

IN THE MATTER OF:
CLAUDE N PFEFFER, ET UX.-LEGAL OWNER
SE/S FALLS ROAD, 530' S OF THE
C/L OF GREENWAY ROAD
(12031 FALLS ROAD)

RE: Administrative Variance

* BEFORE THE
* BOARD OF APPEALS
* OF BALTIMORE COUNTY
* CASE NO.: 93-75-A

* * * * *

ORDER OF DISMISSAL

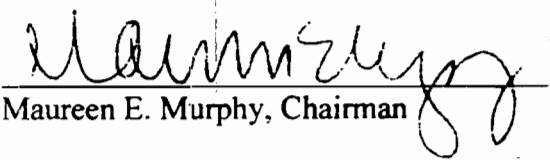
This matter having come before this Board on appeal dated December 11, 1992 from a decision of the Deputy Zoning Commissioner, wherein the Petition for Variance requesting relief from Sections 400.1 ad 400.3 of the Baltimore County Zoning Regulations to permit an accessory structure to be located in the front yard with a height of 21 feet in lieu of the required rear yard with a maximum height of 15 feet for the conversion of an existing dwelling to an accessory building for residential storage and hobby shop use was denied.

WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible; and

WHEREAS, the subject matter has been held on the Board's docket since May 19, 1993, and no further action has occurred in this matter;

IT IS THEREFORE ORDERED, this 16th day of June, 2009 by the Board of Appeals for Baltimore County that the above-referenced appeal in Case No.: 93-75-A be and is hereby **DISMISSED FOR LACK OF PROSECUTION**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Maureen E. Murphy, Chairman

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Falls Road, 530' S of the
c/l of Greenway Road
(12031 Falls Road)
8th Election District
3rd Councilmanic District

Claude N. Pfeffer, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-75-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Claude N. and Gee Gee Z. Pfeffer. The Petitioners request relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front yard with a height of 21 feet in lieu of the required rear yard with a maximum height of 15 feet for the conversion of an existing dwelling to an accessory building for residential storage and hobby shop use, in accordance with Petitioner's Exhibit 1.

The Petitioners filed their request through the administrative variance process; however, the matter was scheduled for a public hearing pursuant to a request by William R. Lessig, III a nearby property owner.

At the hearing, Claude N. Pfeffer appeared and testified on behalf of the Petition. Mr. Pfeffer was represented by Newton A. Williams, Esquire. Appearing and testifying as Protestants in the matter were William Lessig, Doug McComas, and Norman Benney, nearby residents of the area.

Testimony indicated that the subject property, known as 12031 Falls Road, consists of 6.605 acres, more or less, zoned R.C. 4 and R.C. 5 and is improved with an existing three-story dwelling. The Petitioner is desirous of converting the existing dwelling to an accessory structure and

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Date

By

constructing a new home to the rear of the subject site in the area shown on Petitioner's Exhibit 1. Testimony indicated that the existing dwelling is approximately 100 years old and lacks modern conveniences. Mr. Pfeffer testified that he purchased the subject property in 1987 and has made substantial improvements to the site, including the removal of chicken coops and a barn which were in a poor state of repair. He also testified that he backfilled an inground swimming pool. Mr. Pfeffer testified that the existing dwelling sits very close to Falls Road and presents a potential danger to his children, who are 5 and 8 years of age, when they play outside. He stated that the property slopes towards Falls Road and poses a danger to his children when they play ball in the front yard and the ball rolls down the hill towards Falls Road. Mr. Pfeffer testified that the proposed accessory structure will provide storage space for the family's personal belongings and a workshop for his woodworking hobby. Testimony indicated that at the present time, the Petitioner does not wish to tear down the existing dwelling but use it in the aforementioned manner.

Appearing and testifying in opposition to the relief requested were several residents of the area. The cumulative testimony of the Protestants was that they are very much concerned over the state of repair of the existing dwelling once Mr. Pfeffer constructs and moves into his new dwelling. There is no question that the existing dwelling is situated very close to and is highly visible to Falls Road. Therefore, the appearance of this structure is of great concern to the residents of the area. The Protestants fear that once Mr. Pfeffer moves into his new home, the older dwelling will go into a further state of disrepair and become an eyesore. There was also concern over whether the house would be vandal-

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Date 11/28/92
By [Signature]

ized due to the fact that no one would be living there and thus make it attractive to vagrants and undesirables.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. I agree with the Protestants that the abandonment of the existing dwelling for the proposed construction of a new dwelling could cause the appearance and upkeep of the existing dwelling to deteriorate. I therefore find that it would not be in the best interests of the community to allow this structure to become uninhabited. I further find that if a variance were granted to permit this dwelling to exist as an accessory structure, there would be some injury to the health, safety and general welfare of the surrounding community. The testimony presented by Petitioners was in support of a matter of preference rather

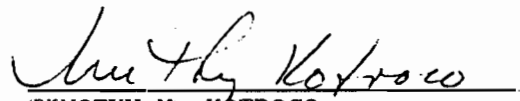
ORDER RECEIVED FOR FILING
Date 11/28/92
By [Signature]

than of the necessity for the variance. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of November, 1992 that the Petition for Residential Variance requesting relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the front yard with a height of 21 feet in lieu of the required rear yard with a maximum height of 15 feet for the conversion of an existing dwelling to an accessory building for residential storage and hobby shop use, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

93-75-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, petition for a Variance from Section 400.1 and 400.3 to permit an accessory structure to be located in a front yard with a height of 21 feet in lieu of the rear yard with a maximum permitted height of 15 feet (for a conversion of an existing dwelling to an accessory structure).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

PLEASE SEE ATTACHED BRIEF TO ACCOMPANY VARIANCE PETITIONS

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

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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:

(Type or Print Name)
Signature
Address
City/State/Zip Code
Attorney for Petitioner:

(Type or Print Name)
Signature
Address
Attorney's telephone number

Legal Owner(s):

Claude N. Pfeffer
(Type or Print Name)
Signature
Gee Gee Z. Pfeffer
(Type or Print Name)
Signature
12031 Falls Road 561-8275

Address
Cockeysville, Md. 21030
City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Claude N. Pfeffer
Name
12031 Falls Rd. 561-8275
Address Phone

ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be posted on the property on or before the _____ day of _____, 19____.

ZONING COMMISSIONER OF BALTIMORE COUNTY

DATE 11/23/92
BY [Signature]
A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,
IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County.



REVIEWED BY: JCM

DATE: 8/3/92

ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING 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 Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12031 Falls Road,

Cockeysville, Maryland 21030

(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)

AS STATED IN BRIEF TO ACCOMPANY PETITIONS

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Claude N. Pfeffer
AFFIANT (Handwritten Signature)

Claude N. Pfeffer

AFFIANT (Printed Name)



Gee Gee Z. Pfeffer
AFFIANT (Handwritten Signature)

Gee Gee Z. Pfeffer

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of Aug, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Claude Pfeffer & Gee Gee Pfeffer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

DATE

8/31/92

NOTARY PUBLIC

My Commission Expires:

Frank Lay
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 10, 1995

95-75-A

BRIEF TO ACCOMPANY VARIANCE PETITIONS

Property Known As: 12031 Falls Road
Cockeysville, Maryland 21030

We, the applicants are applying for these variances so that we can build a new dwelling in a more reasonable location on our lot, and convert the existing dwelling into an accessory building (for residential storage and hobby shop use). Two existing problems prevent us from converting the existing dwelling to an accessory building:

1. B.C.Z.R. Section 400.1, accessory buildings shall be located in the rear yard. The existing dwelling fronts on Falls Road with very little setback. This makes it extremely difficult to construct a new dwelling in a location where the existing dwelling would satisfy the rear yard requirement for accessory buildings.

2. B.C.Z.R. Section 400.3, the height of accessory buildings shall not exceed 15 feet. The existing dwelling is 21 feet in height, which is 6 feet higher than the required 15 feet limitations.

I. UNDUE HARDSHIP

1. The existing dwelling is presently occupied by the applicants, Mr. and Mrs. Claude Pfeffer, and their two minor children ages four and eight.

2. Applicants are unable to make any reasonable use of their property due to the following facts:

- a) The existing dwelling is over one hundred (100) years old, and needs extensive interior updating and renovating in order to bring it up to today's living standards and quality of life. For example: (1) The second floor, where the bedrooms are located, is only 6½ feet high from floor to ceiling. (2) The heating system is inefficient and needs to be replaced with a modern energy efficient system. (3) An air conditioning system needs to be added for creature comfort. (4) In order to make the house energy efficient, the windows need to be replaced and insulation needs to be added to all outside walls. (5) The kitchen and bathrooms need to be completely remodeled. (6) In addition, the dwelling requires extensive interior renovation of the walls and floor coverings.
- b) The existing dwelling fronts on Falls Road with very little setback from the street. The closeness to the road, and the heavy traffic conditions along Falls Road, put the two minor children at great risk to their health, safety, and welfare.
- c) The existing dwelling is located in an area surrounded by steep slopes, which deprives the applicants from providing any suitable outside areas for needed activities for their two minor children.
3. There is excessive costs involved in renovating and modern-

izing this 100-year-old house, while it's location on the lot is both undesirable and unsafe for the applicants.

4. The lot is 800 feet deep. The first 200 feet slopes towards Falls Road. Beyond that, the lot levels for the most part, providing a desirable house location well away from Falls Road.

5. The granting of the variance will give the applicants substantial relief, in that the existing dwelling would be converted to an accessory building and a new dwelling would be built in a safer and more reasonable location on the lot, which is level wooded ground far away from the street traffic.

6. The difficulties and hardship are peculiar to the subject property, in contrast with other properties in the zoning district.

a) Other properties in the zoning district are newer houses, constructed more recently.

b) The existing houses are setback a reasonable distance from Falls Road, the subject property fronts on Falls Road, with very little setback.

c) The subject property has a steep slope towards Falls Road (for first 200 feet).

7. These hardships are peculiar to the subject property and do not affect other properties in the zoning district.

8. The existing conditions as set forth herein, are due to to normal wear and tear, age, obsolescence, natural slope of the lot, and location of dwelling, and are not the result of the applicants' own actions and are completely out of applicants' control.

93-75-A

II. PRACTICAL DIFFICULTY

1. Strict compliance with the requirements would unreasonable prevent the use of the property for a permitted use. If the variances are not granted, the applicants will be unable to convert the existing dwelling to an accessory building, and this would prevent them from building a new dwelling.

2. Strict compliance with requirements would render conformance unnecessarily burdensome. The expense and difficulty of removing and relocating this existing building is unnecessarily burdensome. The proposed dwelling's location and orientation is necessary due to the slope of the property, zoning setback requirements, and architectural layout.

3. The granting of the variances would give the applicants substantial relief.. It would allow the applicants to build a new modern dwelling in a safe and desirable location in the back of the lot, and at the same time allow them to convert this valuable old dwelling into an accessory building for residential storage and hobby shop use. The existing dwelling had a new plywood and shingle roof put on five years ago.

4. The granting of the variances would not affect other property owners in the area. The existing dwelling has been standing in the same location for over 100 years. The outside of the building will not be changed in any way. The inside will be used for residential storage and a hobby shop. The existing

93-75-A

dwelling is located 120 feet from the property line to the south and 150 feet from the property line to the north. It fronts on Falls Road and the closest dwelling across Falls Road is about 250 feet away.

The proposed dwelling will be located in back of the lot well away from Falls Road.

5.. The granting of the variances would not disturb the spirit of the ordinance, and the public safety and welfare will be secured. The dwelling has been standing in the same location for over 100 years. The new dwelling will be within all zoning setback requirements.

6. The granting of the variance would be in the best interest of the health, safety, and welfare of the two minor children of the applicants.

