

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
S/S Trumps Mill Road at SE/Corner \* ZONING COMMISSIONER  
Hensel Avenue \* OF BALTIMORE COUNTY  
(5701 Trumps Mill Road) \* Case No. 93-28-A  
14th Election District  
5th Councilmanic District  
Michael Perholtz, et ux  
Petitioners

ORDER

WHEREAS, the Petitioner filed the instant request for variance to amend the site plan previously approved in Case 90-279-A to permit a conversion of a garage to a dwelling unit and to permit a rear yard setback of 11 feet in lieu of the required 30 feet; and,

WHEREAS, subsequent to the filing of said Petition for Administrative Variance, the Petitioners were notified by the Zoning Administrative and Development Management Office that a Petition for Special Hearing would be necessary to proceed with the proposed amendment; and,

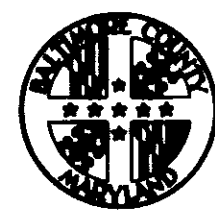
WHEREAS, the Petitioner has filed a written request for dismissal of this Petition for Administrative Variance in order that they may refile under a Petition for Special Hearing,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of September, 1992 that the Petition for Administrative Variance filed in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs  
cc: Mr. & Mrs. Michael Perholtz  
5701 Trumps Mill Road, Baltimore, Md. 21206  
People's Counsel; Case File

ORDER RECEIVED FOR FILING  
Date 7/30/92  
By [Signature]



**Petition for Administrative Variance**

to the Zoning Commissioner of Baltimore County  
for the property located at 5701 Trumps Mill Rd  
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s) 1 B O 2.3 C.1 - TO AMEND  
Variance 90-279-A and 1.01-2.1 TO ALLOW conversion of  
garage to a dwelling unit and allow an 11' rear setback in  
lieu of the required 30'

To care for sick relative - see attached  
Garage was designed & built in a location and at a time when it was not planned to be subdivided for a second dwelling for a family member.  
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.

Contract Purchaser/Lessor:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Legal Owner(s):  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

5701 Trumps Mill Rd 661-8293  
Baltimore Md 21206  
Phone No. 962-2977

ORDER RECEIVED FOR FILING  
Date 7/30/92  
By [Signature]

REMOVED BY: LS DATE: 7/30/92  
REMOVED FORING DATE: 7/16/92  
ITEM #: 33

**Affidavit in support of Administrative Variance**

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.  
That the Affiant(s) do(es) not presently reside at 5701 Trumps Mill Rd  
Baltimore Md. 21206

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: public hearing or present offer(s)  
To provide home for sick relative -  
see attached -  
Garage was designed and built in a location  
and at a time when it was not planned to  
subdivide for a second dwelling for a  
family member

The Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.  
*Michael Perholtz*  
*Patricia A. Perholtz*  
MICHAEL PERHOLTZ PATRICIA A. PERHOLTZ  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of September, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
Michael Perholtz Patricia A. Perholtz  
and acknowledged to me that they are the persons whose names are subscribed to the foregoing petition and that they are the legal owners of the property described therein.

AS WITNESS my hand and Notarial Seal:  
July 25, 1992  
*Robert F. Thompson*  
ROBERT F. THOMPSON  
NOTARY PUBLIC  
My Commission Expires 1/07/92

My Commission Expires: Nov 14, 1995  
*Frank C. Adams*  
FRANK C. ADAMS  
NOTARY PUBLIC  
My Commission Expires 1/07/92

ZONING DESCRIPTION  
Re: 5701 Trumps Mill Road  
Liber 5067, page 706

1. South 56 degrees 15 minutes East 154 feet
2. South 25 degrees 47 minutes West 161.11 feet
3. North 64 degrees 13 minutes West 152.52 feet, and
4. North 25 degrees 47 minutes East 184.76 feet to the place of beginning.

Being part of Lot Nos. 21 and 22, as shown on Plat "A" of Fenwood Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 323.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: July 14  
Posted for: Michael & Patricia Perholtz  
Petitioner: Michael & Patricia Perholtz  
Location of property: 5701 Trumps Mill Rd, at SE of Hensel Ave  
Location of Sign: Along rear yard, as per plat of Baltimore  
Remarks:  
Posted by: [Signature] Date of return: 7/14/92  
Number of Signs: 1

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

receipt  
ITEM 33  
Date 7/30/92  
PERHOLTZ  
5701 Trumps Mill Rd  
S/S Trumps Mill Rd SE cor Henshel Av.  
Residential Var. \$50  
Posting 35  
TOTAL \$85.00  
CASH 85.00  
TOTAL \$170.00  
Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 August 18, 1992 (410) 887-3353

