

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Valcour Rd., 662 ft. N of * ZONING COMMISSIONER
c/1 Wooddale Road *
521 Valcour Road * OF BALTIMORE COUNTY
1st Election District *
1st Councilmanic District * Case Nos. 93-89-A
Lorenz Construction Company *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 521 Valcour Road in the Catonsville Heights subdivision of Baltimore County. The Petitioner, Lorenz Construction Company, Inc., seeks a variance from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback of 23 ft. 4 inches, in lieu of the required 27 ft. 5 inches; and a side yard setback of 9 ft. 3 inches in lieu of the required 10 ft. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Mr. Timothy S. Lorenz, Vice President of the corporate Petitioner, appeared at the public hearing and was represented by Ronald A. Silkworth, Esquire. Also appearing was Joseph L. Larson, the site engineer who prepared Petitioner's Exhibit No. 1. There were no Protestants present.

Testimony and evidence presented was that the subject property is approximately .14 acres in area and is zoned D.R.5.5. It is one of the last vacant lots remaining in the Catonsville Heights subdivision. The property fronts Valcour Road and is immediately adjacent to property owned by the State Roads Commission of Maryland on which the Baltimore Beltway (I-695) is located.

Further testimony was that when the Petitioner initially contemplated construction on the property, it was determined that a portion of the site contained non-tidal wetlands. Consequently, an investigation by the Department of Natural Resources was undertaken and recommendations were made that construction should disturb as little of the site as possible. It should be noted that the site was heavily wooded at the time of the investigation.

Subsequently, the Petitioner decided to construct a two story framed dwelling on the site and the property was staked for building. Due to a non-intentional error during construction, the building was constructed partially outside of the permitted building envelope. Thus, the subject variances are required.

The Petitioner submitted photographs of the site which disclosed that the construction was ultimately completed. The property is improved with a two story framed dwelling. The Petitioner noted that this dwelling has not been sold or rented, however, marketing efforts are underway. Clearly, requiring the Petitioner to strictly observe the setback standards, which necessitate relocation of the dwelling to another relocation elsewhere on the lot, would cause further disturbance of the natural vegetation thereon.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would

result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of December, 1992 that a variance from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback of 23 ft. 4 inches, in lieu of the required 27 ft. 5 inches; and a side yard setback of 9 ft. 3 inches in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

December 1, 1992

(410) 887-4386

Ronald Silkworth, Esquire
7321 Furnace Branch Road
Glen Burnie, Maryland 21060

RE: Case No. 93-89-A
Petition for Variance
521 Valcour Road

Dear Mr. Silkworth:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att.

cc: Mr. Timothy S. Lorenz
Vice President, Lorenz Construction Co.

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 521 Valcour Rd.

which is presently zoned DR 5.5

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) 1802.3.C.1, 303.1, to allow a front yard setback of 23 ft 4 inches and a side yard setback of 9 ft 3 inches in lieu of the minimum 27 ft 5 inches front average and 10 ft. side setbacks.

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

After the building was staked for construction the owner had to reset several points. Due to the wooded nature of the site and the environmental requirement that the site be cleared only in the building area, the setback caused the encroachments that are existing. To not grant the requested variances would cause a certifiable undue hardship.

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

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Who 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.

Legal Owner(s):

Lorenz Construction Inc.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

ESTIMATED LENGTH OF HEARING:

On the following date:

ALL

REVIEWED BY:

DATE

2-1-92

2-1-92

DESCRIPTION FOR A VARIANCE TO ZONING, 521 VALCOUR ROAD.

FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeast side of Valcour Road, 40 feet wide, at the distance of 661.88 feet measured northwesterly along the northeast side of Valcour Road from the northeast side of Wooddale Road, 40 feet wide, and running thence and binding on the northeast side of Valcour Road North 15 Degrees 02 Minutes 52 Seconds West 60.00 feet thence leaving the northeast side of Valcour Road and running North 74 Degrees 57 Minutes 08 Seconds East 88.28 feet to the southwest side of the Baltimore Beltway (I-695) and running thence and binding on the southwest side of the Baltimore Beltway South 54 Degrees 46 Minutes 01 Seconds East 49.65 feet thence leaving the Baltimore Beltway and running South 15 Degrees 02 Minutes 52 Seconds East 21.81 feet and South 74 Degrees 57 Minutes 08 Seconds West 120.00 feet to the place of the beginning.

