

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
 W/S Stevenson Road, 2150 ft. +/- N of c/l Greenspring Valley Rd. 10810 Stevenson Road 3rd Election District 3rd Councilmanic District
 * BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 93-241-A
 Donald Robert Grempler, et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft. in lieu of the required 50 ft. for a garage addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners 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 Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence 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, photos, 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 Petitioners.

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 25th day of February, 1993 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 50 ft. for a garage addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners 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
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date _____
 By _____

LES/mm

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

February 24, 1993

G. Scott Barhight, Esquire
 500 Court Towers
 210 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Administrative Zoning Variance
 Case No. 93-241-A
 Donald R. Grempler, et ux, Petitioners

Dear Mr. Barhight:

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,
Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mm
 encl.
 cc: Mr. and Mrs. Donald R. Grempler

Petition for Administrative Variance
 93-241-A
 to the Zoning Commissioner of Baltimore County

for the property located at 10810 Stevenson Road which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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, hereby petition for a Variance from Section(s) 1A04.3.B.3 to permit a side yard setback of 7 feet in lieu of the required 50 feet.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):
 The layout of the existing garage and front access have been poorly designed and create a practical difficulty. The existing layout does not permit the proper functioning of the existing garage. The proposed garage addition will permit the safe and convenient flow of pedestrian traffic from the automobile to the house.

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.

Who do I normally declare and affirm under the penalties of perjury that I am the legal owner(s) of the property which is the subject of this Petition?
 Contract Purchase/Lessee: N/A
 Legal Owner(s): Donald Robert Grempler
 Signature: Margaret E. Grempler
 Signature: Margaret E. Grempler
 Signature: Margaret E. Grempler
 Address: 10810 Stevenson Road
 City: Stevenson MD 21153
 State: MD Zipcode: 21153
 Address and phone number of legal owner, contract purchaser or representative to be contacted: G. Scott Barhight
 500 Court Towers
 Towson MD 21204
 City: Towson MD Zipcode: 21204
 A Public Hearing has been requested and/or held to be required. If it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ 19____, that the subject matter of this petition be set for public hearing, set-aside, or required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: _____ DATE: _____
 ESTIMATED POSTING DATE: _____
 NO REVIEW
 1-19-93
 WCR
 ITEM # 248

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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:
 10810 Stevenson Road
 Stevenson MD 21153

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 (include location or precise address):
 The existing garage is internally accessible to the home only by a long flight of stairs. Everyday activities such as unloading groceries, transporting miscellaneous items such as sports equipment, etc., are very difficult. Currently, we load and unload items to and from the car through the front door, which is only accessible from the car by a long set of exterior stairs. Additionally, Mrs. Grempler recently suffered a knee injury which now makes the continued use of such stairs hazardous and difficult.

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

Donald R. Grempler
 Donald R. Grempler
 Signature: Margaret E. Grempler
 Signature: Margaret E. Grempler

I HEREBY CERTIFY, this 14th day of December, 1992, before me, a Notary Public of the State of Maryland, as and for the County aforesaid, personally appeared

Donald R. Grempler + Margaret E. Grempler

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and each of them, and that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge.

AS WITNESS my hand and Notarial Seal:
 My Commission Expires: 11/1/95

248

01/06/93

ZONING DESCRIPTION FOR 10810 STEVENSON ROAD
 (D. R. Grempler property)

Beginning at a point on the West side of Stevenson Road which is 60 ft. wide at a distance of 2,150 ft. more or less North of the centerline of Greenspring Valley Road which is 60 ft. wide. Designated as lot # 3 as shown on the plat entitled "Amended plat resubdivision of lot 4, plat of J. W. Slay property (plat book O.T.G. 53, folio 43), (plat book E.H.K., Jr. 53, folio 79), Stevenson Road," which plat is recorded among the land records of Baltimore County in plat book S.M. No. 57, folio 71, as containing 1.42 acres more or less. Also known as 10810 Stevenson Road and located in election district number three.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd Date of Posting: 2/19/93
 Posted for: Variance
 Petitioner: Donald R. Grempler, et ux
 Location of property: 10810 Stevenson Road, 2150 ft. +/- N of c/l Greenspring Valley Rd.
 Location of Sign: Stevenson Road, 2150 ft. +/- N of c/l Greenspring Valley Rd.
 Remarks:
 Posted by: M. Grempler Date of return: 2/27/93
 Number of Signs: 1