Mr. & Mrs. Michael Perholtz  
5701 Trumps Mill Road  
Baltimore, MD 21206

RE: Item No. 33, Case No. 93-28-A  
Petitioner: Michael Perholtz, et ux  
Petition for Administrative Variance

Dear Mr. & Mrs. Perholtz:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

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

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 August 18, 1992 (410) 887-3353

Your petition has been received and accepted for filing this 30th day of July, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Michael Perholtz, et ux  
Petitioner's Attorney:

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

receipt

Date 8/03/92  
PAID PER HAND-WRITTEN RECEIPT DATED 7/30/92  
H9300033

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: PERHOLTZ  
Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 14, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for August 17, 1992  
Item No. 33

The Developers Engineering Division has reviewed the subject zoning item. We have no comments on the variance; however, it should be noted on the plan that Hensel Avenue is a publicly maintained road.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s

7069-92  
SW

RECEIVED  
AUG 25 1992  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 11, 1992  
Zoning Administration and  
Development Management

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
August 10, 1992

The Office of Planning and Zoning has no comments on the following petitions:

- Item No. 28, Alfred Pinkard
- Item No. 30, Bee Tree Partnership
- Item No. 31, Albert Baumgart
- Item No. 32, Edith Ransom
- Item No. 33, Michael and Patricia Perholtz
- Item No. 34, Charles and Patricia Chlebda

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

EM/FW/rdn

**RECEIVED**  
AUG 25 1992  
ZONING OFFICE

ITMS28.33/ZAC1

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

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 10, 1992  
ITEM NUMBER: 33

1. The existing access width off Trumps Mill Road is substandard.
2. Adequate number of on-site parking spaces need to be provided.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/dm

**RECEIVED**  
AUG 18 1992  
ZONING OFFICE

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500 (410) 887-4500

AUGUST 6, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MICHAEL PERHOLTZ AND PATRICIA A. PERHOLTZ

Location: #5701 TRUMPS MILL ROAD

Item No.: #33 (LJG) Zoning Agenda: AUGUST 10, 1992

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.

REVIEWER: *Noted and Approved*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/REK

**RECEIVED**  
AUG 10 1992  
ZONING OFFICE

43-28-A 8-31

Department of Recreation and Parks  
Development Review Committee Response  
Authorized signature: *Walter* Date: 8/3/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Alfred Pinkard			
DEPRM RP	No Comment	28	8-10-92
✓ Bee Tree Partnership			
DEPRM RP	No Comment	30	
✓ Albert F. Baumgart			
DEPRM RP	No Comment	31	
✓ Edith B. Ransom			
DEPRM RP	No Comment	32	
✓ Michael and Patricia A. Perholtz			
DEPRM RP	No Comment	33	
✓ Charles C., Sr. and Patricia G. Chlebda			
RP	No Comment	34	

COUNT 6

✓ James and Linda Heier			
DED DEPRM RP STP TE	No Comment	35	8-24-92
✓ Allan L. Snyder Et. Al.			
DED DEPRM RP STP TE	No Comment	36	
✓ Salvo Auto Parts			
DED DEPRM RP STP TE	No Comment	37	
✓ Adela M. Lombardi and Florence Kunsky			
DED DEPRM RP STP TE	No Comment	38	
✓ Helaine G. and Melvin R. Troesch			
DED DEPRM RP STP TE	No Comment	39	
✓ Baltimore Country Club of Baltimore City			
DED DEPRM RP STP TE	No Comment	40	

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 August 5, 1992 (410) 887-3353

Michael & Patricia Perholtz  
5701 Trumps Mill Road  
Baltimore, Maryland 21206

Re: CASE NUMBER: 33-28-A  
LOCATION: 5/8 Trumps Mill Road, SEC Hamon Avenue  
5701 Trumps Mill Road  
14th Election District - 9th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before August 16, 1992. The closing date is August 31, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be 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 ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence A. Schmidt*  
Lawrence A. Schmidt  
Zoning Commissioner, Baltimore County

Printed on Recycled Paper

8-20-92

To the zoning commissioner.

Please dismiss my administrative variance 93-28-A since I have been required to refile this request as a hearing, by your office.

*Patricia A. Perholtz*

*To Order of Zoning Board on letter special hearing requested 8/29/92*

To Whom It May Concern  
On June 17, 1992, in San Diego, California my husband's sister was committed to Mecca Vista Hospital because she was found wandering, frightened, and disoriented and 911 was called. My husband was then called and he went to assist her after a month in the hospital (her insurance only covered 30 days) she was released to his care and he was instructed that she should not drive anymore and that someone should be with her all the time. We feel deeply that this is our family responsibility.  
Maintaining two homes - my sister-in-laws in California and ours here in Baltimore would be financially and physically impossible for us. We need to bring her East to care for her and keep her from harm just as soon as possible. And this is why we are petitioning for this variance.