7. For the reasons stated, the applicants request that their petition be granted.

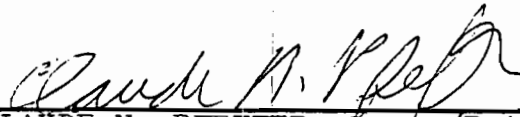
RESPECTFULLY SUBMITTED,

8-31-92

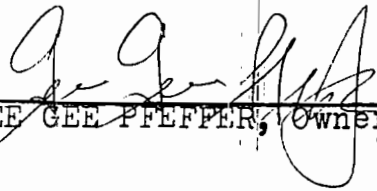
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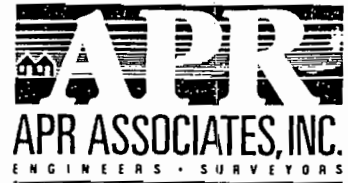
DATE



CLAUDE N. PFEFFER, Owner/Petitioner



GEE GEE PFEFFER, Owner/Petitioner



Alexander P. Ratych, Prof. L.S.
Paul K. Francis, P.E.
Paul A. Ratych, Prop. L.S.
Robert L. Haynie

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR VARIANCE
12031 FALLS ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point in the center of Falls Road; said point being situate 530 feet more or less, measured in the Northerly direction along the centerline of Falls Road from its intersection with the centerline of Greenery Road and also being at the Southwesterly corner of a parcel of land conveyed by Edna M. Bennett to Claude N. Pfeffer and wife by Deed dated December 1, 1987 and recorded among the Land Records of Baltimore County in Liber 7742, page 772; thence running from said point of beginning and binding along the centerline of Falls Road North 14 degrees 41 minutes 45 seconds West 233.98 feet and North 25 degrees 26 minutes 45 seconds West 82.50 feet; thence leaving Falls Road and running North 72 degrees 18 minutes 15 seconds East 843.93 feet; thence South 10 degrees 29 minutes 45 seconds East 391.67 feet and then South 77 degrees 33 minutes 15 seconds West 799.33 feet to the point of beginning; containing 6.605 acres more or less.

11/04/91



5216 Harford Road
Baltimore, Maryland 21214
(301) 444-4326
Fax: (301) 444-1647

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312
Fax: (301) 444-1647

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-75-A

District 8th Date of Posting 10/29/92
Posted for: Variance
Petitioner: Claude & Gee Gee Pfeffer
Location of property: 12031 (SE/S) Falls Rd, 530' N/Greenway Rd.
Location of Signs: Facing roadway on property to be zoned.
Remarks: _____
Posted by M. Stealy Date of return: 10/23/92
Number of Signs: 1

Former Closing Date: 10/5/92
Case: #93-75-A
SE/S Falls Road, 530' S of
I Greenway Road
12031 Falls Road
8th Election District
3rd Councilmanic
Petitioner(s):
Claude N. Pfeffer and
Gee Gee Z. Pfeffer
Hearing: Thursday,
November 12, 1992 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit an accessory structure to be located in a front yard with a height of 21 feet in lieu of the rear yard with a maximum permitted height of 15 feet (for a conversion of an existing dwelling to an accessory structure).

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 16, 1992

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 Oct. 15, 1992.

THE JEFFERSONIAN,

S. Zehe Orlov

Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-15-A

District: 8TH Date of Posting: 12/31/92
Posted for: Appeal
Petitioner: Claude N. Pfeffer, et al
Location of property: SE/S Falls Rd., 530 N/Greenway Rd
12031 Falls Rd
Location of Signs: Facing roadway on property being appealed
Remarks: _____
Posted by: [Signature] Date of return: 1/8/93
Number of Signs: 1

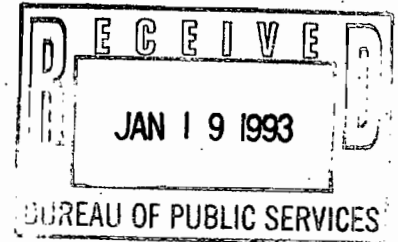


County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue

January 15, 1993



NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 93-75-A

CLAUDE N. PFEFFER, ET UX
SE/s Falls Road, 530' S of
c/l Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District

VAR-Accessory structure 21' high in
front yard in lieu of maximum 15'
high in required rear yard (existing
dwelling as accessory building)

11/28/92 -D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR:

THURSDAY, JUNE 10, 1993 at 10:00 a.m.

cc: Newton A. Williams, Esquire - Counsel for Petitioner/Appellant

Mr. Claude N. Pfeffer

"

"

Mr. William Lessig

Mr. Doug McComas

Mr. Norman Benney

✓ People's Counsel for Baltimore County
Public Services

P. David Fields

Lawrence E. Schmidt

Timothy M. Kotroco

W. Carl Richards, Jr.

Docket Clerk - Zoning

Arnold Jablon, Director - Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

yes — no ✓



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue

January 15, 1993

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 92-75-A

CLAUDE N. PEEFFER, ET UX
SE/s Falls Road, 530' S of
c/l Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District

VAB-Accessory structure 21' high in front yard in lieu of maximum 15' high in required rear yard (existing dwelling as accessory building)

11/28/92 -D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR:

THURSDAY, JUNE 10, 1993 at 10:00 a.m.

cc: Newton A. Williams, Esquire - Counsel for Petitioner/Appellant

Mr. Claude N. Pfeffer

Mr. William Lessig

Mr. Doug McComas

Mr. Norman Benney

People's Counsel for Baltimore County

Public Services

P. David Fields

Lawrence E. Schmidt

Timothy M. Kotroco

W. Carl Richards, Jr.

Docket Clerk - Zoning

Arnold Jablon, Director - Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse May 19, 1993
400 Washington Avenue

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 93-75-A

CLAUDE N. PFEFFER, ET UX
SE/s Falls Road, 530' S of
c/1 Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District

VAR-Accessory structure 21' high in
front yard in lieu of maximum 15'
high in required rear yard (existing
dwelling as accessory building)

11/28/92 -D.Z.C.'s Order DENYING Petition.

which was scheduled to be heard on June 10, 1993 has been CONTINUED
WITH NO RESET DATE at the request of Counsel for Petitioner /
Appellant, to be reset only upon request.

cc: Newton A. Williams, Esquire - Counsel for Petitioner/Appellant

Mr. Claude N. Pfeffer " "

Mr. William Lessig

Mr. Doug McComas

Mr. Norman Benney
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant



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



111 West Chesapeake Avenue
Towson, MD 21204

October 2, 1992

(410) 887-3353

Mr. & Mrs. Claude N. Pfeffer
12031 Falls Road
Cockeysville, Md 21030

RE: Item No. 96, Case No. 93-75-A
Petitioner: Claude N. Pfeffer, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Pfeffer:

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.



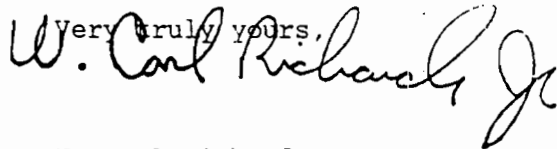
Zoning Plans Advisory Committee Comments

Date: October 2, 1992

Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,


W. Carl Richards, Jr.
Zoning Coordinator

WCR:hek

Enclosures



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

October 15, 1992

Mr. Claude N. Pfeffer
12031 Falls Road
Cockeysville, Maryland 21030

RE: Baltimore County
MD 25
Pfeffer Property
Item No. * Work # 25
(JCM)
Case No: 93-75-A

Dear Mr. Pfeffer:

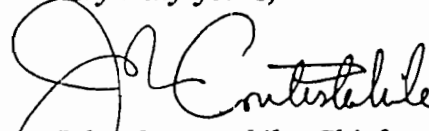
Thank you for your October 7th letter regarding the referenced petition.

You indicated in your letter that the existing dwelling will not be used for commercial purposes, but instead as a storage and hobby shop for your personal use.

Based upon your letter and conversations, the State Highway Administration has no objection to your petition request, and by copy of this letter, we are informing Baltimore County's Zoning and Administrative Development office accordingly.

Please contact David Ramsey of this office at 410-333-1350 if you have any questions.

Very truly yours,


John Contestabile, Chief
Engineering Access Permits
Division

DR/es

cc: Ms. Julie Winiarski w/att.

My telephone number is 301-333-1350 (Fax# 333-1041)



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

October 1, 1992

Ms. Julie Winiarski
Zoning and Administrative
Development
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 25
Pfeffer Property
Item No: * Work #25 (JCM)

ITEM 96

Dear Ms. Winiarski:

This office has review the referenced item and offer the following:

A field inspection of the property revealed that sight distance looking south from the entrance does not meet minimum SHA criteria.

The plat accompanying the petition indicates a proposed hobby shop use on the property. Although we realize the existing driveway has been in use for many years, we cannot recommend approval of the variance for an additional use on the property due to safety concerns for those vehicles entering and leaving the property.

Please feel free to contact David Ramsey at (410) 333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,



John Contestabile, Chief
Engineering Access Permits
Division

DNR:maw

cc: Mr. Claude Pfeffer

Rec'd 10/5/92

My telephone number is 301-333-1350 (Fax# 333-1041)

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____

09/21/92

Date 9/21/92

Project Name _____
File Number _____ Waiver Number _____ Zoning Issue _____ Meeting Date _____

Stonegate at Patapsco (Azreal Property)
90476 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

Meadow Parks Limited Partnership

84

8/14/92

Comment

DED DEPRM RP STP TE

✓ Eugene Osborne, Sr.

85

NC

DED DEPRM RP STP TE

✓ Barry L. And Wilma J. Alderson

93

NC

DED DEPRM RP STP TE

✓ Edwin J. and Delores R. Thomas

94

NC

DED DEPRM RP STP TE

✓ Stanley R. And Kathy L. Schall

95

NC

DED DEPRM RP STP TE

✓ Claude N. and Gee Gee Z. Pfeffer

96

NC

DED DEPRM RP STP TE

COUNT 6

✓ Terry A. and Joan K. Greenwood

58

9/8/92

NC

DED DEPRM RP STP TE (omitted in error)

COUNT 1

FINAL TOTALS

COUNT 8

*** END OF REPORT ***

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: September 24, 1992

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

SUBJECT: 12031 Falls Road

INFORMATION:

Item Number: 96

Petitioner: Claude N. Pfeffer

Property Size: 6.605 acres

Zoning: RC 4

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petitioner is seeking an administrative variance to permit an accessory structure to be located in a front yard in lieu of the rear yard with a height of 21 feet in lieu of the permitted height of 15 feet (for conversion of an existing dwelling to an accessory structure).

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request with the following recommendation:

The existing structure's exterior should be maintained in good condition and not be allowed to deteriorate, since it is so close to a major road.