receipt
 Baltimore County Zoning Administration & Development Management
 111 West Chesapeake Avenue Towson, Maryland 21204
 Account: R-001-4150
 Number: H9300248
 1/15/93
 PUBLIC HEARING FEES
 010 - ZONING VARIANCE (1RL) 1 X \$50.00
 080 - POSTING SIGNS / ADVERTISING 1 X \$35.00
 TOTAL: \$85.00
 LAST NAME OF OWNER: GREMPLER
 DA040600531CHRC
 RA COPP-53AN01-20-93
 \$85.00
 Please Make Checks Payable To: Baltimore County
 Cashier Validation

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

February 9, 1993

(410) 887-3353

Mr. and Mrs. Donald Robert Grempler
 10810 Stevenson Road
 Stevenson, MD 21153

RE: Case No. 93-241-A, Item No. 248
 Petitioner: Donald Robert Grempler, et ux
 Petition for Administrative Variance

Dear Mr. and Mrs. Grempler:

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 January 19, 1993 and a hearing was 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.

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
DED DEPRM RP	G & R No. 3, Inc.	233		1-25-93 <i>need more time.</i>
COUNT 1				
✓	Douglas E. And Mary A. Strickland	247		2-1-93 <i>NC</i>
✓	Donald R. and Margaret E. Grempler			<i>NC</i>
✓	Catonsville Historical Society	249		<i>Comment</i>
✓	Albert J. and Barbara A. Swartz	250		<i>Comment</i>
✓	Rolling Wind Associates Limited Partnership	252		<i>NC</i>
✓	Russell Moore	253		<i>NC</i>
COUNT 6				
90476 Stonegate at Patapsco (Azeal Property)				
ZON DED TE (Waiting for developer to submit plans first) 6-1-92				
COUNT 7				
FINAL TOTALS				
COUNT 8				
*** END OF REPORT ***				

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Douglas E. And Mary A. Strickland	247	<i>NIC</i>	2-1-93
✓	Donald R. and Margaret E. Grempler	248	<i>NIC</i>	
✓	Catonsville Historical Society	249	<i>W/C</i>	
✓	Albert J. and Barbara A. Swartz	250	<i>NIC</i>	
✓	Rolling Wind Associates Limited Partnership	252	<i>W/C</i>	
✓	Russell Moore	253	<i>NIC</i>	
COUNT 6				
90476 Stonegate at Patapsco (Azreal Property)				
ZON DED TE (Waiting for developer to submit plans first) 6-1-92				
COUNT 7				
FINAL TOTALS				
COUNT 8				
*** END OF REPORT ***				

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
COUNT 11				
✓	Douglas E. And Mary A. Strickland	247		2-1-93 <i>No comments</i>
✓	Donald R. and Margaret E. Grempler	248		<i>No comments</i>
✓	Catonsville Historical Society	249		<i>In process</i>
✓	Albert J. and Barbara A. Swartz	250		<i>In process</i>
✓	Rolling Wind Associates Limited Partnership	252		<i>In process</i>
✓	Russell Moore	253		<i>In process</i>
COUNT 6				
FINAL TOTALS				
COUNT 18				
*** END OF REPORT ***				

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-26-93

**Maryland Department of Transportation
State Highway Administration**

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.: # 248 (WCR)

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 Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

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

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

FEBRUARY 3, 1993 (410) 887-4500

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

RE: Property Owner: DONALD ROBERT GREMPLER AND MARGARET E. GREMPLER
Location: #10E10 STEVENSON ROAD
Item No.: *248 (WCR) Zoning Agenda: FEBRUARY 1, 1993