Being parts of Lots 14 and 15 and all of Lot 16, Block 15, as shown on a Plat of Catonsville Heights, said Plat being recorded among the Plat records of Baltimore County in Plat Book WPC No. 6, Folio 178.

Containing 0.14 acres of land more or less.

8/20/92

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Lorenz Construction Co.
Petitioner: Lorenz Construction Co.
Location of property: 521 Valcour Rd. (521) 662' 4" Wooddale Rd.
Location of Sign: Facing road, on property being zoned
Remarks: No objection
Posted by: [Signature]
Number of Signs: 1
Date of return: 11/2/92

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Variance
Petitioner: Lorenz Construction Co.
Location of property: 521 Valcour Rd. (521) 662' 4" Wooddale Rd.
Location of Sign: Facing road, on property of Baltimore
Remarks: No objection
Posted by: [Signature]
Number of Signs: 1
Date of return: 11/2/92

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/2, 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 10/1, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

66.07

receipt

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Account: R-001-8150
Number
Date: 93-89

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: 10-6-92

Lorenz Construction, Inc.
P. O. Box 821
Pasadena, Maryland 21222

RE:
CASE NUMBER: 93-89-A (Item 87)
8/S Valcour Road, 662' N of c/l Woodale Road
521 Valcour Road
1st Election District - 1st Councilmanic
Petitioner(s): Lorenz Construction, Inc.
HEARING: THURSDAY, OCTOBER 22, 1992 at 10:30 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 66.07 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 OR THE ORDER SHALL NOT 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 105, 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

Ron Silkworth, Esq.

Printed on Recycled Paper

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

SEP 23 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: 93-89-A (Item 87)
8/S Valcour Road, 662' N of c/l Woodale Road
521 Valcour Road
1st Election District - 1st Councilmanic
Petitioner(s): Lorenz Construction, Inc.
HEARING: THURSDAY, OCTOBER 22, 1992 at 10:30 a.m. in Rm. 106, Office Building.

Variance to allow a front yard setback of 23 feet, 4 inches and a side yard setback of 9 feet, 3 inches in lieu of the minimum 27 feet, 5 inches front average and 10 foot side setbacks.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Lorenz Construction, Inc.
Ron Silkworth, Esq.
Joseph L. Larson

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

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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 15, 1992

NOTICE OF POSTPONEMENT

CASE NUMBER: 93-89-A
PETITIONER(S): LORENZ CONSTRUCTION INC
LOCATION: 521 VALCOUR ROAD

THE PROPERTY AS TO THE ABOVE CASE, WAS DULY POSTED ON OCTOBER 2, 1992. SUBSEQUENTLY, THE ZONING SIGN WAS REMOVED PRIOR TO THE HEARING DATE BY THE PETITIONER OR HIS AGENTS. THE PETITIONER AND/OR HIS ATTORNEY WAS CONTACTED AND ADVISED TO REPOST THE SIGN IN A TIMELY MATTER. HOWEVER, THE SIGN WAS NOT RETURNED TO THE PROPERTY BY OCTOBER 7, 1992. ACCORDING, THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON THURSDAY, OCTOBER 22, 1992, HAS BEEN POSTPONED.

HEARING IN THIS MATTER AND REPOSTING OF THE PROPERTY WILL BE RESCHEDULED IN DUE COURSE.

Arnold Jablon
DIRECTOR

cc: Lorenz Construction, Inc.
Joseph L. Larson
Ron Silkworth, Esq.
Francis Eder

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receipt

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

Account: R-001-8150
Number
Date: 93-89-A

150.00

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

October 22, 1992

NOTICE OF HEARING REASSIGNMENT AND PROPERTY REPOSTING

CASE NUMBER(S): 93-89-A
LEGAL OWNER: Lorenz Construction, Inc.
LOCATION: 521 Valcour Road

The above case has given a new hearing date. The property will be posted on or before November 15, 1992. The cost of this reposting is \$35.00. Responsibility for this cost and the return of the zoning sign(s) lie with the petitioner.