Prepared by: Francis Morsey

Division Chief: Ernie McDonald

EMcD:FM:bjs

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

DATE: September 16, 1992

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

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

RECEIVED

SEP 23 1992

ZONING OFFICE

Z.A.C. MEETING DATE: September 14, 1992

WORK NUMBER: 25

#96

Access to Falls Road (MD 25) is subject to SHA approval.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____

[Signature]

Date 9/21/92

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
--------------	-------------	---------------	--------------	--------------

✓ Meadow Parks Limited Partnership				
DED DEPRM RP STP TE		84	No Comment	8/14/92

✓ Eugene Osborne, Sr.				
DED DEPRM RP STP TE		85	No Comment	

✓ Barry L. And Wilma J. Alderson				
DED DEPRM RP STP TE		93	No Comment	

✓ Edwin J. and Delores R. Thomas				
DED DEPRM RP STP TE		94	No Comment	

✓ Stanley R. And Kathy L. Schall				
DED DEPRM RP STP TE		95	No Comment	

✓ Claude N. and Gee Gee Z. Pfeffer				
DED DEPRM RP STP TE		96	No Comment	

✓ COUNT 6				
Terry A. and Joan K. Greenwood				
DED DEPRM RP STP TE (omitted in error)		58	No Comment	9/8/92

COUNT 1				
FINAL TOTALS				
COUNT 7				

*** END OF REPORT ***

93-75-A 10-5

Baltimore County Government
Fire Department



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

(410) 887-4500

OCTOBER 13, 1992

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

RE: Property Owner: CLAUDE N. PFEFFER AND GEE GEE Z. PFEFFER

Location: #12031 FALLS ROAD

Item No.: *WORK #25 (JCM)

Zoning Agenda: SEPTEMBER 14, 1992

Gentlemen:

#96

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:

Capt. Jerry Reifer
Planning Group
Special Inspection Division

Noted and
Approved

Fire Prevention Bureau

JP/KEK

Baltimore County Government
Fire Department700 East Joppa Road Suite 901
Towson, MD 21204-5500

OCTOBER 13, 1992

(410) 887-4500

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

RE: Property Owner: BARRY L. ALDERSON AND WILMA J. ALDERSON

Location: #2606 PLAINFIELD ROAD

Item No.: *WORK #22(JCM)

Zoning Agenda: SEPTEMBER 14, 1992

Gentlemen:

#93

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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Pfeiffer
Planning Group
Special Inspection Division

JP/KEK

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



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
31st day of August, 1992

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

Received By:

A handwritten signature in cursive script, reading "W. Carl Richards Jr.".

Chairman,
Zoning Plans Advisory Committee

Petitioner: Claude N. Pfeffer, et ux

Petitioner's Attorney:



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

December 30, 1992

(410) 887-3353

Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Administration Variance
SE/S Falls Road, 530' S of the c/l of Greenway Road
(12031 Falls Road)
8th Election District, 3rd Councilmanic District
CLAUDE N. PFEFFER, ET UX - Petitioner
Case No. 93-75-A

RECEIVED
COUNTY BOARD OF APPEALS
92 DEC 31 AM 10:22

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on December 11, 1992 by Newton A. Williams, Attorney on behalf of the petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Arnold Jablon - Director
Zoning Administration and
Development Management

AJ:cer

cc: Claude N. Pfeffer - 12031 Falls Road, Cockeysville, MD 21030

Newton A. Williams - Nolan, Plumhoff & Williams
Suite 700, 210 West Pennsylvania Ave., Towson, MD 21204-5340

William Lessig - III 2 Rises Court, Cockeysville, MD 21030

Doug McComas - 12405 Falls Road, Cockeysville, MD 21030

Norman Benney - 7 Rises Court, Cockeysville, MD 21030

People's Counsel, 400 Washington Avenue, Towson, MD 21204



APPEAL

Petition for Administrative Variance
SE/S Falls Road, 530' S of the c/l of Greenway Road
(12031 Falls Road)
8th Election District - 3rd Councilmanic District
CLAUDE N. PFEFFER, ET UX - PETITIONER
Case No. 93-75-A

✓ Petition(s) for Administrative Variance

✓ Description of Property

✓ Certificate of Posting

✓ Certificate of Publication

Entry of Appearance of People's Counsel

✓ Zoning Plans Advisory Committee Comments

✓ Director of Planning & Zoning Comments (Included with ZAC Comments)

✓ Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits: ✓ 1. Plat to accompany petition

✓ 2. Various photographs of site

Protestant's Exhibits: ✓ 1. Three photographs of site

✓ Deputy Zoning Commissioner's Order dated November 28, 1992 (Denied)

✓ Notice of Appeal received on December 11, 1992 from Newton A. Williams, Attorney on behalf of the petitioner

cc: Claude N. Pfeffer - 12031 Falls Road, Cockeysville, MD 21030

* Newton A. Williams - Nolan, Plumhoff & Williams
Suite 700, 210 West Pennsylvania Ave., Towson, MD 21204-5340

William Lessig - III 2 Rises Court, Cockeysville, MD 21030

Doug McComas - 12405 Falls Road, Cockeysville, MD 21030

Norman Benney - 7 Rises Court, Cockeysville, MD 21030

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM
~~Public Services~~

✓E

1/15/93 - Following parties notified of hearing set for June 10, 1993 at 10:00 a.m.:

Newton A. Williams, Esquire
Mr. Claude N. Pfeffer
Mr. William Lessig
Mr. Doug McComas
Mr. Norman Benney
People's Counsel for Baltimore County
Public Services
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon

5/14/93 -Ltr from N. Williams, requesting continuance of matter; not to be reset except upon request.

5/19/93 -Request GRANTED; matter POSTPONED with no reset date; to be reset for hearing only upon request.

7/27/93 -Still on hold per confirmation of N. Williams. Presently going through development process; will advise of status changes, etc.

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN *
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES *
GREGORY J. JONES
J. JOSEPH CURRAN, III
CHRISTINE K. McSHERRY

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ,
(1918-1990)

OF COUNSEL

T. BAYARD WILLIAMS, JR.

RICHARD L. SCHAEFFER*

WRITER'S DIRECT DIAL
823- 7856

December 8, 1992

Honorable Timothy M. Kotroco, Esquire
Deputy Zoning Commissioner for Baltimore County
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204.

Dear Commissioner Kotroco:

RE: PETITION FOR RESIDENTIAL VARIANCE
SE/S Falls Road, 530' S of the c/l of
Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District
Claude N. Pfeffer, et ux - Petitioners
Case No. 93-75-A

Please enter an appeal to the County Board of Appeals from your Opinion and Order of November 28, 1992, in the above entitled matter.

Our check in the amount of Seventy-Five Dollars (\$75.00) to cover the cost of this Appeal is enclosed.

If there are any other charges, please notify us immediately and a check will be brought over. Thanking you and your staff for your kind attention to this Appeal and check, I am,

Respectfully,

Newton A. Williams

Newton A. Williams

NAW/psk

p.s. - Mr. Pfeffer is a marine engineer and will be at sea for at least four months, and accordingly it would be appreciated if the Board will not set this case until we have heard that he has returned. Thank you.

RECEIVED
DEC 10 1992

ZONING OFFICE

Commissioner Kotroco
Page Two
December 8, 1992

cc: Ms. Kathy Weidenhammer
County Board of Appeals
Mr. and Mrs. Claude N. Pfeffer
12031 Falls Road
Cockeysville, Maryland 21030
Mr. William Lessig, III
2 Rises Court
Cockeysville, Maryland 21030
Mr. Norman Benney
7 Rises Court
Cockeysville, Maryland 21030
Phyllis Friedman, Esquire
People's Counsel
Court House
Towson, Maryland 21204

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES**
GREGORY J. JONES
J. JOSEPH CURRAN, III
CHRISTINE K. McSHERRY

*ALSO ADMITTED IN D. C.
**ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

OF COUNSEL

T. BAYARD WILLIAMS, JR.

WRITER'S DIRECT DIAL
823-

7856

May 14, 1993

Ms. Kathi Weidenhammer, Executive Assistant
County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Dear Ms. Weidenhammer:

RE: Case No.: 93-75-A
Claude M. Pfeffer, et al.
Southeast side of Falls Road, etc.
Scheduled for Thursday, June 10, 1993
at 10:00 a.m.
PROPOSED CONTINUANCE OF APPEAL PENDING
MINOR SUBDIVISION

Confirming my telephone conversation of May 12, my clients have asked me what to do about the appeal in this matter.

Mr. Pfeffer has decided to cooperate with his neighbors by retaining the existing house as a dwelling, by means of a minor subdivision to allow another home or homes on this 6.6 acre property.

The sensible course to follow is to pursue the minor subdivision first, while retaining this case as a backstop if needed.

When the minor subdivision is accomplished this case can then be dismissed. Accordingly, we would respectfully ask the Board to continue this case, and not reset it until requested by the Petitioner.

Ms. Weidenhammer
Page two
May 14, 1993

It would be our expectation that it will take at least six months to complete the minor subdivision:

Thanking you for your attention to this matter, and awaiting prompt word from my clients, Mr. and Mrs. Pfeffer, I am with best regards,

Sincerely,



Newton A. Williams

NAW/psk
Enclosure

cc: Mrs. Phyllis Friedman, Esquire
Peoples Counsel
Court House
400 Washington Avenue
Towson, Maryland 21204
Mr. Douglas McComas
12405 Falls Road
Cockeysville, Maryland 21030
Mr. and Mrs. Claude N. Pfeffer
12031 Falls Road
Cockeysville, Maryland 21031

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
12031 FALLS ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=100' AUGUST 28, 1992

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

NEWTON A. WILLIAMS.

