

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 E/S Twilight Drive, 1100 ft. SE of 271 Pechan Court
 9419 Twilight Drive
 11th Election District
 5th Councilmanic District

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 93-108-A

Irvin C. Ludloff, Jr.
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Irvin C. Ludloff, Jr., for that property known as 9419 Twilight Drive in the White Oak Subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of October, 1992 that the Petition for a Zoning Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner is hereby made aware that proceeding at this time is at her 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.
- The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
 Date 10/23/92
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 10/23/92
 By [Signature]

Baltimore County Government
 Zoning Commission
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

October 29, 1992

Mr. Irvin C. Ludloff, Jr.
 9419 Twilight Drive
 Baltimore, Maryland 21236

RE: Petition for Administrative Zoning Variance
 Case No. 93-108-A

Dear Mr. Ludloff:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative 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,

[Signature]
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmn
 encl.

Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at 9419 Twilight Drive, Baltimore, MD 21236
 which is presently zoned R-1

The Petitioner shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, irrevocably and exclusively hereby petition for a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

I, or we, agree to pay expenses of above variance advertising, posting, etc., signs on the lot on, and further agree to, and are to be bound by the zoning regulations and restrictions of Baltimore County as applied pursuant to the Zoning Law for Baltimore County.

Irvin C. Ludloff, Jr.
 9419 Twilight Drive
 Baltimore, MD 21236

[Signature]
 Irvin C. Ludloff, Jr.
 Petitioner

REVIEWED BY: LG DATE: 9/14/92
 ESTIMATED POSTING DATE: 10/1/92

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
 That the information herein gives within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
 That the Affiant(s) does/do presently reside at 9419 Twilight Dr, Baltimore, MD 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (provide factual or practical difficulty)
 PRACTICAL DIFFICULTY - TO PERMIT A SIDE YARD SETBACK OF APPROX. 5 FT IN LIEU OF THE REQUIRED 10 FT. OCCURS ONLY @ REAR CORNER FOR CONSTRUCTION OF A SINGLE CAR GARAGE. THIS IS THE ONLY AVAILABLE LOCATION FOR A GARAGE. IT WILL BE UTILIZED FOR ADDITIONAL OFF STREET PARKING & STORAGE. AN INCREASE IN FAMILY SIZE & THE INABILITY TO PURCHASE ANOTHER RESIDENCE HAS LED TO THE DECISION TO CONSTRUCT THE GARAGE.

The Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.
 Irvin C. Ludloff, Jr.
 Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
 I HEREBY CERTIFY, this 23rd day of September, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Irvin C. Ludloff, Jr.
 AS WITNESS my hand and Notarial Seal.
 9/23/92
 Wendy A. Hoey
 Notary Public
 My Commission Expires September 9, 1995

THE DESCRIPTION - 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8 1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 9419 Twilight Dr.
 (Address)
 Beginning at a point on the East side of Twilight Dr. (north, south, east or west) 50' (name of street on which property fronts) which is 50' (number of feet of right-of-way width) wide at the distance of 1100' (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street (Perhall street) which is 50' wide. "Being lot #12, Block 16, Section #12 in the subdivision of Village of White Oak (name of subdivision) as recorded in Baltimore County Plat Book #142, Folio #51, containing .21 Ac. Also known as 9419 Twilight Dr. and located in the 11th Election District. (property address)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, Block and Subdivision description as shown. Instead state: "As recorded in Deed Liber (), Folio ()" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.
 Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 16° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

93-108-A

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11th Date of Posting: 10/1/92
 Posted for: Irvin C. Ludloff, Jr.
 Petitioner: Irvin C. Ludloff, Jr.
 Location of property: 9419 Twilight Drive, 1100' SE of Jackson St.
 Location of Sign: Rear corner of Twilight Dr. on parcel of Petitioner.
 Remarks:
 Posted by: [Signature] Date of return: 10/1/92
 Number of Signs: 1

Baltimore County Zoning Administration & Development Management

DATE	DESCRIPTION	QTY	PRICE
9/24/92	PUBLIC HEARING FEES		
	010 - ZONING VARIANCE (IRL)	1 X	\$50.00
	030 - POSTING SIGNS / ADVERTISING	1 X	\$35.00
	LAST NAME OF OWNER: LUDLOFF		TOTAL: \$85.00

0404#00681CHRC
 BA C011444AD9-24-92 \$85.00
 Please Make Checks Payable To: Baltimore County

93-108-A

111 West Chesapeake Avenue
 Towson, MD 21284

October 16, 1992 (410) 887-3353

Mr. Irvin C. Ludloff, Jr.
 9419 Twilight Drive
 Baltimore, MD 21236

RE: Item No 111, Case No. 93-108-A
 Petitioner: Irvin C. Ludloff, Jr.
 Petition for Administrative Variance

Dear Mr. Ludloff:

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.