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: *Capt. Jerry Decker*
Planning Group
Special Inspection Division

JP/KEK

*Rec'd
2/4/93*

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

111 West Chesapeake Avenue
Towson, MD 21204

February 18, 1993 (410) 887-3353

G. Scott Barhight, Esquire
500 Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #248)
Legal Owner: Donald Robert Grempler
and Margaret E. Grempler
10810 Stevenson Road
3rd Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

There is no date on the date line for notarization on the affidavit. There is no location of adjacent dwellings within 100 feet or distance to nearest intersecting public road or well location labeled on the site plan.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,
John L. Lewis
John L. Lewis
Planner II

JLL:scj
Enclosure (receipt)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 27, 1993 (410) 887-3353

Donald and Margaret Grempler
10810 Stevenson Road
Stevenson, Maryland 21153

Re: CASE NUMBER: 93-241-A (Item 248)
1/8 Stevenson Road, 2150 +/- N of c/l Greenwading Valley Road
10810 Stevenson Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Donald Robert Grempler and Margaret E. Grempler

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 refereebar regarding the administrative process.

1) Your property will be posted on or before February 7, 1993. The closing date (February 22, 1993) 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 a Baltimore County newspaper. Charges related to the reporting and newspaper 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.

Arnold Jablon
Arnold Jablon
Director

cc: G. Scott Barhight, Esq.

248 93-241-A

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 410-511-8100
FAX 410-711-2741

SUITE 400
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000
FAX 410-832-2015

G. SCOTT BARRHIGHT
DIRECT NUMBER
410-832-2000

January 15, 1993

via Hand Delivery 93-241-A

Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Court House
Towson, Maryland 21204

RE: 10810 Stevenson Road
Petition for Administrative Variance

Dear Mr. Schmidt:

Please accept the following documents presented on behalf of Mr. and Mrs. Grempler for a Petition for Administrative Variance regarding their property at the above address:

- 1) Three original and completed Petition forms;
- 2) Three original and completed Affidavit forms;
- 3) Twelve copies of the Plat to Accompany Petition for Zoning Variance;
- 4) Three copies of a description of the property;
- 5) Eight small photographs and one larger photograph of the subject property;
- 6) One copy of the 1" = 200' scale official zoning map with the location of the subject property accurately shown;
- 7) One copy of the 1" = 200' aerial photo map with the location of the subject property accurately shown;

93-241-A

- 8) One original rendering showing the architectural compatibility of the proposed garage addition to the existing home; and
- 9) A check made payable to Baltimore County, Maryland, in the amount of \$85.00 dollars for the filing fee of \$50.00 and the posting fee of \$35.00.

The current configuration of the house creates a practical difficulty and unreasonable hardship for the Gremplers. The existing garage was poorly designed and located. Internal access to the existing garage from the living space of the home is via a long flight of stairs. Ordinary daily activities such as unloading and loading their automobiles is unnecessarily difficult. Currently, the Gremplers load and unload their vehicles, when weather permits, through the front door which is also accessed by another long flight of stairs. The Gremplers have tolerated this difficulty and hardship for some time. However, given Mrs. Grempler's recent knee injury, the Gremplers no longer find this situation to be tolerable and have planned a garage addition in order to cure this problem.

The garage addition is architecturally compatible with the existing home and will have no adverse affect on the surrounding neighbors. The subject property is surrounded on the north and west sides by lands owned by Grempler Realty and inhabited by Mrs. Mary Bell Grempler, the mother of Mr. Donald Grempler. Mrs. Grempler is in support of this variance request. The neighbor to the south, Mrs. Beale, has been contacted and is also in support of the variance. Several other neighbors in the general vicinity of the subject property have been contacted by Mr. Grempler and they are not opposed to the proposed variance and garage addition.

After the property is posted for the required time period, we respectfully request that you issue an Order granting the Petition for Administrative Variance. The Gremplers appreciate the time and attention which you will afford this matter.

93-241-A

Thank you for your thoughtful consideration.