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

MONDAY, NOVEMBER 30, 1992 at 9:00 a.m.

IN THE BALTIMORE COUNTY COURTHOUSE, ROOM 118, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Lorenz Construction
Joseph L. Larson
Ron Silkworth, Esq.

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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 8, 1992

Ron Silkworth, Esquire
7321 Furnace Branch Road
Glen Burnie, MD 21060

RE: Item No. 87, Case No. 93-89-A
Petitioner: Lorenz Construction Inc. et al
Petition for Variance

Dear Mr. Silkworth:

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.

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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 8th day of September, 1992

Arnold Jablon
DIRECTOR

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

Petitioner: Lorenz Construction Inc., et al
Petitioner's Attorney: Ron Silkworth

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

09/22/92

Development Review Committee Meeting For
Authorized signature: Lawrence E. Schmidt Date: 9/28/92

Project Name: Stonegate at Patapsco (Areal Property)
File Number: 90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

Walter T. Anderson and Charles E. Maynard 100 9/21/92 comment

DED DEPRM RP STP TE
✓ Oliver Jones/Long Green Hotel 101 NC
DED DEPRM RP TSP TE
✓ William G. Zimmermann for Estate of A.V. Williams 86 NC
DED DEPRM RP STP TE
✓ Lorenz Construction, Inc. 87 NC
DED DEPRM RP STP TE
✓ Gerard E. and Susan L. Quinn 88 NC
DED DEPRM RP STP TE
✓ Michael S. and Margaret L. Craft 89 NC
DED DEPRM RP STP TE
✓ Eric H. and Margaret W. Navlasky 97 NC
DED DEPRM RP STP TE
✓ Abrams Development Group 98 NC
DED DEPRM RP STP TE
✓ Richard H. O'Connell 99 NC
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS 9/28/92
COUNT 10



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

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

Re: Baltimore County
Item No. 487 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

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

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 9/24/92
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 22, 1992

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

SUBJECT: Petitions from Zoning Advisory Committee
September 21, 1992

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

Lorenz Construction Inc. Item No. 87 ✓
Michael and Margaret Craft, Item No. 89 ✓
Eric and Margaret Navlasky, Item No. 97 ✓

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.

Prepared by: Francis Morsey

Division Chief: Ervin McDaniel

EMC/D/PM:

ITEM87/ZAC1

Rec'd jws 9/24/92

Development Review Committee Response Form
Authorized signature: _____ Date: 9/22/92

Project Name: Stonegate at Patapsco (Azreal Property)
File Number: 90476
Waiver Number: 100
Zoning Issue: 6-1-92
Meeting Date: 6-1-92

ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

Walter T. Anderson and Charles E. Maynard
DED DEPRM RP STP TE 100 W/C 9/21/92

Oliver Jones/Long Green Hotel
DED DEPRM RP STP TE 101 MT

William G. Zimmermann for Estate of A.V. Williams
DED DEPRM RP STP TE 86 N/C

Lorenz Construction, Inc.
DED DEPRM RP STP TE 87 N/C

Gerard E. and Susan L. Quinn
DED DEPRM RP STP TE 88 N/C

Michael S. and Margaret L. Craft
DED DEPRM RP STP TE 89 N/C

Eric H. and Margaret W. Navlasky
DED DEPRM RP STP TE 97 N/C

Abrams Development Group
DED DEPRM RP STP TE 98 W/C

Richard H. O'Connell
DED DEPRM RP STP TE 99 N/C

COUNT 9

FINAL TOTALS
COUNT 10

Rec'd jws 9/24/92

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

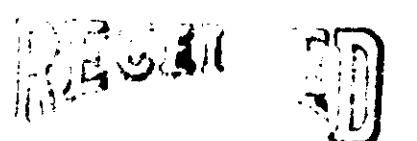
SUBJECT: Zoning Item #87
521 Valcour Road
Zoning Advisory Committee Meeting of September 21, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

LP:sp

LORENZ/TXTSBB



ZONING OFFICE

Baltimore County Government
Fire Department

SEPTEMBER 30, 1992

(410) 887-4500

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

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

RE: Property Owner: LORENZ CONSTRUCTION, INC.

Location: #521 VALCOUR ROAD

Item No.: 87 (JJS) Zoning Agenda: SEPTEMBER 21, 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.