- 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 21286 (410) 887-3353

Your petition has been received and accepted for filing this
24th day of September, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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

Petitioner: Irvin C. Ludloff, Jr.
Petitioner's Attorney:

13-109-A 10-20

DPW/Developers Engineering Division (Public Services) 10/08/92
Development Review Committee Response Form
Authorized signature *David N. Ramsey* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92 <i>Comment</i>
DED DEPRM RP STP TE			
✓ J. Homer Weidemeyer	110		NC
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		NC
DED DEPRM RP STP TE			
✓ Emanuel Baptist Church	112		NC
DED DEPRM RP STP TE			
Jean P. Fraunfelter	113		<i>Comment</i>
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		<i>Comment</i>
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92 <i>Comment</i>
DED DEPRM RP STP TE			
COUNT 1			
Stonegate at Patapsco (Azreal Property)			6-1-92
90476			
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
FINAL TOTALS			
COUNT 8			
*** END OF REPORT ***			

SHA 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.: # 111 (LJ6)

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 N. Ramsey 11/5/92
John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED
OCT 5 1992
ZONING OFFICE

Rec'd 10/15

My telephone number is _____
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, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 7, 1992

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

SUBJECT: Petitions from Zoning Advisory Committee
(October 5, 1992)

The Office of Planning and Zoning has no comments on the following petitions:
Ronald I. Canary, Item No. 109 ✓
Irvin C. Ludloff, Item No. 111 ✓

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 887-1211.

Prepared by: *Francis Morsey*

Division Chief: *Ervin McDaniel*

EMcD/PM:rdn

Rec'd 10/14/92

ITEM109.10/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *Walter P. K...* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92
DED DEPRM RP STP TE			
✓ J. Homer Weidemeyer	110		W/C
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		W/C
DED DEPRM RP STP TE			
Emanuel Baptist Church	112		W/C
DED DEPRM RP STP TE			
Jean P. Fraunfelter	113		W/C
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		W/C
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92
DED DEPRM RP STP TE			
COUNT 1			
Stonegate at Patapsco (Azreal Property)			6-1-92
90476			
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
Sudbrook Associates	106		9-28-92
DEPRM STP TE			
COUNT 1			
Rec'd 10/14/92			

Rec'd 10/14/92

Department of Environmental Protection & Resource Management 10/08/92
Development Review Committee Response Form
Authorized signature *Walter P. K...* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92
DED DEPRM RP STP TE			<i>In process</i>
J. Homer Weidemeyer	110		<i>In process</i>
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		No comments
DED DEPRM RP STP TE			
✓ Emanuel Baptist Church	112		No comments
DED DEPRM RP STP TE			
✓ Jean P. Fraunfelter	113		No comments
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		<i>In process</i>
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92
DED DEPRM RP STP TE			<i>In process</i>
COUNT 1			
Michael And Patricia A. Perholtz	33		8-10-92
DEPRM			<i>In process</i>
COUNT 1			
Adela M. Lombardi And Florence Kunsky	38		8-24-92
DEPRM			<i>In process</i>
Baltimore Country Club of Baltimore City	40		<i>In process</i>
DEPRM			

Baltimore County Government
Fire Department

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

OCTOBER 15, 1992

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

RE: Property Owner: IRVIN C. LUDLOFF, JR.
Location: #9419 TWILIGHT DRIVE
Item No.: *111 (LJ6) Zoning Agenda: OCTOBER 5, 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: *Walter P. K...*
Planning Group
Special Inspection Division

JP/KEK

Rec'd 10/21/92

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *Walter P. K...* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92
DED DEPRM RP STP TE			No Comment
✓ J. Homer Weidemeyer	110		No Comment
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		No Comment
DED DEPRM RP STP TE			
✓ Emanuel Baptist Church	112		No Comment
DED DEPRM RP STP TE			
✓ Jean P. Fraunfelter	113		No Comment
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		No Comment
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92
DED DEPRM RP STP TE			No Comment
COUNT 1			
FINAL TOTALS			
COUNT 7			
*** END OF REPORT ***			
Rec'd 10/14/92			

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

111 West Chesapeake Avenue
Towson, MD 21284

OCTOBER 7, 1992

(410) 887-3353

Irvin C. Ludloff, Jr.
9419 Twilight Drive
Baltimore, Maryland 21236

Re: CASE NUMBER: 93-108-A
LOCATION: E/S Twilight Drive, 1100' SE of G/I Perhan Court
9419 Twilight Drive
11th Election District - 5th Councilmanic