200 COURT TOWERS 21204

CLAUDE N. PFEFFER

12031 FALLS ROAD.

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

~~BARRY & KILMA ALDEN~~

~~2606 PLAINFIELD ROAD~~

DOUG MC COMAS

12405 FALLS RD. 21030

BILL LESSIG

2 RISES COURT 21030

NORMAN BENNEY

7 RISES COURT 21030







A1 1986 VIEW OF 12031 FALLS BLVD
WEST SIDE

8/25/86 FA 101-
3-11-1986 10:01



B1 2-7-86 FALLS BLVD

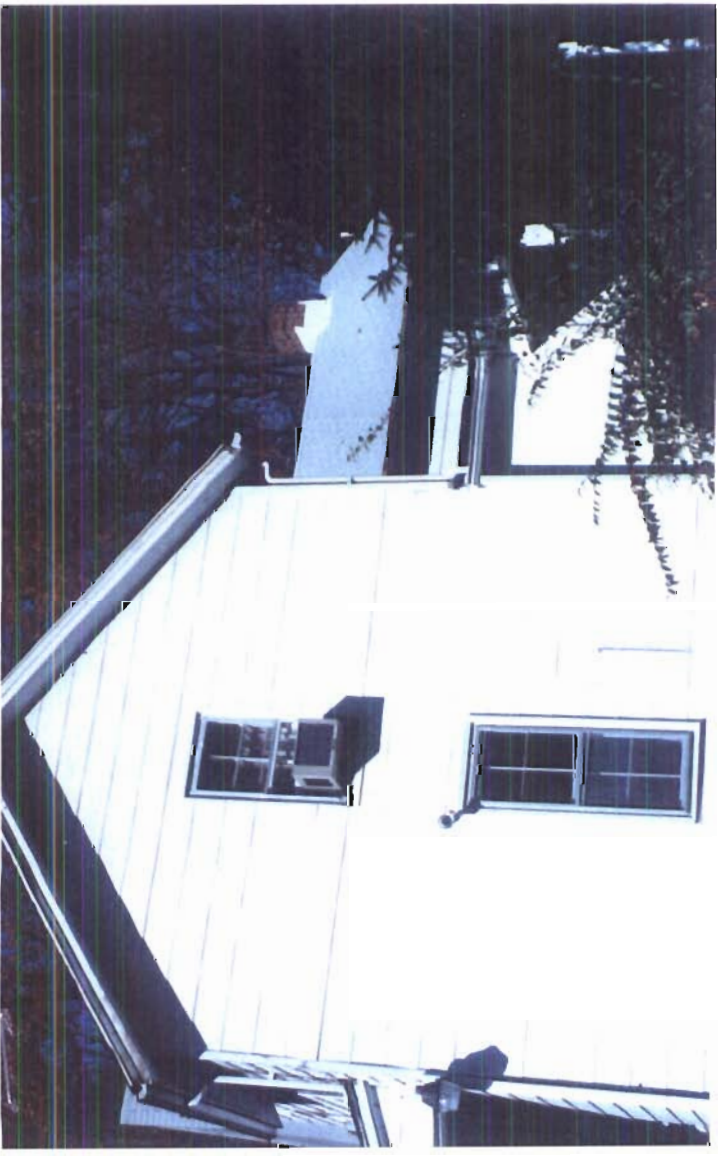
PETITIONER'S EXHIBIT 2



B. 10. 10. 10.



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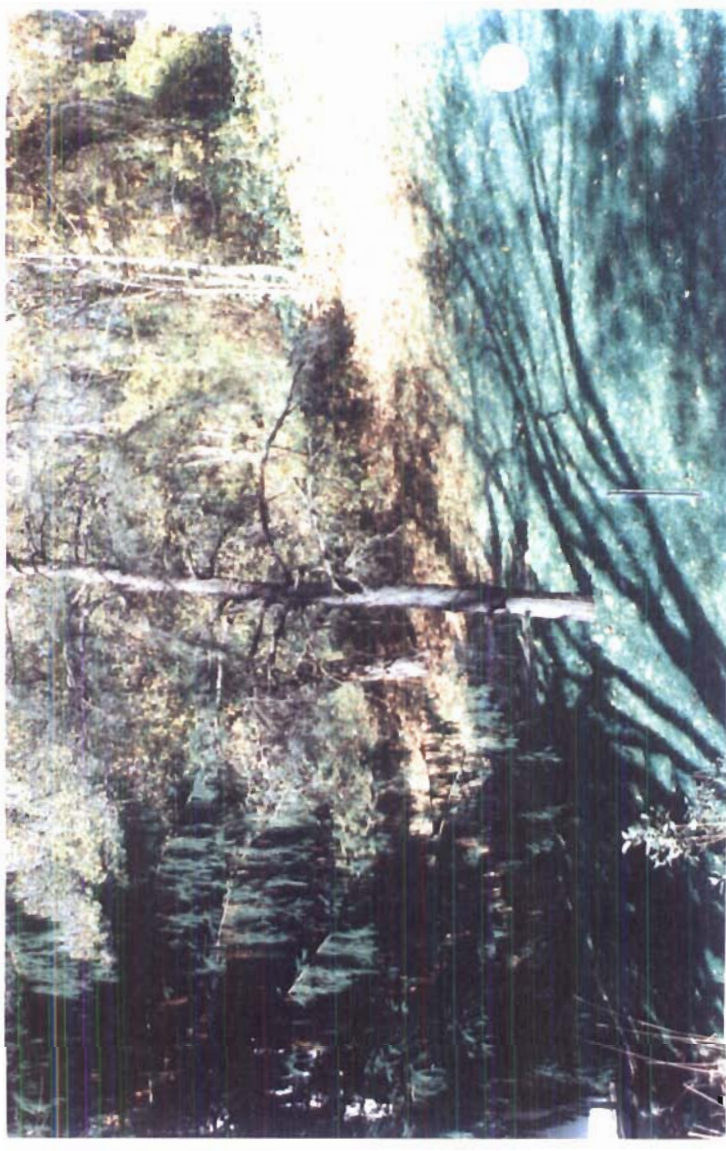
Ch. 50-4 813 28 of 12-28-1977 1977



Q. 111



Light on floor of 2nd floor 10/16



F



Entrance of Blue View of 1900s cabin, fall



4

6.2.3.3.1



Long road winding through forest with autumn foliage



Wooden signpost on road winding through forest with autumn foliage



4001 4004 4004 1204 1204 1204

171



171



On corner south from 1231 Falls Road



Route 811B - Falls Road 1231 Falls Rd

1231 Falls Road



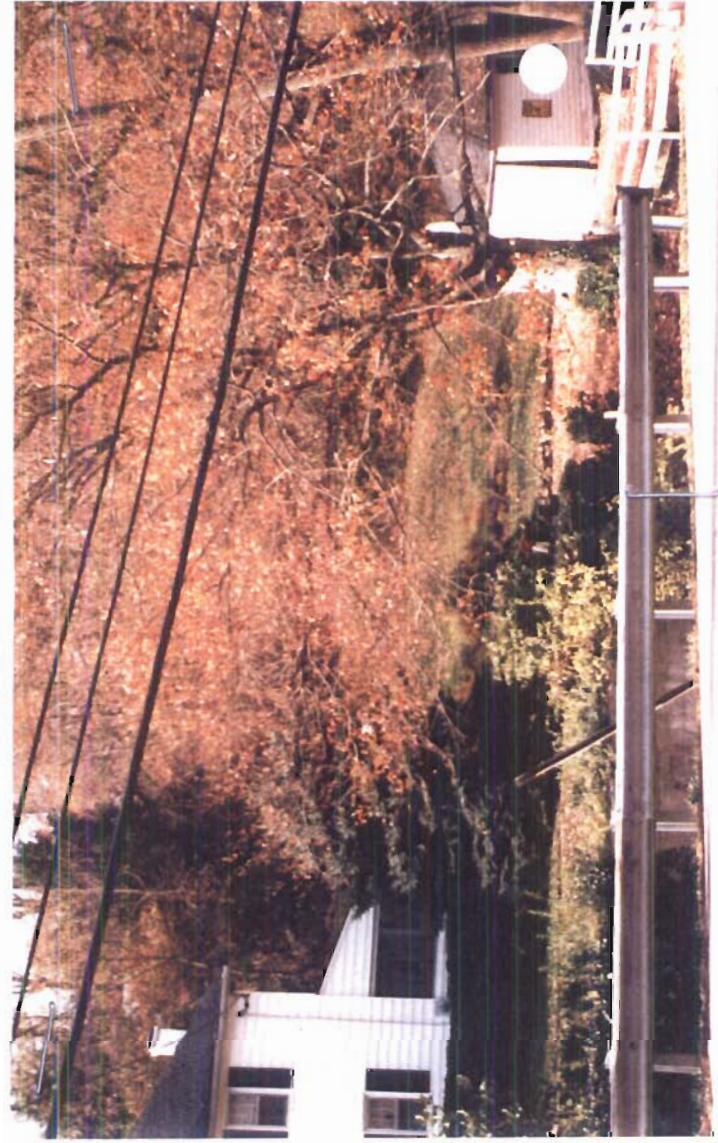
Q. Prunus 10.10.1981 8-8 17.00 1.10



B. Prunus 10.10.1981 12.00 1.10



512074 02.00. 10.11
12.00. 12.00. 12.00. 12.00.



51200 10.11
12.00. 12.00. 12.00.



U# 12071 FALLS ROAD
ACCESSORY BUILDING IN FRONT AREA



U# 12071
FALLS ROAD

93-75-A

- a) The existing dwelling is over one hundred (100) years old, and needs extensive interior updating and renovating in order to bring it up to today's living standards and quality of life. For example: (1) The second floor, where the bedrooms are located, is only 6 1/2 feet high from floor to ceiling. (2) The heating system is inefficient and needs to be replaced with a modern energy efficient system. (3) An air conditioning system needs to be added for creature comfort. (4) In order to make the house energy efficient, the windows need to be replaced and insulation needs to be added to all outside walls. (5) The kitchen and bathrooms need to be completely remodeled. (6) In addition, the dwelling requires extensive interior renovation of the walls and floor coverings.
- b) The existing dwelling fronts on Falls Road with very little setback from the street. The closeness to the road, and the heavy traffic conditions along Falls Road, put the two minor children at great risk to their health, safety, and welfare.
- c) The existing dwelling is located in an area surrounded by steep slopes, which deprives the applicants from providing any suitable outside areas for needed activities for their two minor children.

3. There is excessive costs involved in renovating and modern-

-2-

93-75-A

izing this 100-year-old house, while it's location on the lot is both undesirable and unsafe for the applicants.

4. The lot is 800 feet deep. The first 200 feet slopes towards Falls Road. Beyond that, the lot levels for the most part, providing a desirable house location well away from Falls Road.

5. The granting of the variance will give the applicants substantial relief, in that the existing dwelling would be converted to an accessory building and a new dwelling would be built in a safer and more reasonable location on the lot, which is level wooded ground far away from the street traffic.

6. The difficulties and hardship are peculiar to the subject property, in contrast with other properties in the zoning district.

a) Other properties in the zoning district are newer houses, constructed more recently.

b) The existing houses are setback a reasonable distance from Falls Road, the subject property fronts on Falls Road with very little setback.

c) The subject property has a steep slope towards Falls Road (for first 200 feet).

7. These hardships are peculiar to the subject property and do not affect other properties in the zoning district.

8. The existing conditions as set forth herein, are due to normal wear and tear, age, obsolescence, natural slope of the lot, and location of dwelling, and are not the result of the applicants' own actions and are completely out of applicants' control.

-3-

93-75-A

II. PRACTICAL DIFFICULTY

1. Strict compliance with the requirements would unreasonably prevent the use of the property for a permitted use. If the variances are not granted, the applicants will be unable to convert the existing dwelling to an accessory building, and this would prevent them from building a new dwelling.

2. Strict compliance with requirements would render conformance unnecessarily burdensome. The expense and difficulty of removing and relocating this existing building is unnecessarily burdensome. The proposed dwelling's location and orientation is necessary due to the slope of the property, zoning setback requirements, and architectural layout.

3. The granting of the variances would give the applicants substantial relief. It would allow the applicants to build a new modern dwelling in a safe and desirable location in the back of the lot, and at the same time allow them to convert this valuable old dwelling into an accessory building for residential storage and hobby shop use. The existing dwelling had a new plywood and shingle roof put on five years ago.

4. The granting of the variances would not affect other property owners in the area. The existing dwelling has been standing in the same location for over 100 years. The outside of the building will not be changed in any way. The inside will be used for residential storage and a hobby shop. The existing

-4-

93-75-A

dwelling is located 120 feet from the property line to the south and 150 feet from the property line to the north. It fronts on Falls Road and the closest dwelling across Falls Road is about 250 feet away.

The proposed dwelling will be located in back of the lot well away from Falls Road.

5. The granting of the variances would not disturb the spirit of the ordinance, and the public safety and welfare will be secured. The dwelling has been standing in the same location for over 100 years. The new dwelling will be within all zoning setback requirements.

6. The granting of the variance would be in the best interest of the health, safety, and welfare of the two minor children of the applicants.

7. For the reasons stated, the applicants request that their petition be granted.

RESPECTFULLY SUBMITTED,

8-31-92
DATE

Claude N. Pfeffer
CLAUDE N. PFEFFER, Owner/Petitioner

8-31-92
DATE

Geoffrey Pfeffer
GEOFFREY PFEFFER, Owner/Petitioner

-5-



DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR VARIANCE
12031 FALLS ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point in the center of Falls Road; said point being situate 530 feet more or less, measured in the Northerly direction along the centerline of Falls Road from its intersection with the centerline of Greenery Road and also being at the Southwesterly corner of a parcel of land conveyed by Edna M. Bennett to Claude N. Pfeffer and wife by Deed dated December 1, 1987 and recorded among the Land Records of Baltimore County in Liber 7742, page 772; thence running from said point of beginning and binding along the centerline of Falls Road North 14 degrees 41 minutes 45 seconds West 233.98 feet and North 25 degrees 26 minutes 45 seconds West 82.50 feet; thence leaving Falls Road and running North 72 degrees 18 minutes 15 seconds East 843.93 feet; thence South 10 degrees 29 minutes 45 seconds East 391.67 feet and then South 77 degrees 33 minutes 15 seconds West 799.33 feet to the point of beginning; containing 6.605 acres more or less.

