE VARIANCE

1

H

Berri 11, 1992

(410) 887-3353

y W. Harmsberger and Chrisatine &. Hepme W. Timmium Rood alon, Maryland 21093

CASE PRODE: 92-329-1 N/S Timmion Bond, 810° E of c/l Pine Valley Drive 218 W. Timmion Bond 8th Election District - 3rd Councilmanic

111 West Chesapeake Avenue Towson, MD 21204

Finess to advised that your Petition for Administrative Zoning Variance has been assigned the above case number. May contact made with this office should reference the case mather. This letter also serves as a confusion required to the deleteration recovers.

1) The property still is peried on or index from 27, 1992. The closing data is April 6, 1992. The closing data is April 6, 1992. The closing control is the design of the closing control is the closing control in the closing co

2) In cases requiring public bearing (whether doe to a suiphine's formal request or by Order of the Commissioner), the property will be reported and section of the hearing will appear in two local assumptions. Charges related to the reporting and advertising are populs by the puttlement(s).

Floors he advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT OH THE DATE AFTER THE POSTING PERICO, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FIRML REVIEW AND THE DECISION MAKING PROCESS. MEMBER THE CONDER IS REAVY IT WILL BE FORMANDED TO TWO VIA FIRST CLASS WALL, ONDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BERNE MAILED TO TWO.

& -----

338

Office of Zoning Administration and Development Management Office - Planning & Zoning Te

April 1, 1992

(410) 887-3353

Mr. & Mrs. Larry H. Harnsberger 218 M. Timonium Road Timonium, MD 21093

RE: Item No. 338, Case No. 92-329-A petitioner: Larry M. Harnsberger,et ux petition for Administrat.ve Variance

Dear Mr. & Mrs. Harnsberger:

The Indian Flanz Advisory Committee (2AC) has provided the plane examitted with the above referenced partition. The provided prov

Enclosed are all comments summitted that far from the memera of Jurichal Offer or request information on your priling. It is comment as recovery comments are recovery comments are recovery comments to the comment of the principle of the comments of the principle of the comments of the comments of the principle of the principle

The following comments are related only to the filing of future zoning petitions and are sized at expediting the petition filing process with this office.

The Director of Zoning Administration and Development has instituted a property engaged some some storragy man and a property of the property

111 West Chesapeake Avenue Jowson, MD 21201

(410) 887-3353

Your petition has been received and accepted for filing this 27th day of February , 1992.

Petitioner: Larry H. Harnsberger, et un Pet it ioner's Attorney

700 East Joppa Road Suite 901 Towson, MD 21204-5500 MARCH 15, 1992 Aprold Callen Trector Tables
Trector
Toning Administration and
Development Management
Lattiner County Office Building
Towner, Mr 21204 HI: Property Owner: LARRY H. RARLSREPCHE ALL CHRISTING A. REPLIE \$218 WEST TIMONIUM POAT foring Agenda: MARCH 17, 1992 Furrment 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. 7. The Fire Frevention Bureau has no comments at this time.

REVIEWER Cat has the Approved Planding Group Special Inspection Division

JP/KEK

MAP 12 1992

ZONING OFFICE

3/16/92

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE TO: Arnold Jablon, Director DATE: March 13, 1992 Zoning Administration and Development Hanagement

TROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Heeting for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 346, 349, 350, 352 and 353.

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

Robert Bouling Chief ROBERT W. BOWLING T. B. Chief Developers Engineering Division

RWB: 6





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

(301) 887-4500

PARCE 10, 1892

Aircle, alien Director confre Administration and revelopment Management Datribute County Office Building Townor, PE 19464

PE: Projects Cunet: DANIEL C. JAY AND MARY LOU DAY #7117 SUBUREAU GREENS Foring Agenda: MARCH 17, 1992

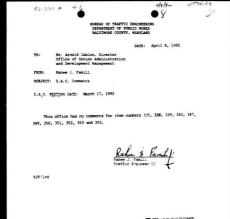
Ter So. 1 343

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printiplied for the first property of the freehold forest special respection tivision