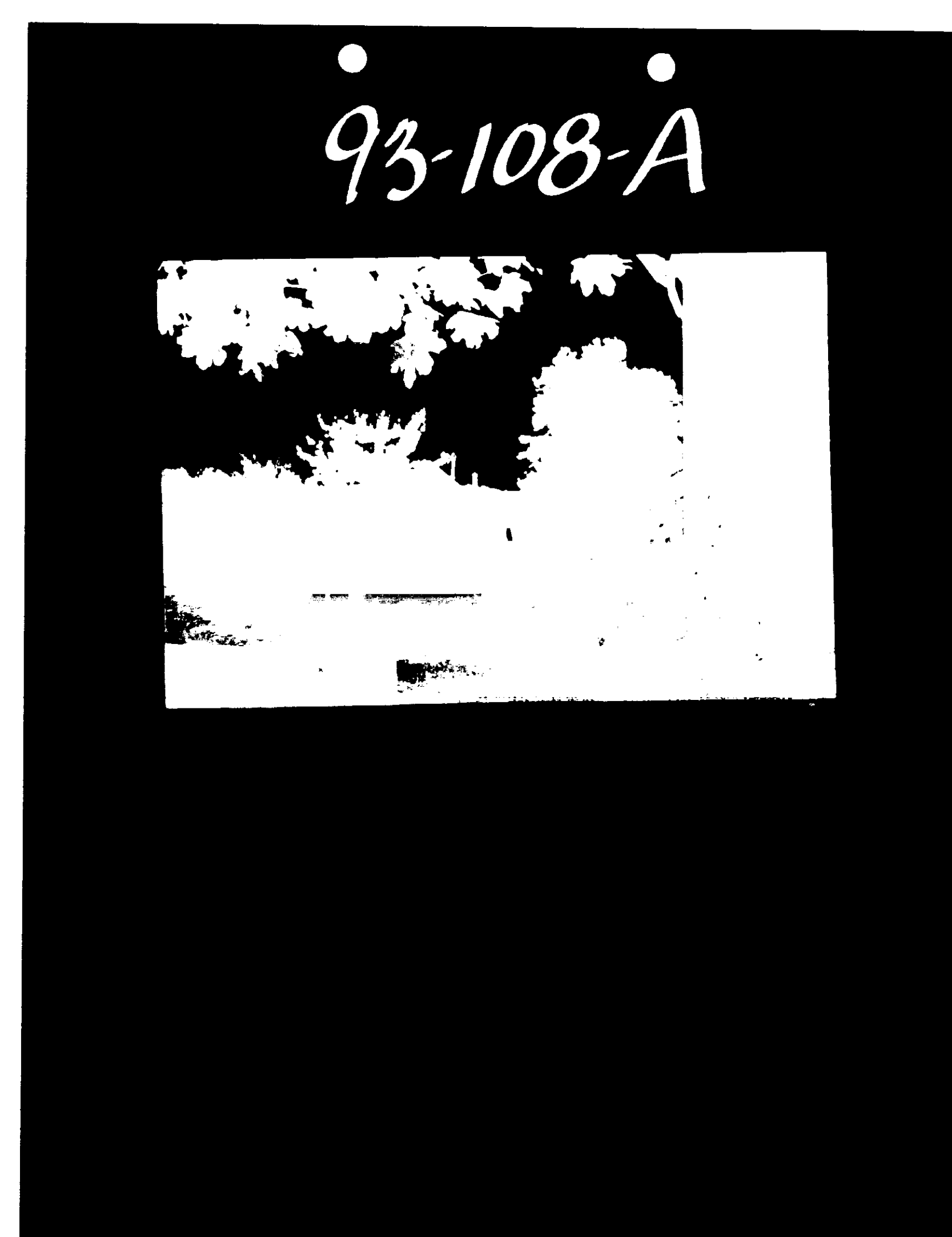