11/04/91

William R. Lesig, III
11/11/91

5216 Harford Road
Baltimore, Maryland 21214
(301) 444-4326
Fax: (301) 444-1647

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312
Fax: (301) 444-1647

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, Maryland

District: 8th Date of Posting: 8/1/92
Posted for: Variance
Petitioner: Claude N. Pfeffer
Location of property: 584 Falls Rd. (12031) 8th & Greenery Rd.
Location of Sign: Posting on survey on property of Petitioner
Remarks: None
Posted by: William R. Lesig, III Date of return: 8/1/92
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, Maryland

District: 8th Date of Posting: 10/21/92
Posted for: Variance
Petitioner: Claude N. Pfeffer
Location of property: 12031 (584) Falls Rd. 8th & Greenery Rd.
Location of Sign: Posting on survey on property of Petitioner
Remarks: None
Posted by: William R. Lesig, III Date of return: 11/2/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct. 16, 1992

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 Oct. 15, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9-1-92 ACCOUNT: R001-6150
AMOUNT: \$ 85.00
RECEIVED FROM: CLAUDE PFEFFER
FOR: RESIDENTIAL V. PERM.
BY: William R. Lesig, III
DATE: 9-1-92

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8/1/92 ACCOUNT: 8-31-92
AMOUNT: \$ 40.00
RECEIVED FROM: Claude N. Pfeffer
FOR: 8-31-92
BY: William R. Lesig, III
DATE: 8-31-92

REQUEST FOR HEARING

TO THE ZONING COMMISSION FOR BALTIMORE COUNTY:
Re: Case Number: 93-75-A
Petitioner(s): CLAUDE N. PFEFFER & GEOFFREY N. PFEFFER
Location: 12031 FALLS ROAD
City/Township/Zip Code: MD 21030

I, William R. Lesig, III
() Legal Counsel () Resident, of
2 Rises Court

COCKEYSVILLE, MD. 21030
City/Township/Zip Code

which is located approximately 200 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

William R. Lesig, III Oct. 1, 1992
Signature Date

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

111 West Chesapeake Avenue
Towson, MD 21204

Account: R-001-6180

Number: **93-75-A**

Date: **11/12/92**

APPEAL FEES

QTY	PRICE
1 X	\$175.00
1 X	\$35.00
TOTAL:	\$210.00

LAST NAME OF OWNER: PFEFFER

U4004W0U52M1C4PC
BA C00305PM12-30-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

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

111 West Chesapeake Avenue
Towson, MD 21204

Account: R-001-6180

Number: **93-75-A**

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BA C00305PM12-30-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Date: **11/26/92**

Mr. & Mrs. Claude Pfeffer
12031 Falls Road
Cockeysville, Maryland 21030

RE:
CASE NUMBER: 93-75-A
SE/3 Falls Road, 530' S of c/l Greenway Road
12031 Falls Road
8th Election District - 3rd Councilmanic
Petitioner(s): Claude N. Pfeffer and Gee Gee Z. Pfeffer
HEARING: THURSDAY, NOVEMBER 12, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ **77.25** is due for advertising and posting of the above captioned property and hearing date.

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

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 6, 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-75-A
SE/3 Falls Road, 530' S of c/l Greenway Road
12031 Falls Road
8th Election District - 3rd Councilmanic
Petitioner(s): Claude N. Pfeffer and Gee Gee Z. Pfeffer
HEARING: THURSDAY, NOVEMBER 12, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit an accessory structure to be located in a front yard with a height of 21 feet in lieu of the rear yard with a maximum permitted height of 15 feet (for a conversion of an existing dwelling to an accessory structure).

Lawrence E. Schmitt
Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. Claude Pfeffer
William Leasing

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 2, 1992

Mr. & Mrs. Claude N. Pfeffer
12031 Falls Road
Cockeysville, Md 21030

RE: Item No. 96, Case No. 93-75-A
Petitioner: Claude N. Pfeffer, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Pfeffer:

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

(410) 887-3353

October 1, 1992

Ms. Julie Winiarski
Zoning and Administrative Development
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 25
Pfeffer Property
Item No: * Work #25 (JCM)

Dear Ms. Winiarski:

This office has review the referenced item and offer the following:

A field inspection of the property revealed that sight distance looking south from the entrance does not meet minimum SHA criteria.

The plat accompanying the petition indicates a proposed hobby shop use on the property. Although we realize the existing driveway has been in use for many years, we cannot recommend approval of the variance for an additional use on the property due to safety concerns for those vehicles entering and leaving the property.

Please feel free to contact David Ramsey at (410) 333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
John Contestabile, Chief
Engineering Access Permits Division

DNR:mav
cc: Mr. Claude Pfeffer

My telephone number is 301-333-1350 (Fax# 333-1041)

303-7555 Baltimore Metro - 888-661 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 1, 1992

Ms. Julie Winiarski
Zoning and Administrative Development
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

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MD 25
Pfeffer Property
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303-7555 Baltimore Metro - 888-661 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *James A. Kennedy* Date: **9/21/92**

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

MEASUREMENT	DEPRM	STP	TE	DATE	COMMENT
Meadow Parks Limited Partnership	84			8/14/92	Comment
Eugene Osborne, Sr.	85				NC
Barry L. And Wilma J. Alderson	93				NC
Edwin J. and Delores R. Thomas	94				NC
Stanley R. And Kathy L. Schall	95				NC
Claude N. and Gee Gee Z. Pfeffer	96				NC

COUNT 6

MEASUREMENT	DEPRM	STP	TE	DATE	COMMENT
Terry A. and Joan K. Greenwood	58			9/8/92	NC

COUNT 1

FINAL TOTALS
COUNT 8

*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

DATE: September 24, 1992

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

SUBJECT: 12031 Falls Road

INFORMATION:
Item Number: 96
Petitioner: Claude N. Pfeffer

Property Size: 6.605 acres
Zoning: RC 4
Requested Action: Administrative Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petitioner is seeking an administrative variance to permit an accessory structure to be located in a front yard in lieu of the rear yard with a height of 21 feet in lieu of the permitted height of 15 feet (for conversion of an existing dwelling to an accessory structure).

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request with the following recommendation:

The existing structure's exterior should be maintained in good condition and not be allowed to deteriorate, since it is so close to a major road.

Prepared by: *James A. Kennedy*
Division Chief: *Pat Keller*
EMCD:PM:bjs

96.ZAC/ZAC1 Redd 9/24/92 jw

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

DATE: September 16, 1992

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

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

RECEIVED
SEP 23 1992
ZONING OFFICE

Z.A.C. MEETING DATE: September 14, 1992
WORK NUMBER: 25

Access to Falls Road (MD 25) is subject to SHA approval.

Rahee J. Famili
Traffic Engineer II

RJF/lvd

Department of Recreation and Parks
Development Review Committee Response
Authorized signature: *[Signature]* Date: 9/21/92

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
Meadow Parks Limited Partnership	84		No Comment	8/14/92
DED DEPRM RP STP TE				
Eugene Osborne, Sr.	85		No Comment	
DED DEPRM RP STP TE				
Barry L. And Wilma J. Alderson	93		No Comment	
DED DEPRM RP STP TE				
Edwin J. and Delores R. Thomas	94		No Comment	
DED DEPRM RP STP TE				
Stanley R. And Kathy L. Schall	95		No Comment	
DED DEPRM RP STP TE				
Claude N. and Gee Gee Z. Pfeffer	96		No Comment	
DED DEPRM RP STP TE				
Terry A. and Joan K. Greenwood	98		No Comment	9/8/92
DED DEPRM RP STP TE (omitted in error)				
COUNT 6				
COUNT 1				
FINAL TOTALS				
COUNT 7				
*** END OF REPORT ***				

93-75-A-10-5

Baltimore County Government
Fire Department

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

(410) 887-4500

OCTOBER 13, 1992

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

RE: Property Owner: CLAUDE N. PFEFFER AND GEE GEE Z. PFEFFER
Location: #12031 FALLS ROAD
Item No.: *WORK #25 (JCM) Zoning Agenda: SEPTEMBER 14, 1992
Gentlemen: #96

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: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

93-72-A OUT 5

Baltimore County Government
Fire Department

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

(410) 887-4500

OCTOBER 13, 1992

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

RE: Property Owner: BARRY L. ALDERSON AND WILMA J. ALDERSON
Location: #2606 PLAINFIELD ROAD
Item No.: *WORK #22 (JCM) Zoning Agenda: SEPTEMBER 14, 1992
Gentlemen: #93

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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

JP/KEK

APPEAL

Petition for Administrative Variance
SE/S Falls Road, 530' S of the c/l of Greenway Road
(12031 Falls Road)
8th Election District - 3rd Councilmanic District
CLAUDE N. PFEFFER, ET UX - PETITIONER
Case No. 93-75-A

Petition(s) for Administrative Variance
Description of Property
Certificate of Posting
Certificate of Publication
Entry of Appearance of People's Counsel
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments (Included with ZAC Comments)
Petitioner(s) and Protestant(s) Sign-In Sheets
Petitioner's Exhibits: 1. Plat to accompany petition
2. Various photographs of site
Protestant's Exhibits: 1. Three photographs of site
Deputy Zoning Commissioner's Order dated November 28, 1992 (Denied)
Notice of Appeal received on December 11, 1992 from Newton A. Williams, Attorney on behalf of the petitioner

cc: Claude N. Pfeffer - 12031 Falls Road, Cockeysville, MD 21030
Newton A. Williams - Nolan, Plumbhoff & Williams
Suite 700, 210 West Pennsylvania Ave., Towson, MD 21204-5340
William Lessig - III 2 Rises Court, Cockeysville, MD 21030
Doug McComas - 12405 Falls Road, Cockeysville, MD 21030
Norman Benney - 7 Rises Court, Cockeysville, MD 21030
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM
Public Services

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 2, 1992

Claude and Gee Gee Pfeffer
12031 Falls Road
Cockeysville, Maryland 21030

Re: CASE NUMBER: 93-75-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As you recall, this matter must now go through the regular hearing process; the property must be reposted and notice of the hearing will be placed in the Jeffersonian newspaper. You will be billed for these advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner
Baltimore County, Maryland

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

October 15, 1992

Mr. Claude N. Pfeffer
12031 Falls Road
Cockeysville, Maryland 21030

RE: Baltimore County
MD 25
Pfeffer Property
Item No. * Work # 25
(JCM)
Case No: 93-75-A

Dear Mr. Pfeffer:

Thank you for your October 7th letter regarding the referenced petition.

You indicated in your letter that the existing dwelling will not be used for commercial purposes, but instead as a storage and hobby shop for your personal use.

Based upon your letter and conversations, the State Highway Administration has no objection to your petition request, and by copy of this letter, we are informing Baltimore County's Zoning and Administrative Development office accordingly.

Please contact David Ramsey of this office at 410-333-1350 if you have any questions.

Very truly yours,

[Signature]
John Contestabile, Chief
Engineering Access Permits
Division

DR/es

cc: Ms. Julie Winiarski w/att.

My telephone number is 301-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

December 30, 1992

(410) 887-3353

Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Administration Variance
SE/S Falls Road, 530' S of the c/l of Greenway Road
(12031 Falls Road)
8th Election District, 3rd Councilmanic District
CLAUDE N. PFEFFER, ET UX - Petitioner
Case No. 93-75-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on December 11, 1992 by Newton A. Williams, Attorney on behalf of the petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[Signature]
Arnold Jablon - Director
Zoning Administration and
Development Management

AJ:car

cc: Claude N. Pfeffer - 12031 Falls Road, Cockeysville, MD 21030
Newton A. Williams - Nolan, Plumbhoff & Williams
Suite 700, 210 West Pennsylvania Ave., Towson, MD 21204-5340
William Lessig - III 2 Rises Court, Cockeysville, MD 21030
Doug McComas - 12405 Falls Road, Cockeysville, MD 21030
Norman Benney - 7 Rises Court, Cockeysville, MD 21030
People's Counsel, 400 Washington Avenue, Towson, MD 21204

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180
Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue
January 15, 1993

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 99-79.

CASE NO. 93-75-A
CLAUDE N. PFEFFER, ET UX
SE/s Falls Road, 530' S of
c/l Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District

VAR-Accessory structure 21' high in front yard in lieu of maximum 15' high in required rear yard (existing dwelling as accessory building)

11/28/92 - D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR: THURSDAY, JUNE 10, 1993 at 10:00 a.m.

cc: Newton A. Williams, Esquire - Counsel for Petitioner/Appellant

Mr. Claude N. Pfeffer

Mr. William Lessig

Mr. Doug McComas

Mr. Norman Benney
People's Counsel for Baltimore County
Public Services
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director - Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180
Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue
May 19, 1993

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 99-79.