We have a 30x30' garage that has a second floor and is presently used for storage (basically furnishings from my father and two

**Plat to accompany Petition for Zoning  Variance  Special Hearing**

PROPERTY ADDRESS: 93-28-A  
 Subdivision name: KENWOOD  
 plat book # 1, folio 22, section 2  
 OWNER: PATRICIA A. KENWOOD

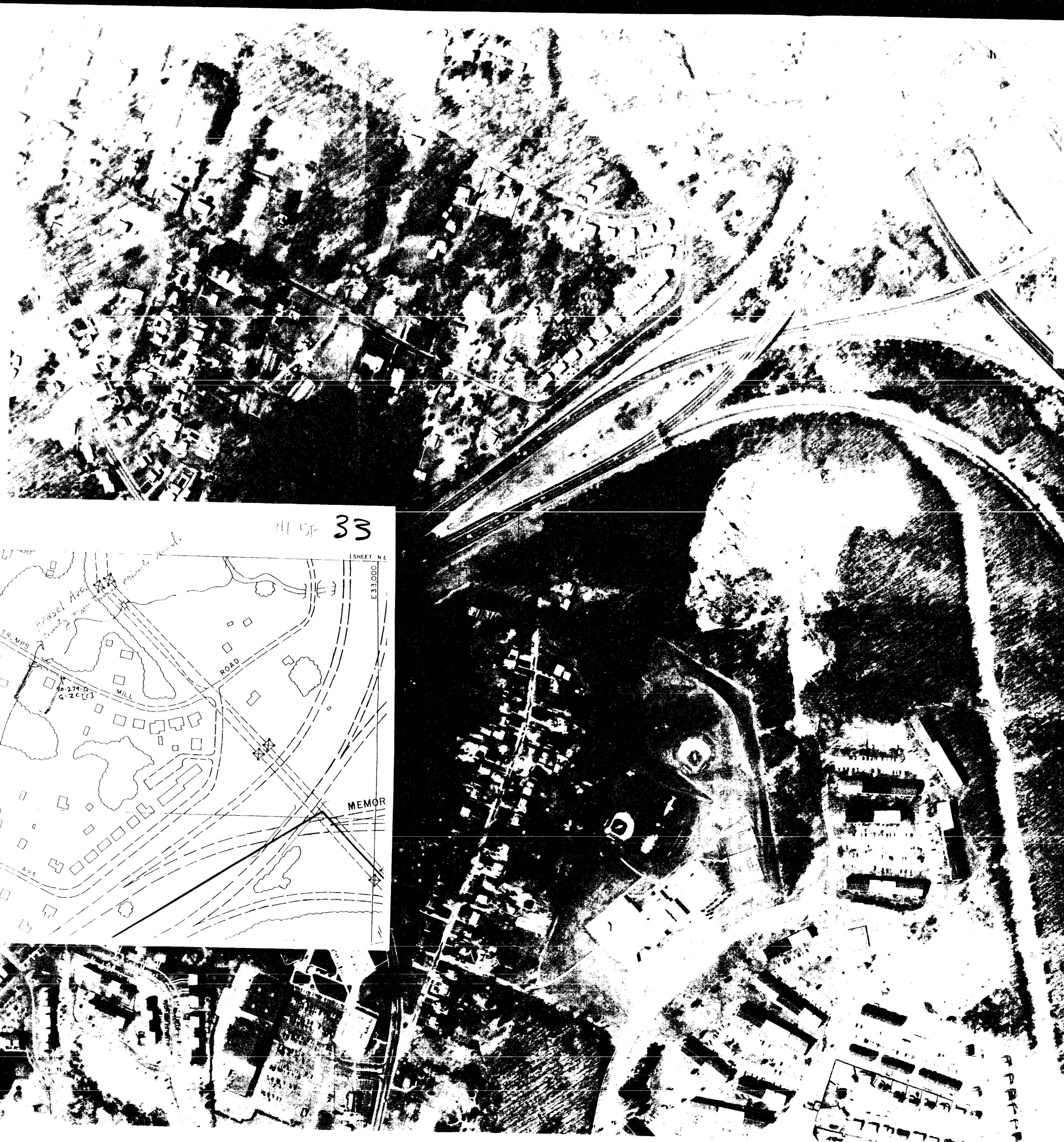
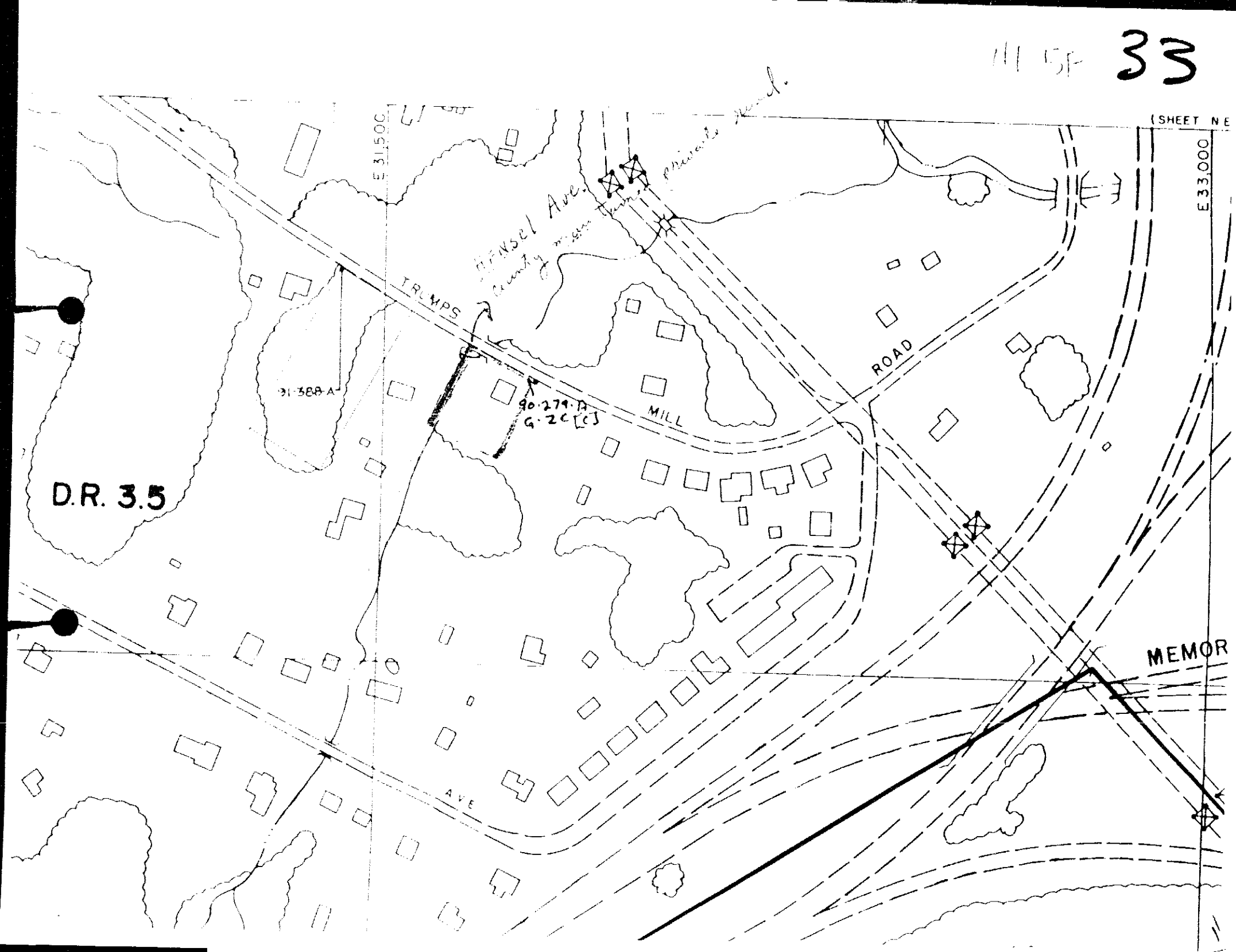
see pages 5 & 6 of the CHECKLIST for additional required information

North  
 date: 7/28/82  
 prepared by: G. J. Smith

Scale of Drawing: 1" = 100'

**LOCATION INFORMATION**

Councilman's District: 33  
 Election District:  
 1"-200' scale map:  
 Zoning: DR. 3.5  
 Lot size: 20,000 sq. ft.  
 Sewer:   
 Water:   
 Chesapeake Bay Critical Area:   
 Prior Zoning Hearings:  
 Zoning Office USE ONLY!  
 reviewed by: ITEM #: CASE#:



BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 PHOTOGRAPHIC MAP

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

SCALE  
 1" = 200'

DATE OF PHOTOGRAPHY  
 JANUARY 1986

LOCATION  
 GOLDEN RING  
 KENWOOD 33

SHEET  
 NE  
 5 F