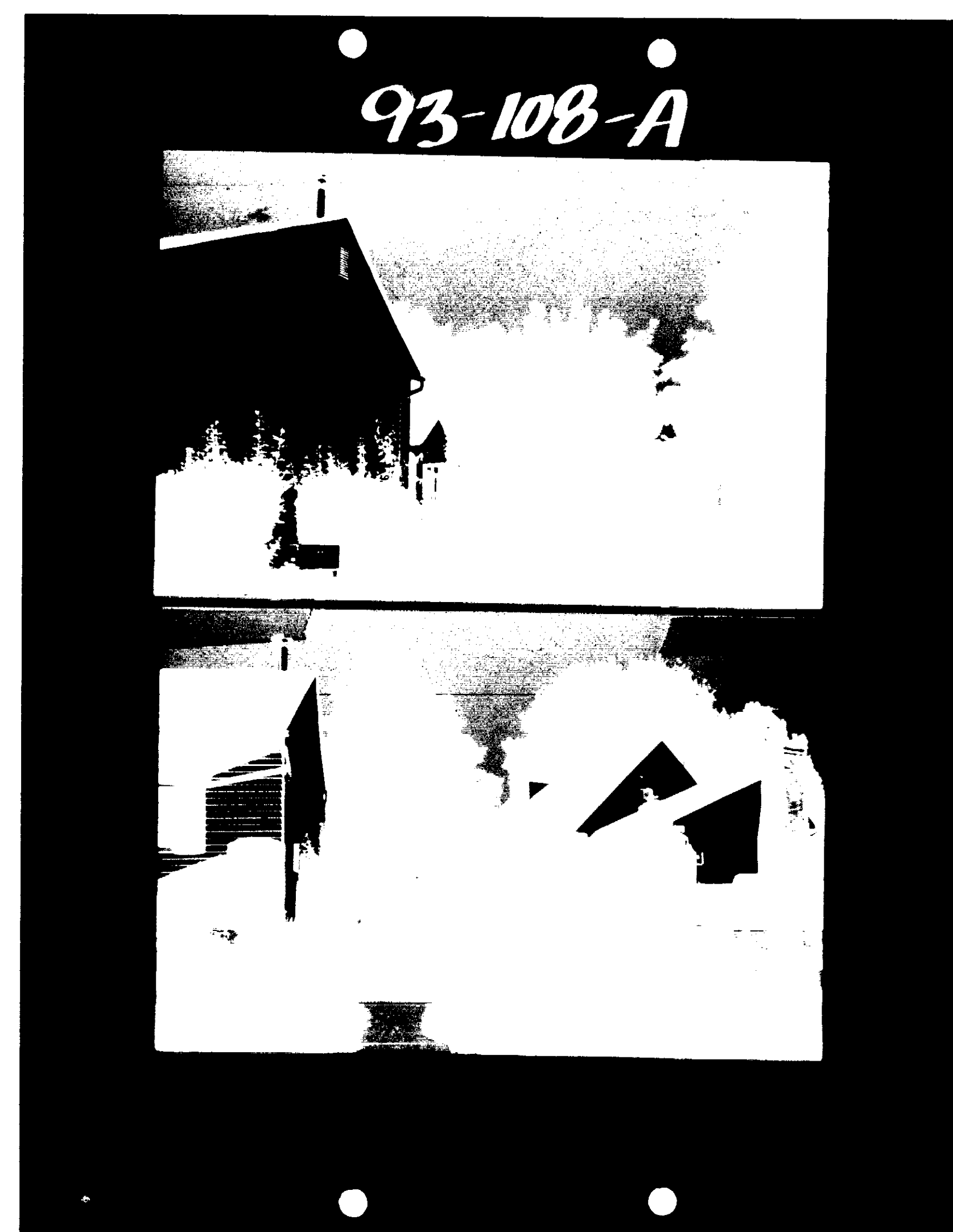
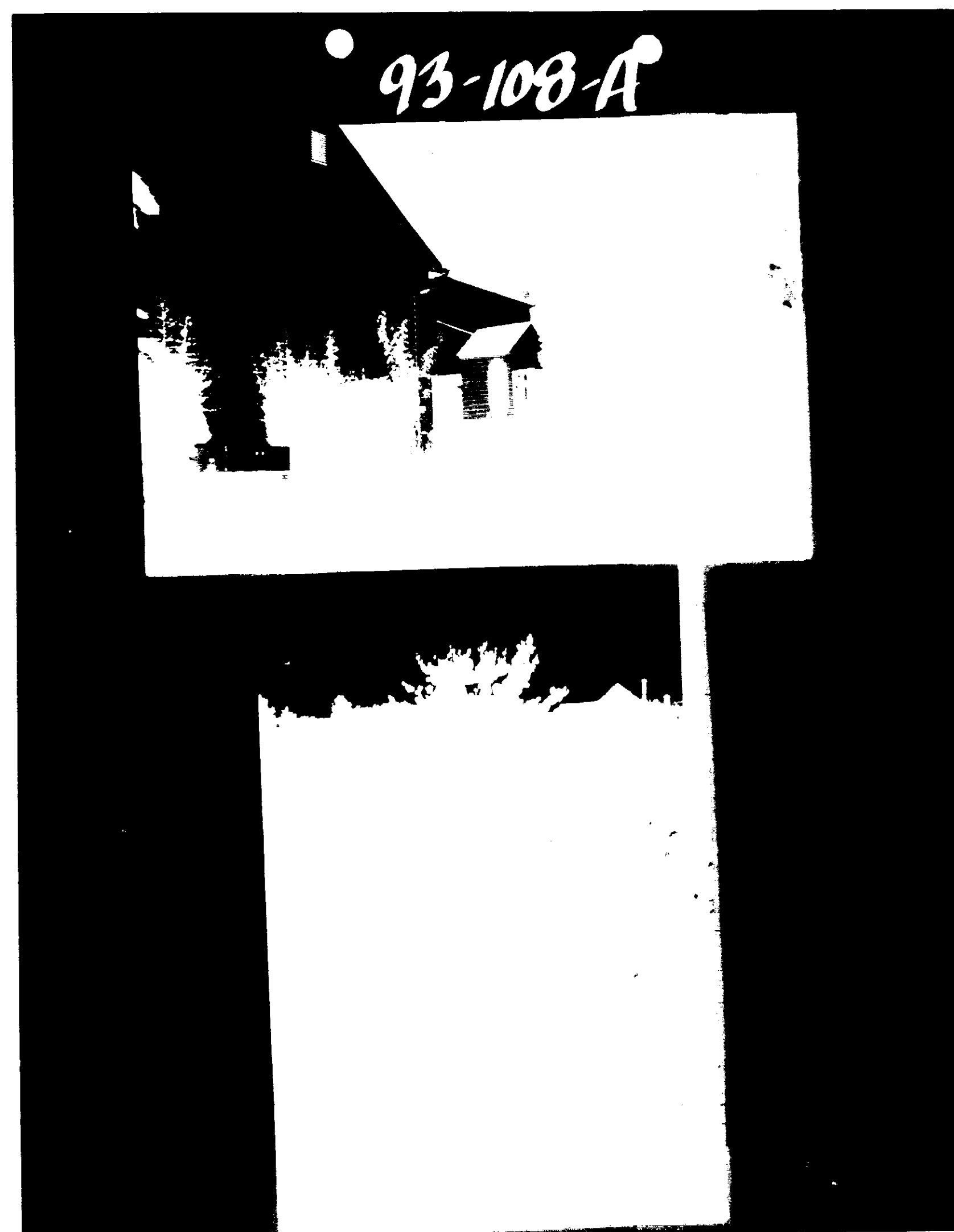