Sincerely,
[Signature]
G. Scott Barhight

GSB:acs
Enclosures

cc: Mr. & Mrs. D. R. Grempler

93-241-A



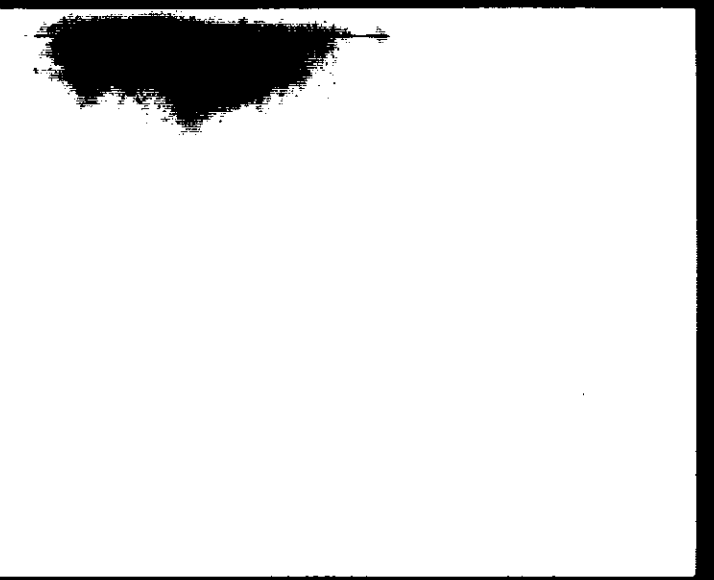
VIEW OF REAR



VIEW OF FRONT

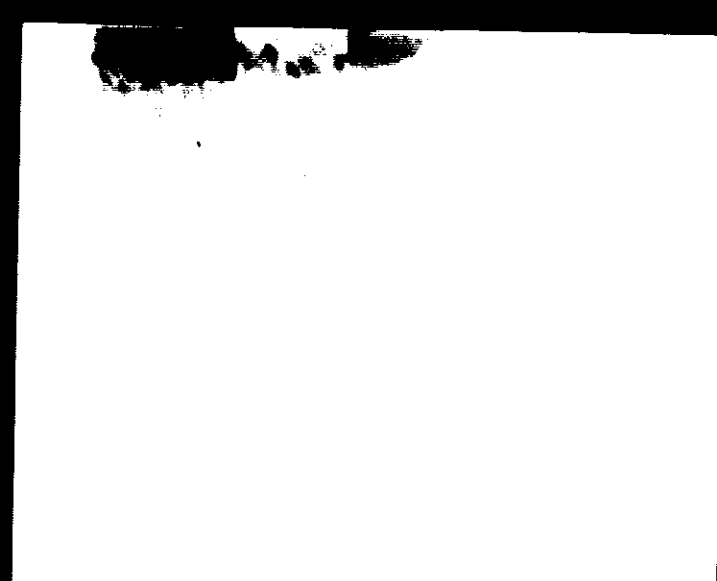


VIEW OF PROPOSED GARAGE LOCATION