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

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

JP/KEK

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: _____ Date: 9/30/92

Project Name: Stonegate at Patapsco (Azreal Property)
File Number: 90476
Waiver Number: 100
Zoning Issue: 6-1-92
Meeting Date: 6-1-92

Walter T. Anderson and Charles E. Maynard
DED DEPRM RP STP TE 100 No Comment

Oliver Jones/Long Green Hotel
DED DEPRM RP STP TE 101 No Comment

William G. Zimmermann for Estate of A.V. Williams
DED DEPRM RP STP TE 86 No Comment

Lorenz Construction, Inc.
DED DEPRM RP STP TE 87 No Comment

Gerard E. and Susan L. Quinn
DED DEPRM RP STP TE 88 No Comment

Michael S. and Margaret L. Craft
DED DEPRM RP STP TE 89 No Comment

Eric H. and Margaret W. Navlasky
DED DEPRM RP STP TE 97 No Comment

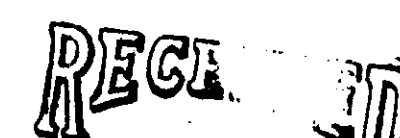
Abrams Development Group
DED DEPRM RP STP TE 98 No Comment

Richard H. O'Connell
DED DEPRM RP STP TE 99 No Comment

COUNT 9

FINAL TOTALS
COUNT 9

*** END OF REPORT ***



OCT 5 1992

ZONING OFFICE

MEMORANDUM

TO: FILE 93-89-A
LORENZ CONSTRUCTION, INC.
521 VALCOUR ROAD

FROM: GWEN STEPHENS

1) This case received a scheduled hearing date of October 22, 1992.

2) Walt posted the property on Friday, October 2, 1992.

3) On Monday, October 5, 1992, I spoke with several individuals all claiming that the builder removed the zoning sign over the weekend. Two of these individuals, (Francis Eder and Jack Fousek), recounted that they witnessed the sign being pulled and placed in the back of the builder's truck.

4) This appeared to be a deliberate attempt on the petitioner's part to withhold notice of the upcoming hearing from the neighboring property owners. Past experience has shown that our simple reposting in such instances only leads to the sign being pulled and reposted again and again.

5) I telephoned and spoke with Ron Silworth, attorney for the petitioner regarding the situation. He assured me that he would contact his client and insist that the sign be replaced that day, October 5, 1992. (The posting deadline was October 7, 1992)

6) Tuesday, October 13, 1992 - Mr. Fousek called again. He stated that the builder had returned to the property twice since first removing the sign. On one occasion, to show the house to potential buyers; the second time to retrieve some item from inside of the house. He did not repost the zoning sign.

7) This case must be postponed, rescheduled and the property reposted in order to meet B.C.Z.R. regulations with regard to the proper period before a zoning hearing may take place.



SEPTEMBER 8, 1992

SPELLMAN, LARSON
& ASSOCIATES, INC.
SUITE 109 - JEFFERSON BUILDING
109 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3535
FAX 823-5215

September 8, 1992

Mr. Arnold Jablon
Director, Office of Zoning Administration
& Development Management
Baltimore County
County Office Building
Towson, MD 21204

Re: #521 Valcour Road - Item No. 087
Job No. 91037

Dear Mr. Jablon:

I wish to herewith make a formal request of your office to be afforded an early Hearing date for the Zoning Petition as referenced above.

I am certainly cognizant of the scheduling problems and the heavy load of zoning cases currently in process through your office and I would not make this request if there did not exist a real hardship with regard to this Case.

The owner of the above property is under very severe time constraints with regard to contractual demands made by the buyer of the property and also the construction lender. Due to these concerns it is critical that this matter be processed as quickly as possible.

The nature of this case is very simple and straightforward and should not require a lengthy Hearing whereby I would appreciate whatever consideration you could afford us.

Very truly yours,

Joseph L. Larson
Vice President

cc: Tim Lorenz
Ron Silworth



SEP 9 1992

ZONING OFFICE

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUTS • PLANNING STUDIES • ZONING
GRADING STUDIES • LOCATION STUDIES • RECORDS & CONSULTATION



LEFT Pd 35-

9107