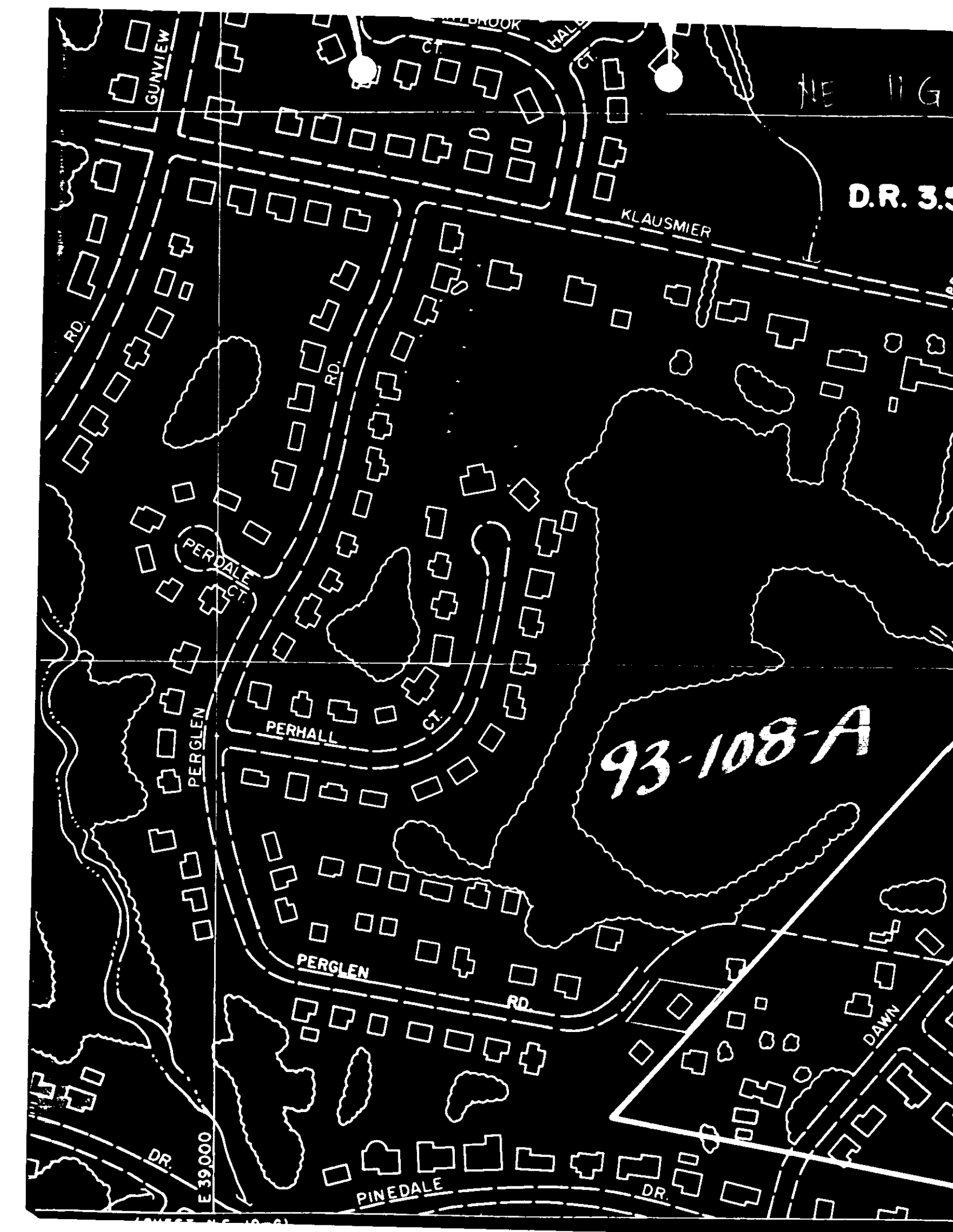