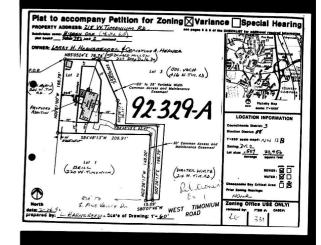


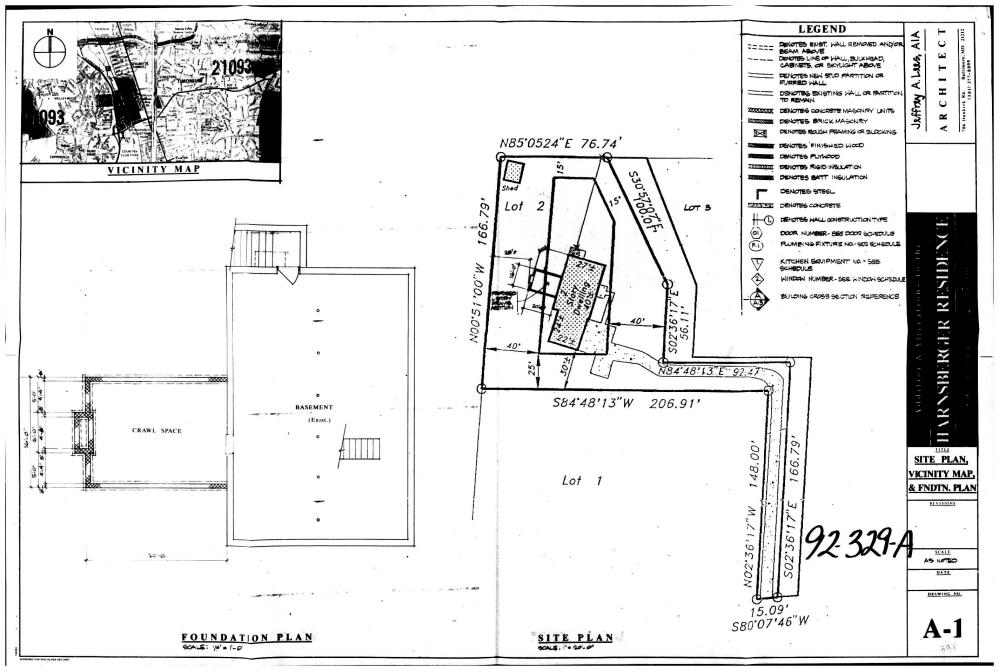


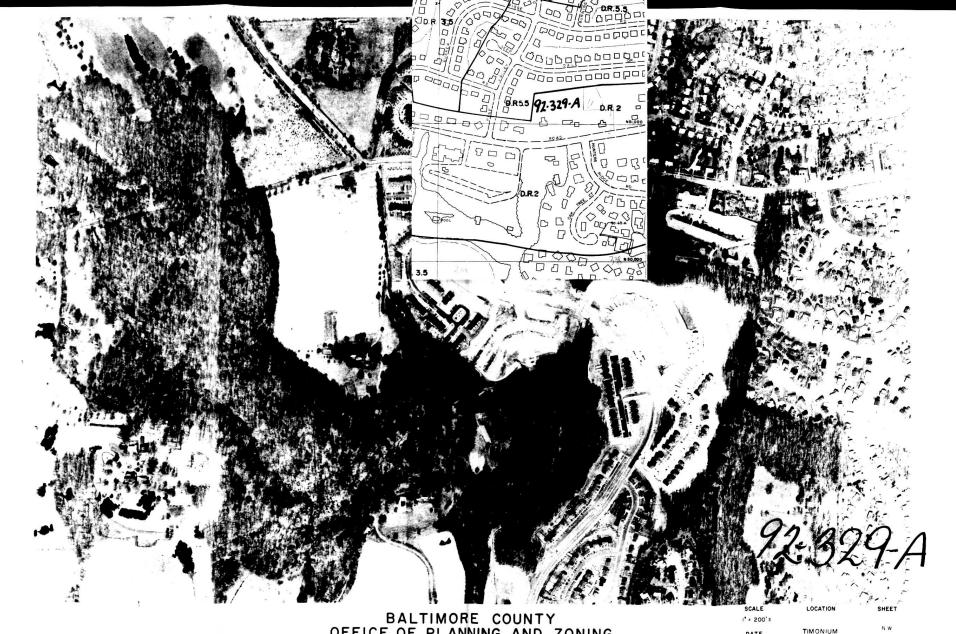
ZONING OFFICE



213 W. TIMONIUM RE LOOKING SOUTH







BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

DATE OF PHOTOGRAPHY JANUARY 1986

TIMONIUM

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