VIEW FROM FRONT

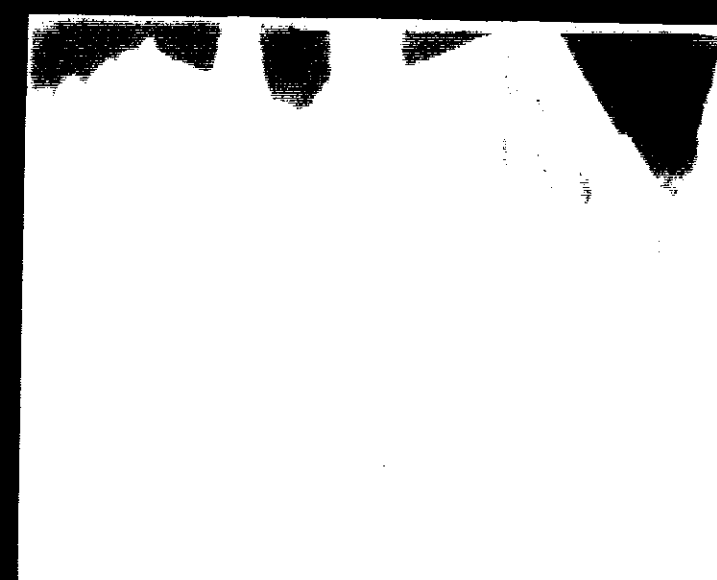
93-241-A



SIDE AFFECTED BY PROPOSED GARAGE



VIEW FROM REAR OF PROPERTY

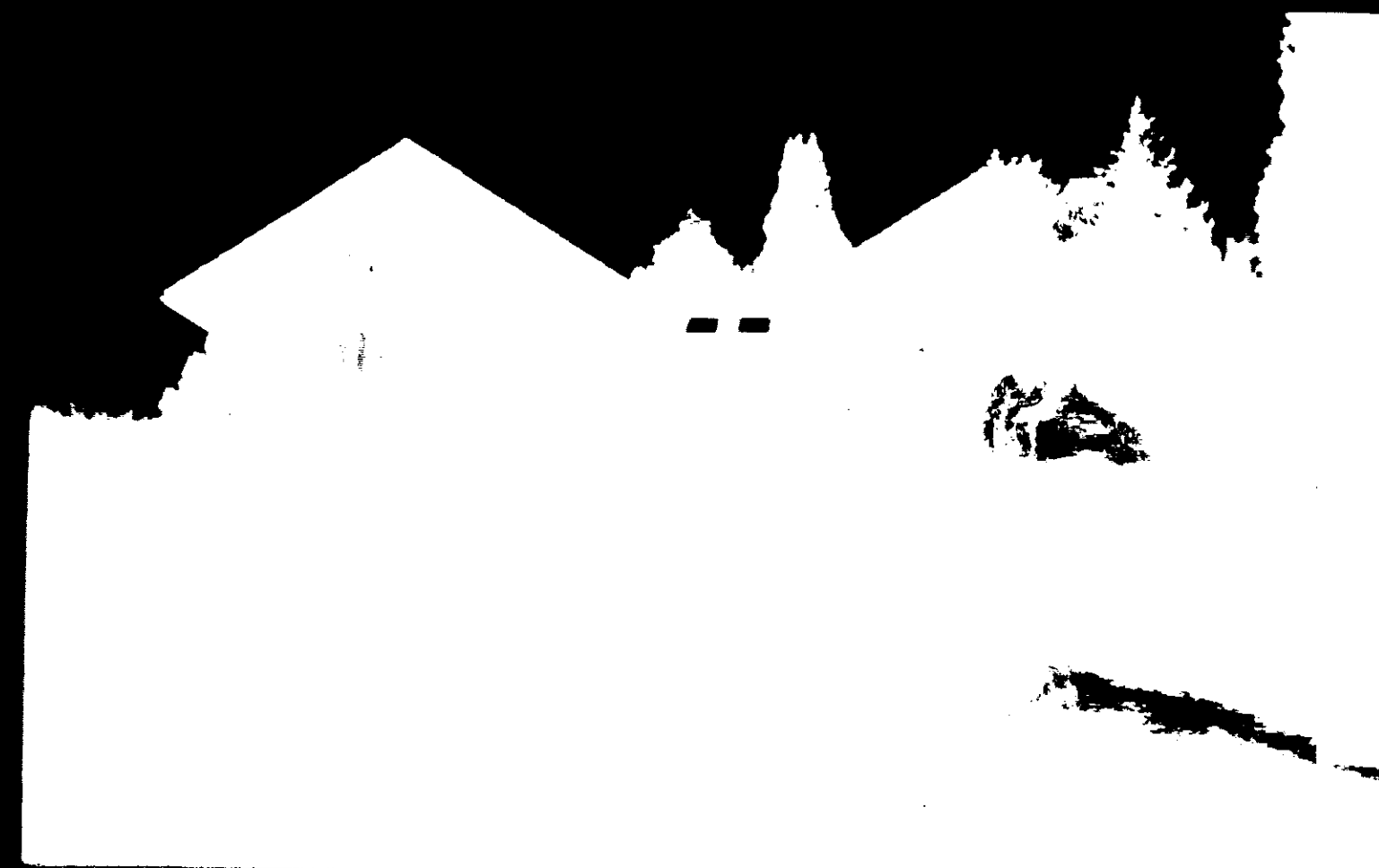


VIEW OF SOUTH SIDE OR NON-AFFECTED SIDE

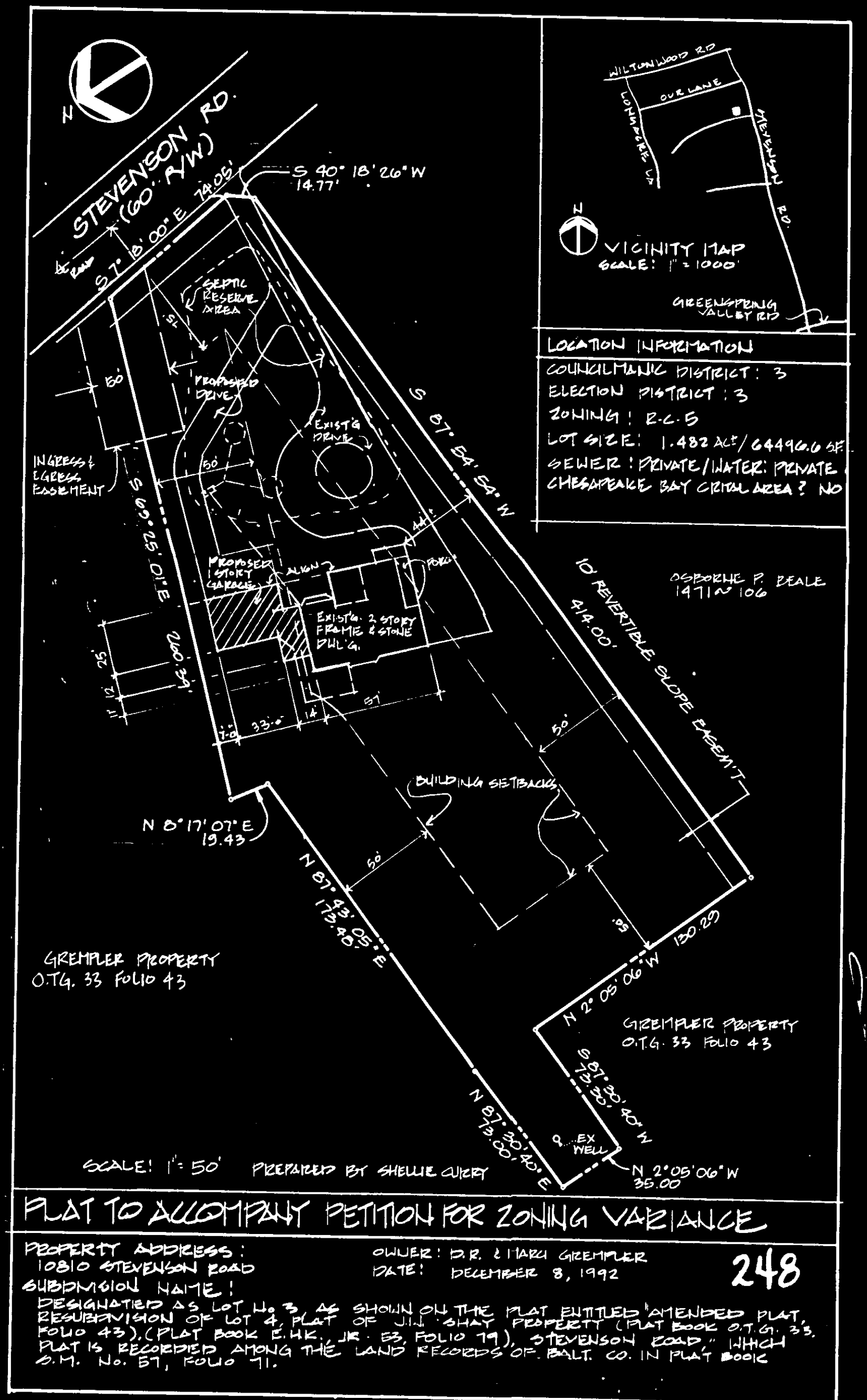