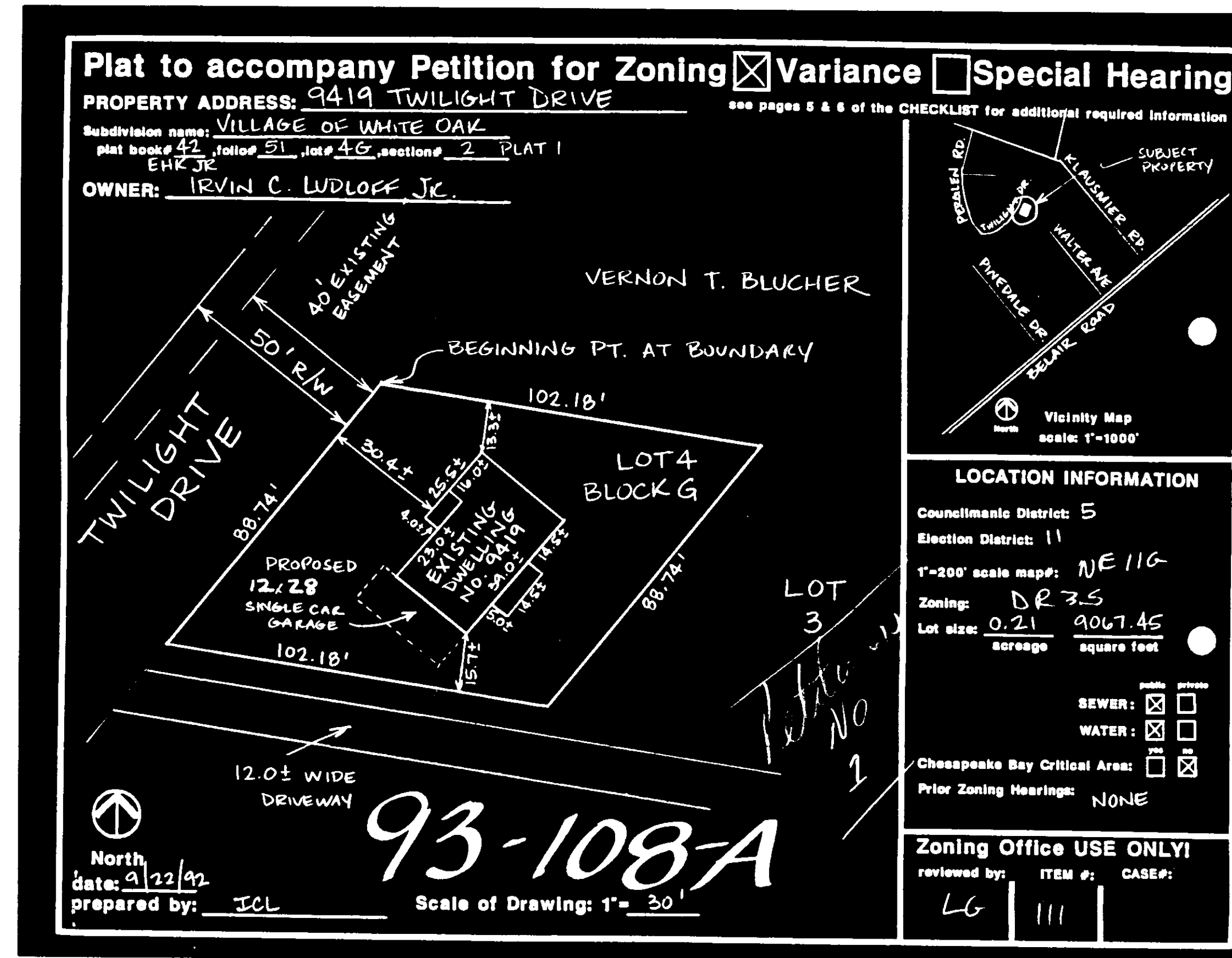
Dear Petitioner(s):