CASE NO. 93-75-A
CLAUDE N. PFEFFER, ET UX
SE/s Falls Road, 530' S of
c/l Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District

VAR-Accessory structure 21' high in front yard in lieu of maximum 15' high in required rear yard (existing dwelling as accessory building)

11/28/92 - D.Z.C.'s Order DENYING Petition.

which was scheduled to be heard on June 10, 1993 has been CONTINUED WITH NO RESET DATE at the request of Counsel for Petitioner / Appellant, to be reset only upon request.

cc: Newton A. Williams, Esquire - Counsel for Petitioner/Appellant

Mr. Claude N. Pfeffer

Mr. William Lessig

Mr. Doug McComas

Mr. Norman Benney
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM/
Arnold Jablon, Director /ZADM/

Kathleen C. Weidenhammer
Administrative Assistant

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
SEPTEMBER 15, 1992
(410) 887-3353

Claude and Sue Gae Pfeffer
12031 Falls Road
Cockeysville, Maryland 21030

Re: CASE NUMBER: 93-75-A
LOCATION: SE/s Falls Road, 530' S of c/l Greenway Road
12031 Falls Road
8th Election District - 3rd 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 refrainer regarding the administrative process.

1) Your property will be posted on or before September 20, 1992. The closing date is October 5, 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 E. Schmidt
Zoning Commissioner, Baltimore County

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 286-2765
December 8, 1992

Honorable Timothy M. Kotroco, Esquire
Deputy Zoning Commissioner for Baltimore County
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Dear Commissioner Kotroco:

RE: PETITION FOR RESIDENTIAL VARIANCE
SE/S Falls Road, 530' S of the c/l of
Greenway Road (12031 Falls Road)
8th Election District
3rd Councilmanic District
Claude N. Pfeffer, et ux - Petitioners
Case No. 93-75-A

Please enter an appeal to the County Board of Appeals from your Opinion and Order of November 28, 1992, in the above entitled matter.

Our check in the amount of Seventy-Five Dollars (\$75.00) to cover the cost of this Appeal is enclosed.

If there are any other charges, please notify us immediately and a check will be brought over. Thanking you and your staff for your kind attention to this Appeal and check, I am,

Respectfully,

Newton A. Williams
Newton A. Williams

NAN/psk

P.S. - Mr. Pfeffer is a marine engineer and will be at sea for at least four months, and accordingly it would be appreciated if the Board will not set this case until we have heard that he has returned. Thank you.

RECEIVED
DEC 10 1992
ZONING OFFICE

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 1105, HAMPTON PLAZA
300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204-3012
(410) 823-7800
TELEFAX (410) 286-2765
December 28, 1992

Dear Mr. Jablon:
On December 8th, we noted an appeal to the Board, from the Deputy Commissioner's Opinion and Order of November 28, 1992, in this matter. Attached, we enclosed our check #5300, in the amount of \$75.00, and our check #5334 dated Dec. 28, 1992, in the amount of \$125.00, for the \$210.00 appeal fee is enclosed. Thanking you and your staff, I am
Newton Williams

Mr. David Ramsey
707 North Calvert St.
Baltimore, Md. 21203

Dear Mr. Ramsey,

This letter is in reference to Baltimore County case No. 93-75-A, Petitioner: Claude N. Pfeffer, petition for residential variance. Per our telephone conversation on Oct. 5, 1992, we, the applicants are applying for these variances so that we can build a new dwelling in a more reasonable location on our lot, and convert the existing dwelling into an accessory building (for residential storage and hobby shop use). This accessory building will be for the exclusive residential use of the occupants of the proposed dwelling, and therefore, will not increase the already existing number of vehicles entering and leaving the property.

Since these variances will have no change from the currently existing traffic pattern, I would like you to reconsider your objections to the granting of these variances.

Very truly yours,

Claude N. Pfeffer
Claude N. Pfeffer

RECEIVED
OCT 13 1992
ENGR. ACC. PER. DIV.
October 7, 1992

Claude N. Pfeffer
12031 Falls Road
Cockeysville, Md. 21030
Phone: 561-8275

To Hqs. Offices: 8/31/92

Petition was advised of the following:

1. Accessory structures not permitted on vacant lot
2. Front yard setback for existing dwelling may be an issue since use is changing.

Petitioner prepared Petition form and did not desire to amend. He was advised (stated) of possibility of need for public hearing and/or restrictions.