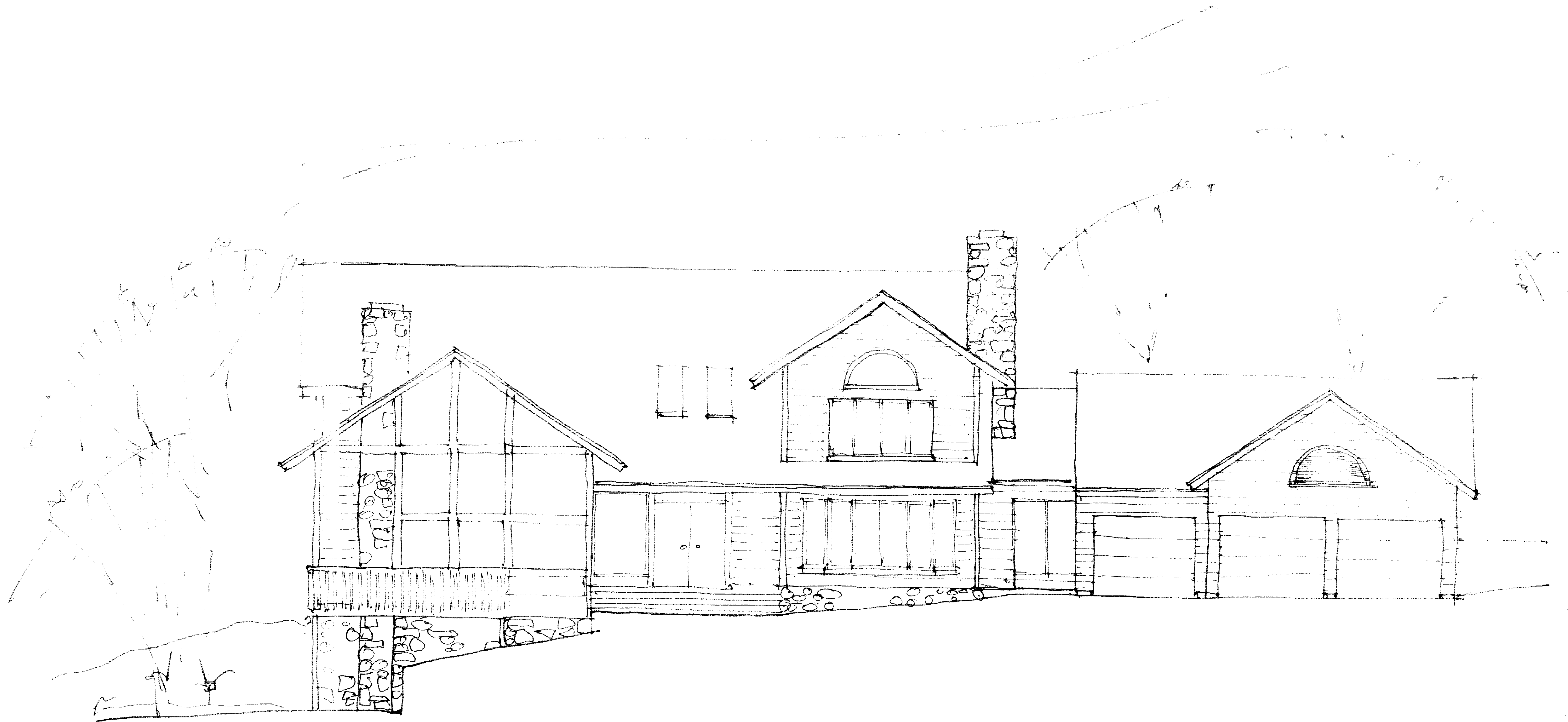
VIEW FROM SOUTH SIDE OR NON-AFFECTED SIDE

93-241-A

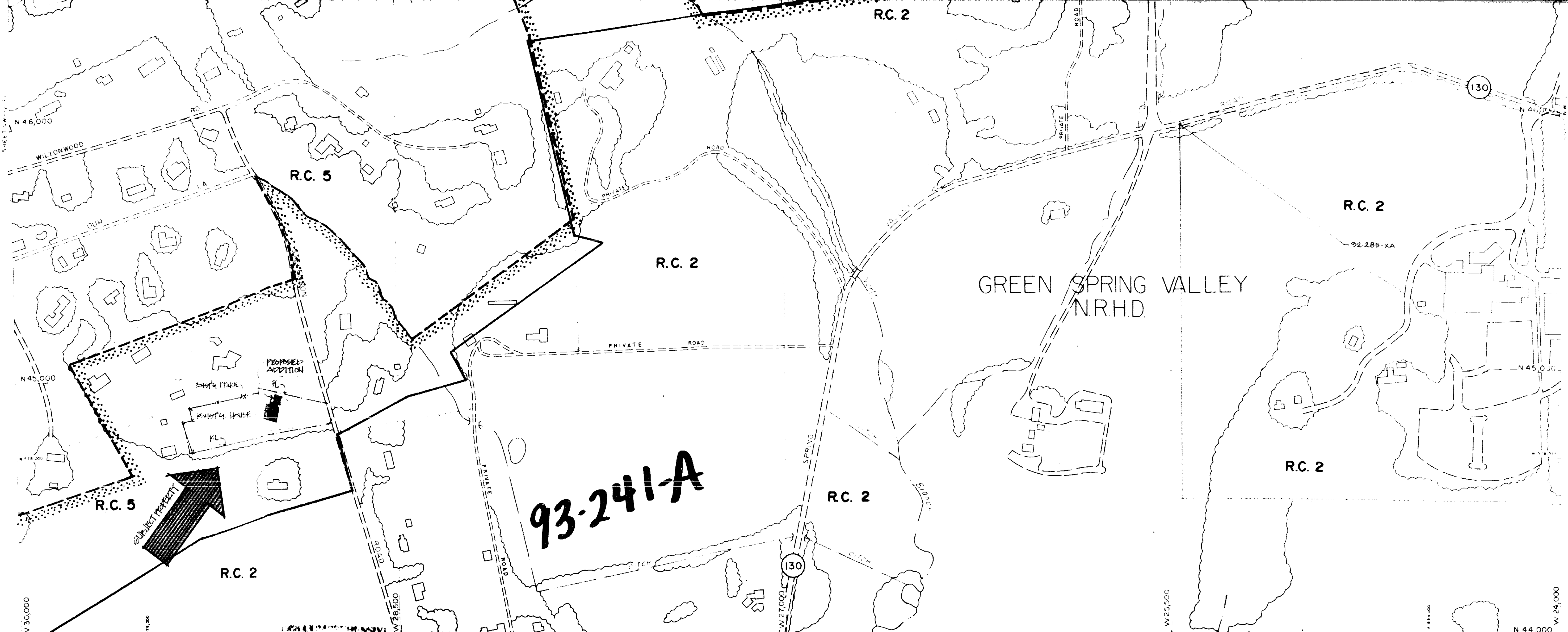


93-241-A





93-241-A



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 148-88, 149-88, 150-88, 151-88, 152-88, 153-88, 154-88, 155-88, 156-88, 157-88, 158-88, 159-88, 160-88
[Signature]
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92
[Signature]
 Chairman, County Council

SCALE 1" = 200' ±	LOCATION STEVENSON	SHEET N. W. 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

248



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION STEVENSON	SHEET N. W. 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		

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

248
93-241-A