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 refresher regarding the administrative process.

- Your property will be posted on or before October 11, 1992. The closing date is October 26, 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 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
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 E/S Twilight Drive, 1100 ft. SE of 271 Pechan Court
 9419 Twilight Drive
 11th Election District
 5th Councilmanic District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 93-108-A

Irvin C. Ludloff, Jr.
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Irvin C. Ludloff, Jr., for that property known as 9419 Twilight Drive in the White Oak Subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of October, 1992 that the Petition for a Zoning Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner is hereby made aware that proceeding at this time is at her 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.
- The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
 Date: 10/23/92
 By: [Signature]

ORDER RECEIVED FOR FILING
 Date: 10/23/92
 By: [Signature]

Baltimore County Government
 Zoning Commission
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

October 29, 1992

Mr. Irvin C. Ludloff, Jr.
 9419 Twilight Drive
 Baltimore, Maryland 21236

RE: Petition for Administrative Zoning Variance
 Case No. 93-108-A

Dear Mr. Ludloff:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative 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,

[Signature]
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmn
 encl.

Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at 9419 Twilight Drive, Baltimore, MD 21236
 which is presently zoned DP-35

The Petitioner shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property located in Baltimore County, MD, which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of 18 ft. in lieu of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
 The undersigned, legal owner(s) of the property located in Baltimore County, MD, which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of 18 ft. in lieu of the required 25 ft. for an attached garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition. The Petitioner herein seeks a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition. The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner. Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted. THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of October, 1992 that the Petition for a Zoning Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the required 10 ft., and a sum of the side yard setbacks of 18 ft., in lieu of the required 25 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein: 1. The Petitioner is hereby made aware that proceeding at this time is at her 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. 2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Contract Purchaser/Leasee: Irvin C. Ludloff, Jr.
 Type of Petitioner: Petitioner
 Signature: Irvin C. Ludloff, Jr.
 Address: 9419 Twilight Drive, Baltimore, MD 21236
 City: Baltimore, State: MD, Zip Code: 21236
 Attorney for Petitioner: [Blank]
 Signature: [Blank]
 Address: [Blank]
 City: [Blank], State: [Blank], Zip Code: [Blank]

REVIEWED BY: LG DATE: 9/14/92
 ESTIMATED POSTING DATE: 10/1/92

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
 That the information herein gives within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
 That the Affiant(s) does/do presently reside at: 9419 Twilight Dr, Baltimore, MD 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)
 PRACTICAL DIFFICULTY - TO PERMIT A SIDE YARD SETBACK OF APPROX. 5 FT IN LIEU OF THE REQUIRED 10 FT. OCCURS ONLY @ REAR CORNER FOR CONSTRUCTION OF A SINGLE CAR GARAGE. THIS IS THE ONLY AVAILABLE LOCATION FOR A GARAGE. IT WILL BE UTILIZED FOR ADDITIONAL OFF STREET PARKING & STORAGE. AN INCREASE IN FAMILY SIZE & THE INABILITY TO PURCHASE ANOTHER RESIDENCE HAS LED TO THE DECISION TO CONSTRUCT THE GARAGE.

The Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.
 Irvin C. Ludloff, Jr.
 Signature
 Irvin C. Ludloff, Jr.
 Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
 I HEREBY CERTIFY, this 23rd day of September, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Irvin C. Ludloff, Jr.
 Irvin C. Ludloff, Jr.
 AS WITNESS my hand and Notarial Seal.
 9/23/92
 Wendy A. Hoey
 Notary Public
 My Commission Expires September 9, 1995

THE DESCRIPTION - 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8 1/2" x 11" sheets are acceptable. Post property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 9419 Twilight Dr. (Address)
 Beginning at a point on the East side of Twilight Dr. (north, south, east or west) 50' (name of street on which property fronts) which is 50' (number of feet of right-of-way width) wide at the distance of 1100' (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street (Perhall street) which is 50' wide. "Being lot (number of feet of right-of-way width) Block 162, Section 122 in the subdivision of Village of White Oak (name of subdivision) as recorded in Baltimore County Plat Book #142, Folio #511, containing .21 Ac. Also known as 9419 Twilight Dr. and located in the 11th Election District. (property address)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber (), Folio ()" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.
 Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 16° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

93-108-A

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11th Date of Posting: 10/1/92
 Posted for: Irvin C. Ludloff, Jr.
 Petitioner: Irvin C. Ludloff, Jr.
 Location of property: 9419 Twilight Drive, 1100' SE of Jackson St.
 Location of Signs: Rear, on E. of Twilight Dr. on property of Petitioner.
 Remarks:
 Posted by: [Signature] Date of return: 10/1/92
 Number of Signs: 1

Baltimore County Zoning Administration & Development Management
 RECEIPT
 Date: 9/24/92
 PUBLIC HEARING FEES QTY PRICE
 010 - ZONING VARIANCE (IRL) 1 X \$50.00
 090 - POSTING SIGNS / ADVERTISING 1 X \$35.00
 TOTAL: \$85.00
 LAST NAME OF OWNER: LUDLOFF
 0404#00681CHRC \$85.00
 BA C011444AD9-24-92
 Please Make Checks Payable To: Baltimore County
 Cashier Validation

93-108-A

111 West Chesapeake Avenue
 Towson, MD 21284

October 16, 1992 (410) 887-3353

Mr. Irvin C. Ludloff, Jr.
 9419 Twilight Drive
 Baltimore, MD 21236

RE: Item No 111, Case No. 93-108-A
 Petitioner: Irvin C. Ludloff, Jr.
 Petition for Administrative Variance

Dear Mr. Ludloff:
 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.