Jim Murray

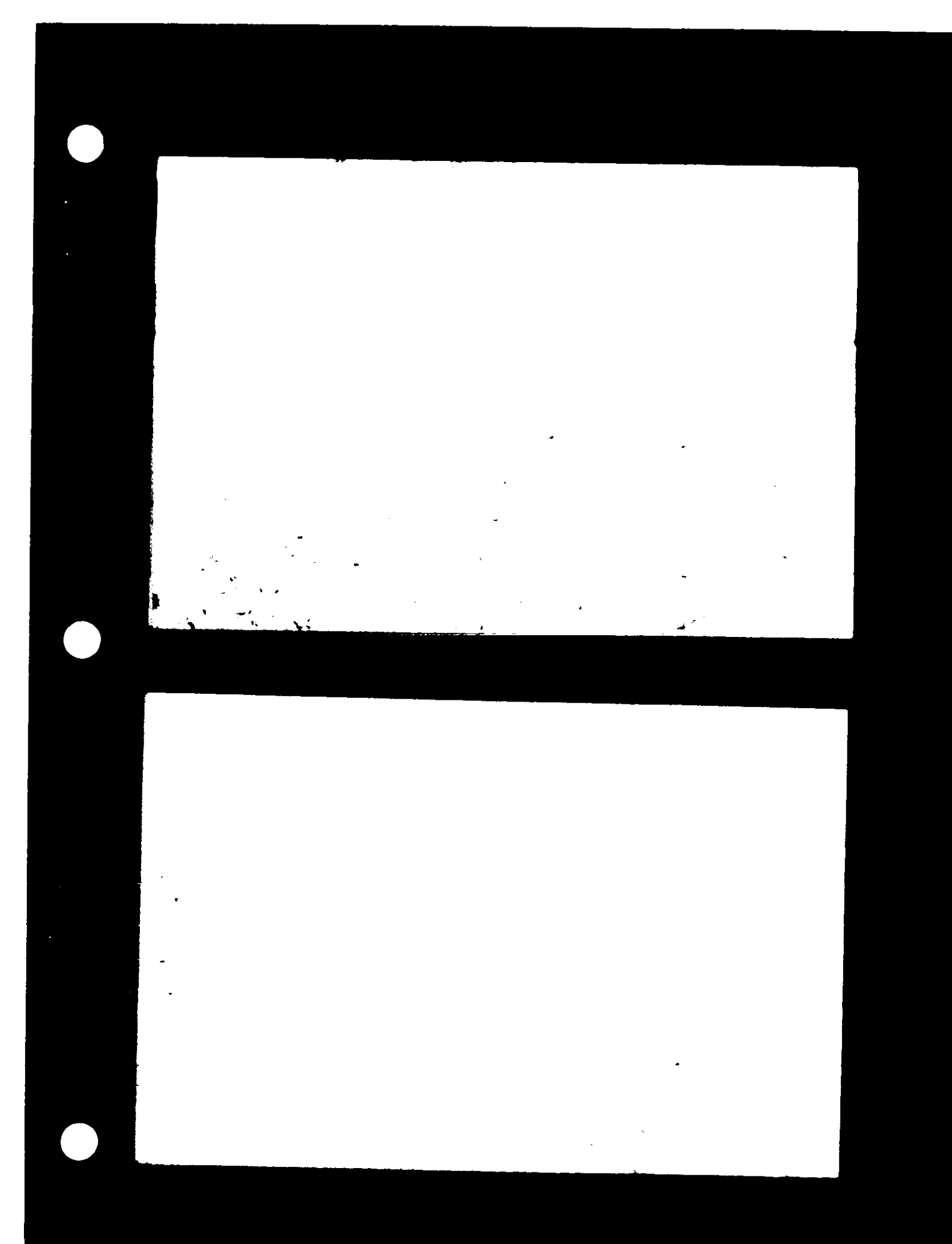
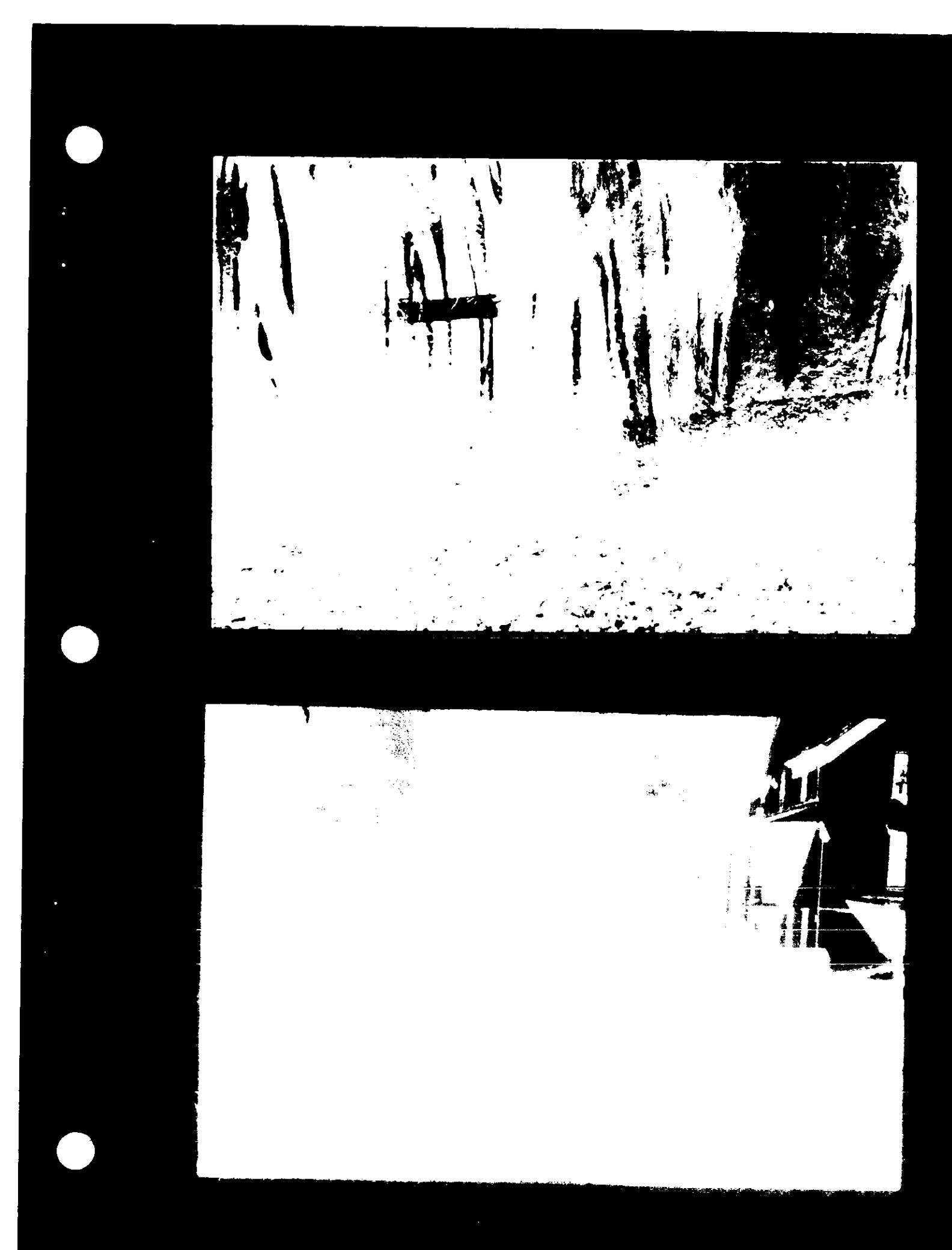
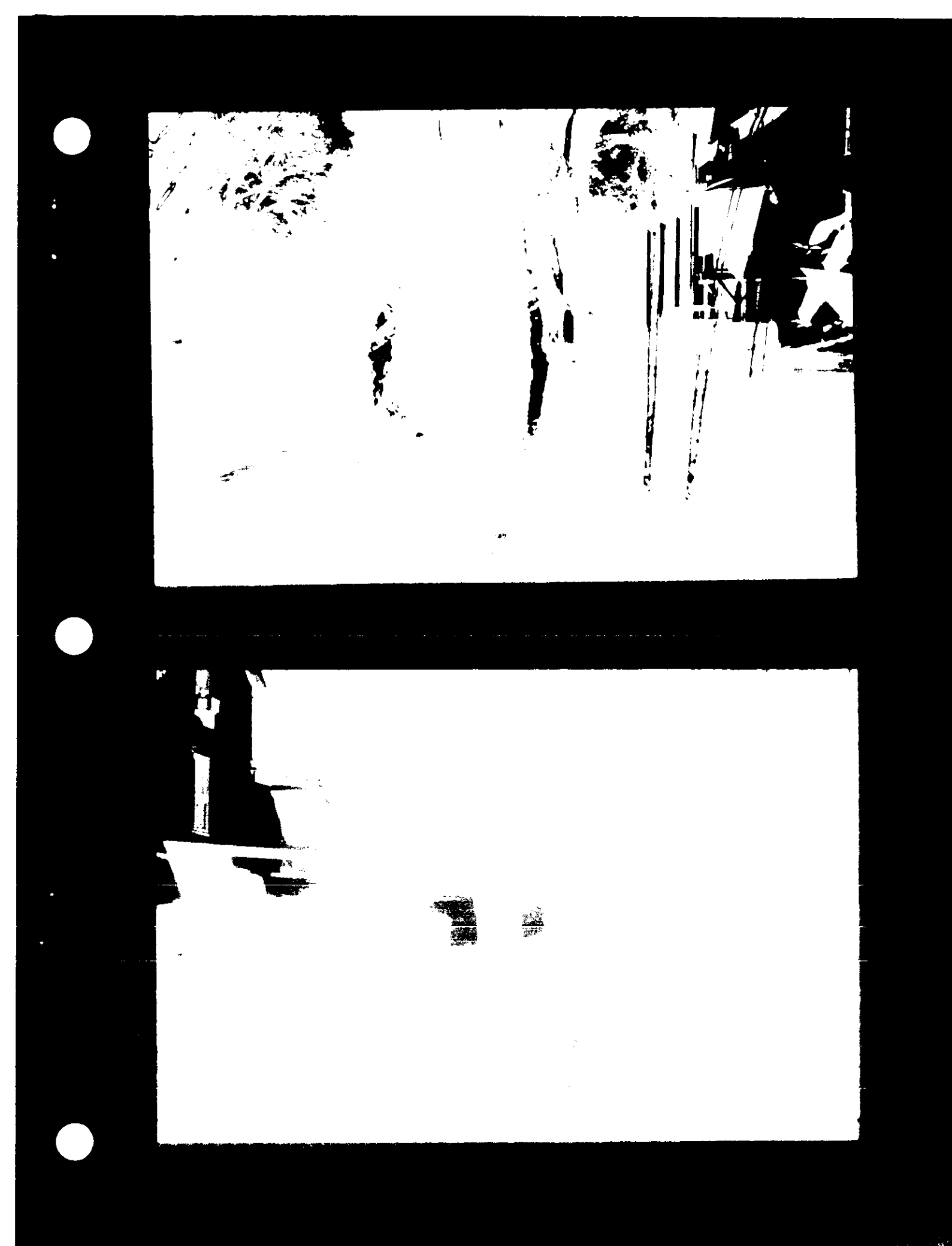
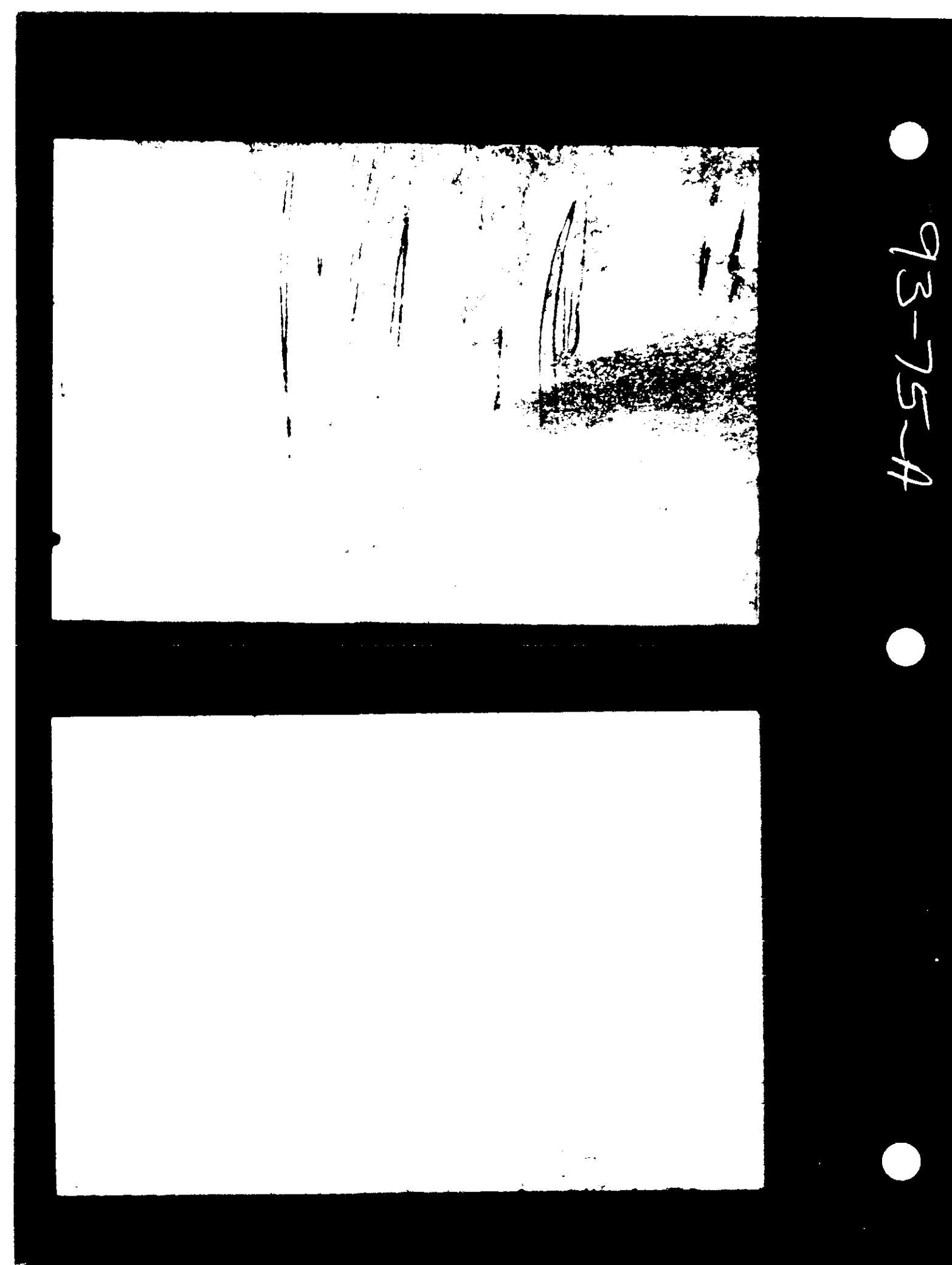
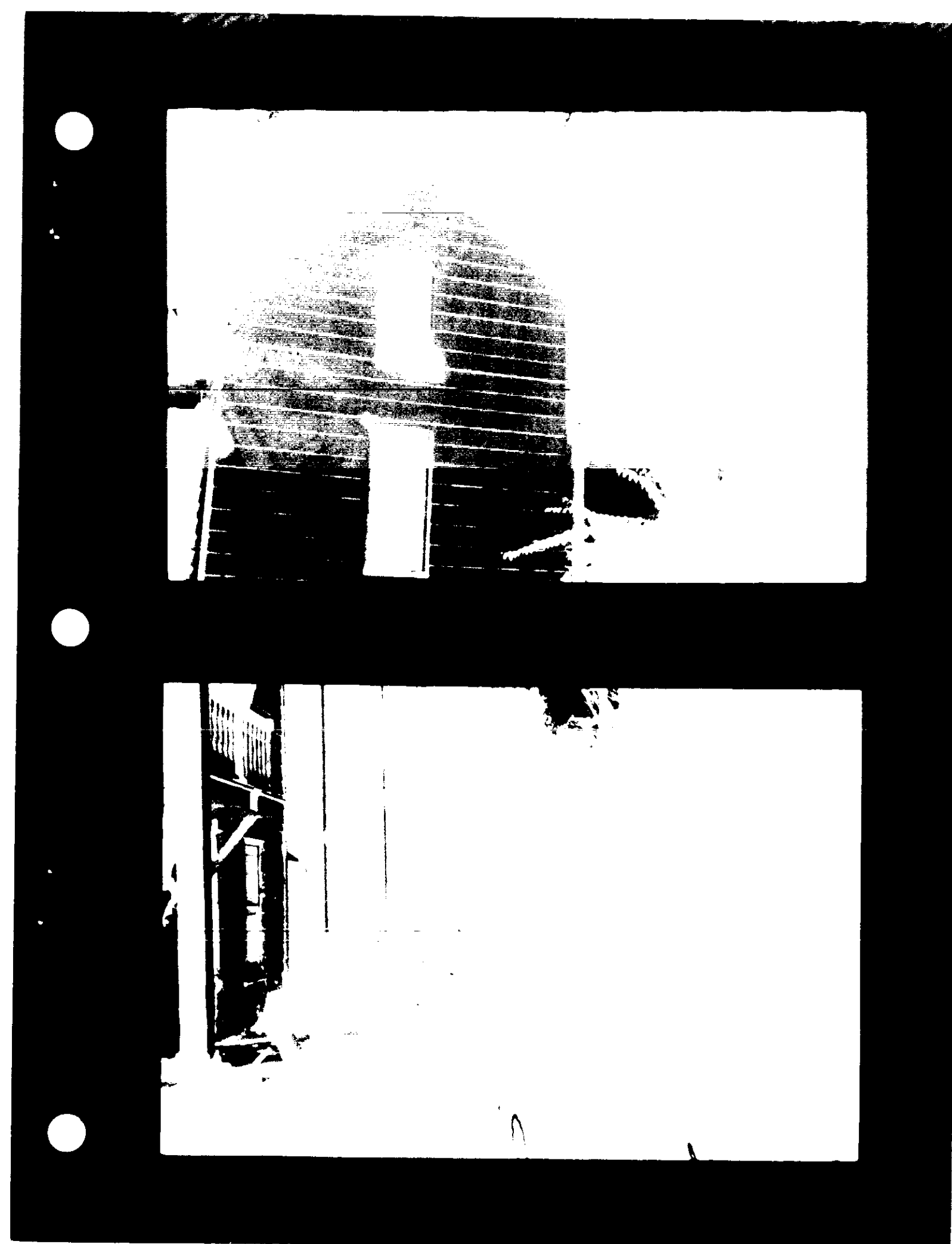
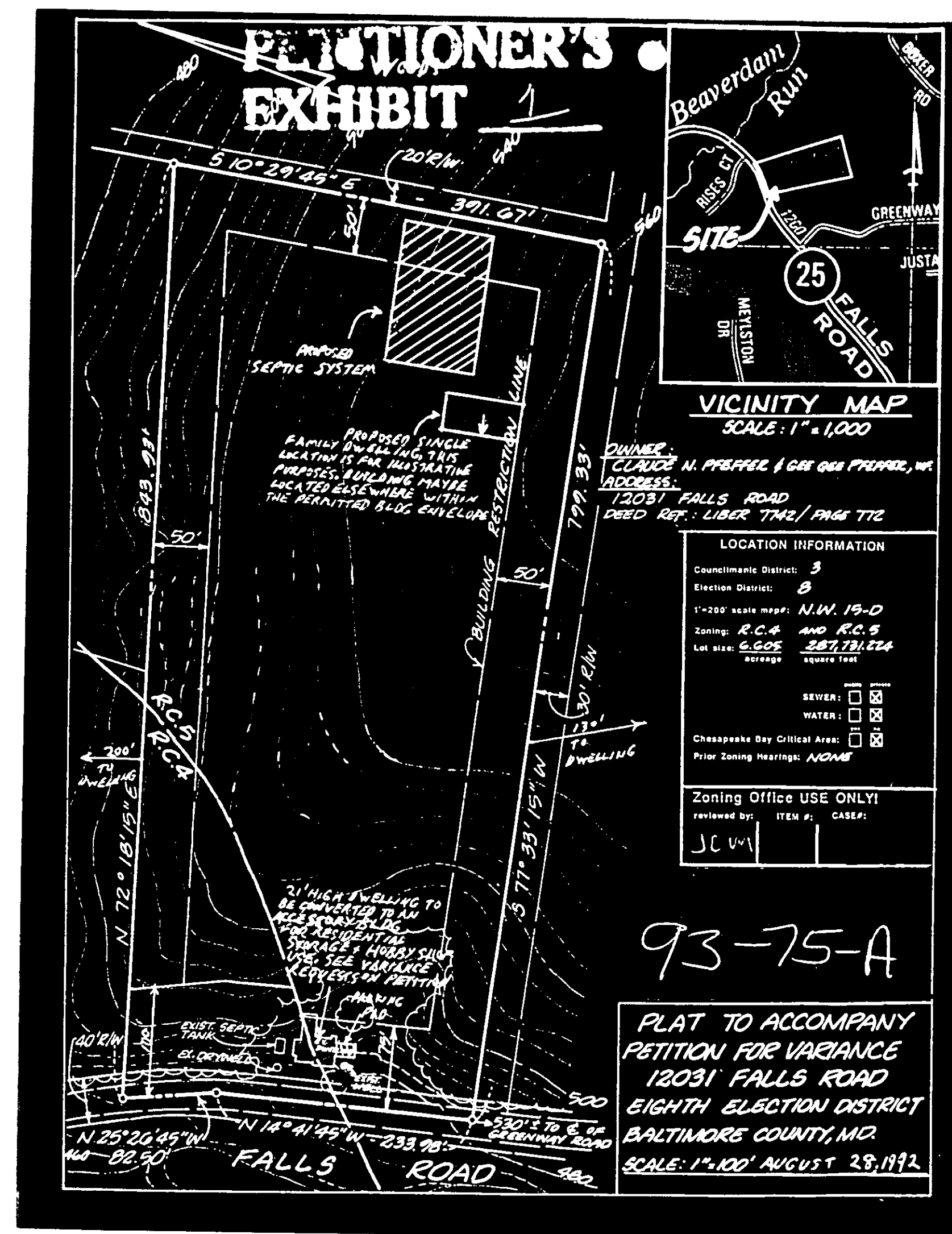
PROTESTANT(S) SIGN-IN SHEET