- 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 21286 (410) 887-3353

Your petition has been received and accepted for filing this
24th day of September, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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

Petitioner: Irvin C. Ludloff, Jr.
Petitioner's Attorney:

13-109-A 10-20

DPW/Developers Engineering Division (Public Services) 10/08/92
Development Review Committee Response Form
Authorized signature *David N. Ramsey* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92 <i>Comment</i>
DED DEPRM RP STP TE			
✓ J. Homer Weidemeyer	110		NC
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		NC
DED DEPRM RP STP TE			
✓ Emanuel Baptist Church	112		NC
DED DEPRM RP STP TE			
Jean P. Fraunfelter	113		<i>Comment</i>
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		<i>Comment</i>
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92 <i>Comment</i>
DED DEPRM RP STP TE			
COUNT 1			
Stonegate at Patapsco (Azreal Property)			6-1-92
90476			
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
FINAL TOTALS			
COUNT 8			
*** END OF REPORT ***			

SHA 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.: # 111 (LJ6)

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 N. Ramsey 11/9/92
John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED
OCT 5 1992
ZONING OFFICE

Rec'd 10/15

My telephone number is _____
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, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 7, 1992

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

SUBJECT: Petitions from Zoning Advisory Committee
(October 5, 1992)

The Office of Planning and Zoning has no comments on the following petitions:
Ronald I. Canary, Item No. 109 ✓
Irvin C. Ludloff, Item No. 111 ✓

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 887-1211.

Prepared by: *Francis Morsey*

Division Chief: *Ervin McDaniel*

EMcD/PM:rdn

Rec'd 10/14/92

ITEM109.10/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *Walter P. Kunk* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92
DED DEPRM RP STP TE			
✓ J. Homer Weidemeyer	110		W/C
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		W/C
DED DEPRM RP STP TE			
Emanuel Baptist Church	112		W/C
DED DEPRM RP STP TE			
Jean P. Fraunfelter	113		W/C
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		W/C
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		W/C 10/5/92
DED DEPRM RP STP TE			
COUNT 1			
Stonegate at Patapsco (Azreal Property)			6-1-92
90476			
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
Sudbrook Associates	106		9-28-92
DEPRM STP TE			
COUNT 1			
Rec'd 10/14/92			

Rec'd 10/14/92

Department of Environmental Protection & Resource Management 10/08/92
Development Review Committee Response Form
Authorized signature *Walter P. Kunk* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92
DED DEPRM RP STP TE			<i>In process</i>
J. Homer Weidemeyer	110		<i>In process</i>
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		No comments
DED DEPRM RP STP TE			
✓ Emanuel Baptist Church	112		No comments
DED DEPRM RP STP TE			
✓ Jean P. Fraunfelter	113		No comments
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		<i>In process</i>
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92 <i>In process</i>
DED DEPRM RP STP TE			
COUNT 1			
Michael And Patricia A. Perholtz	33		8-10-92 <i>In process</i>
DEPRM			
COUNT 1			
Adela M. Lombardi And Florence Kunsky	38		8-24-92 <i>In process</i>
DEPRM			
Baltimore Country Club of Baltimore City	40		<i>In process</i>
DEPRM			

Baltimore County Government
Fire Department

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

OCTOBER 15, 1992

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

RE: Property Owner: IRVIN C. LUDLOFF, JR.
Location: #9419 TWILIGHT DRIVE
Item No.: *111 (LJ6) Zoning Agenda: OCTOBER 5, 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: *Walter P. Kunk*
Planning Group
Special Inspection Division

JP/KEK

Rec'd 10/21/92

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *Walter P. Kunk* Date 10/13/92

File Number	Waiver Number	Zoning Issue	Meeting Date
Ronald I. and Gisela J. Canary	109		10-5-92
DED DEPRM RP STP TE			No Comment
✓ J. Homer Weidemeyer	110		No Comment
DED DEPRM RP STP TE			
✓ Irvin C. Ludloff, Jr.	111		No Comment
DED DEPRM RP STP TE			
✓ Emanuel Baptist Church	112		No Comment
DED DEPRM RP STP TE			
✓ Jean P. Fraunfelter	113		No Comment
DED DEPRM RP STP TE			
Richard J. Januszkiewicz	114		No Comment
DED DEPRM RP STP TE			
COUNT 6			
May C. Brewer	107		10/5/92 No Comment
DED DEPRM RP STP TE			
COUNT 1			
FINAL TOTALS			
COUNT 7			
*** END OF REPORT ***			
Rec'd 10/14/92			

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

111 West Chesapeake Avenue
Towson, MD 21284

OCTOBER 7, 1992

(410) 887-3353

Irvin C. Ludloff, Jr.
9419 Twilight Drive
Baltimore, Maryland 21236

Re: CASE NUMBER: 93-108-A
LOCATION: E/S Twilight Drive, 1100' SE of G/I Perhan Court
9419 Twilight Drive
11th Election District - 5th 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 refresher regarding the administrative process.

- Your property will be posted on or before October 11, 1992. The closing date is October 26, 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 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
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