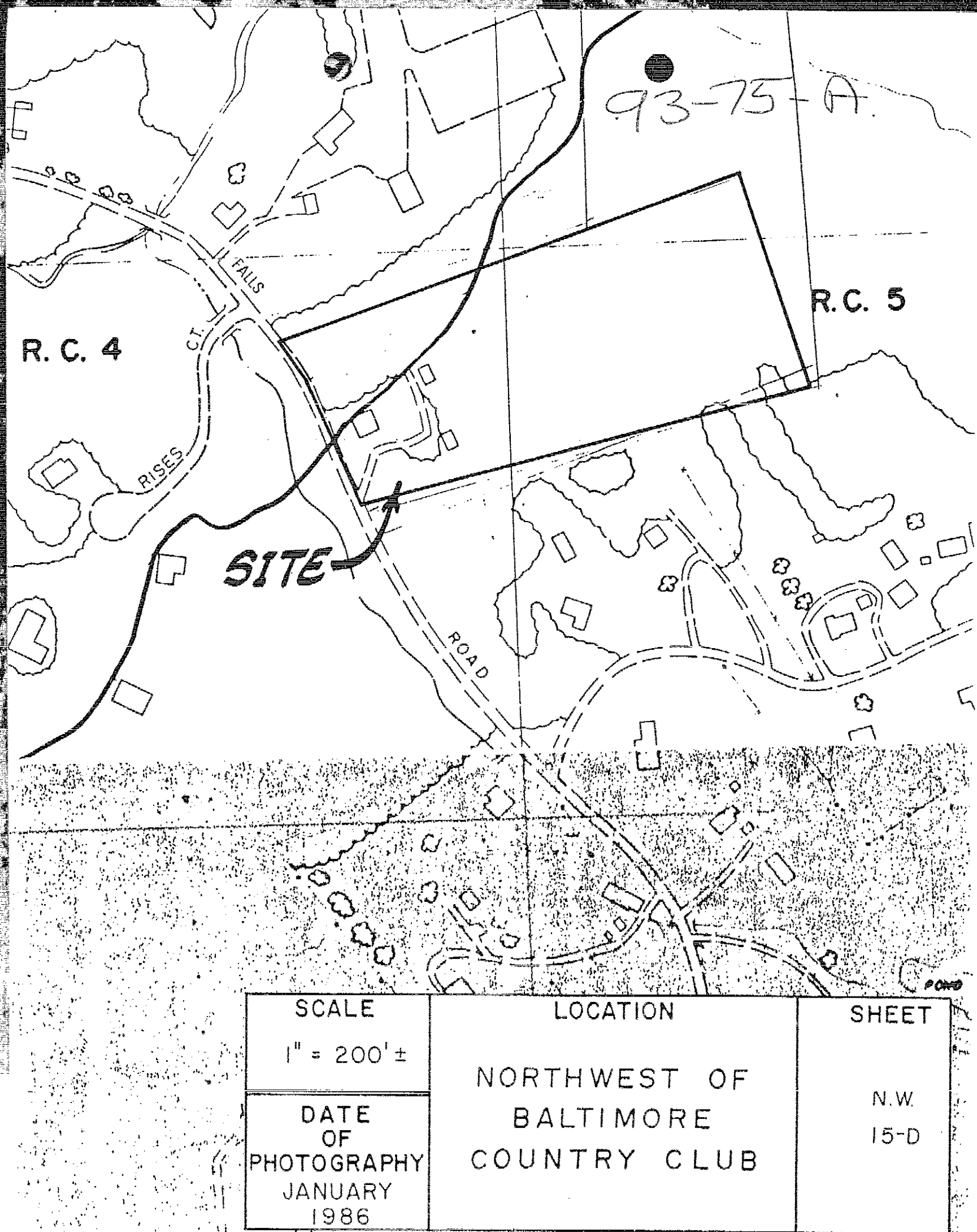
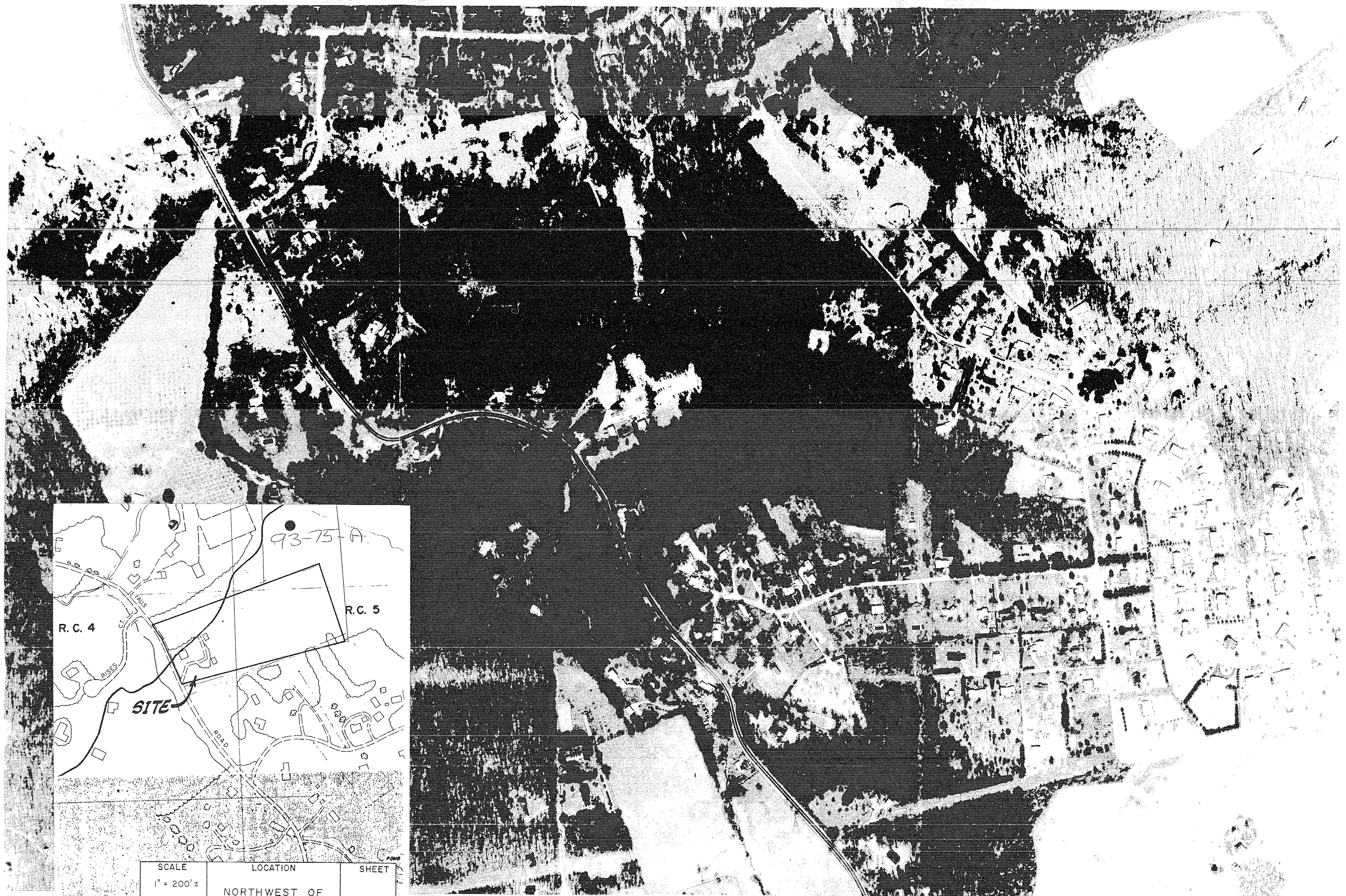
NAME	ADDRESS
Benny's Home Address	2606 Plainfield Road
DOUG MC COMAS	12405 FAUS RD 21030
BILL LESSIG	2 RISE COUAT 21030
NORMAN BENNEY	7 RISE COUAT 21030

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
NEWTON A. WILLIAMS	700 COURT TOWERS 21204
CLAUDE N. PFEFFER	12031 FALLS RD.





PREPARED BY
MARTINSBURG, W.V. 25401

93-75-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTHWEST OF
BALTIMORE
COUNTRY CLUB

SHEET
N.W.
15-D

REPRODUCED