

IN RE: PETITION FOR VARIANCE
 S/S Laurelford Court, 386' SW
 of the c/1 of Michaelsford Road
 (5 Laurelford Court)
 8th Election District
 3rd Councilmanic District
 Melvin C. Benhoff, Jr., et ux
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 94-22-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

WHEREAS, the Petitioner failed to appear at the hearing scheduled for this matter,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of August, 1993 that the Petition for Variance in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

Timothy M. Kofrood
 TIMOTHY M. KOFROOD
 Deputy Zoning Commissioner
 for Baltimore County

Mr. & Mrs. Richard S. Pineau
 1 Quail Hollow Road, Lutherville, Md. 21093

Mr. Richard Full
 12309 Michaelsford Road, Cockeysville, Md. 21030

People's Counsel

Case File

Mr. & Mrs. Melvin C. Benhoff, Jr.
 25 Springhill Farm Court, Cockeysville, Md. 21030



Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 5 Laurelford Court
 which is presently zoned AG-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 11-104.3.B.3 to allow a principal building to lot line setback of 47 feet for both sideyards in lieu of the minimum required 50 feet and to amend the "Second Amended Final Development Plan of Section Three, "Laurelford" to allow two 3 foot projections outside the building envelope of the property.

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/Lessee:
 RICHARD S. PINEAU / ANNE F. PINEAU
 DELVIN C. BENHOFF
 Dianne M. Benhoff

Address: Lutherville, MD 21093
 City: Lutherville, MD 21093
 State: MD 21093
 Phone No: 252-0007
 208-7487
 21030

ORDER RECEIVED FOR FILING
 Date 8/14/93
 By [Signature]

94-22-A

July 13, 1993



ZONING DESCRIPTION
 5 LAURELFORD COURT
 EIGHTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Beginning at a point on the south side of Laurelford Court (50 feet wide) at the distance of 386 feet southwest of the centerline of Michaelsford Road (50 feet wide).
 Being Lot Number 4 of the first amended subdivision plat of Section Three, "Laurelford", as recorded in Baltimore County Plat Book S.M. 61, folio 113. Containing 1.025 acres and also being known as #5 Laurelford Court and located in the 8th Election District.

#23

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: 7/29/93
 Posted for: Notice
 Petitioner: Melvin C. Benhoff, Jr. & Mrs. Dianne M. Benhoff
 Location of property: 5 Laurelford Ct. 386' SW of Michaels Rd.
 Location of Sign: Springhill Farm Court, Cockeysville, Md.
 Remarks:
 Posted by: [Signature] Date of return: 7/30/93
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 27, 1993
 THIS IS TO CERTIFY, that the attached 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 July 27, 1993.

THE JEFFERSONIAN,
 A. Henkelson
 LEGAL AD. - TOWSON
 Publisher

94-22-A

receipt

Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R-001-6150
 Number: # 23

Date: 7/14/93
 Melvin & Dianne Benhoff - 5 Laurelford Ct.
 # 101 - Variance - - - - \$ 50.00
 # 080 - Sign - - - - \$ 35.00
 \$ 85.00

934028099&1CHRC \$85.00
 Please Make Checks Payable To Baltimore County

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

JUL 27 1993 (410) 887-3353

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: 94-22-A (Item 23)
 5 Laurelford Court
 S/S Laurelford Court, 386' SW of c/1 Michaelsford Road
 8th Election District - 3rd Councilmanic
 Legal Owner(s): Melvin C. Benhoff and Dianne M. Benhoff
 Contract Purchaser(s): Richard S. Pineau and Anne F. Pineau
 HEARING: WEDNESDAY, AUGUST 18, 1993 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a principal building to lot line setback of 47 feet for both side yards in lieu of the minimum required 50 feet; and to amend the "Second Amended Final Development Plan of Section Three, Laurelford" to allow two 3-foot projections outside the building envelope for lot 4.

Arnold Johnson
 Director

cc: Richard and Anne Pineau
 Melvin and Dianne Benhoff

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

August 9, 1993 (410) 887-3353

Mr. and Mrs. Melvin C. Benhoff, et al
 25 Springhill Farm Court
 Cockeysville, Maryland 21030

RE: Case No. 94-22-A, Item No. 23
 Petitioner: Melvin C. Benhoff, et al
 Petition for Variance

Dear Mr. and Mrs. Benhoff:

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 July 14, 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.

Maryland Department of Transportation
 State Highway Administration

O. James Lighthizer
 Secretary
 Hal Kassoff
 Administrator

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

Re: Baltimore County
 Item No.: # 23 (JFF)

Dear Ms. Kehring:

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 _____
 Teleprinter 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: July 23, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
 Item Nos. 17, 23 and 27.

If there should be any further questions or if this office can provide additional
 information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
 Division Chief: *Carol S. DeMillo*

PK/JL:lw

ZAC.17/ZAC1

6678 93

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 S/S Laurelford Ct., 386' SW of : OF BALTIMORE COUNTY
 C/L Michaelford Rd. (#5 :
 Laurelford Ct.), 8th Election : Case No. 94-22-A
 Dist., 3rd Councilmanic Dist.

MELVIN C. BENHOFF, ET UX, :
 Owners; RICHARD S. PINEAU, :
 ET UX, Contract Purchasers :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-
 captioned matter. Notices should be sent of any hearing dates or other
 proceedings in this matter and of the passage of any preliminary or
 final Order.

Peter Max Zimmerman
 Peter Max Zimmerman
 People's Counsel for Baltimore County

Carol S. DeMillo
 Carol S. DeMillo
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, Maryland 21204
 (410) 887-2188

I HEREBY CERTIFY that on this 29th day of July, 1993,
 a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs.
 Melvin C. Benhoff, 25 Springhill Farm Ct., Cockeysville, MD 21030; and
 Mr. and Mrs. Richard S. Pineau, 1 Quail Hollow Rd., Lutherville, MD 21093.

Peter Max Zimmerman
 Peter Max Zimmerman

RECEIVED
 JUL 30 1993
 ZADM

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

DATE: July 14, 1993

TO: Mr. Wirth - SWM (2, Pre-App Permit Only)
 Mr. Powell - EHD
 Mr. Pilson - MES
 Mr. Richards - ZADM, Development Control
 Ms. Rorke - ZADM, Street Names & House Numbers
 Mr. Bowling - DED (3)
 Mr. Weiss - Sanitation
 Mr. Beaumont - Office of Law, Real Estate
 Capt. Pfeiffer - Fire Dept. - 1102 F
 Mr. Grossman - Rec & Parks
 Mr. Small - SIA
 Mr. Butcher - CGP
 Mr. McDaniel - Strategic Plan., Development Review (3)

FROM: Susan D. Wimbly
 ZADM

SUBJECT: Project Name: Glazer Property
 Project No.: 93097 MP
 District: 4C3
 Engineer: Colbert Engineering, Inc.
 Phone No.: 653-3838

ACTION REQUESTED: Panhandle Minor CRG Plan Review
 Minor Subdivision Review
 Pre-Approved Building Permits

Please provide separate comments for Building Permits.
 NOTE: Please detail any comments where permit cannot
 be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return
 comments to our office by July 17, 1993. If you have no comments or do not need to review this
 plan, please indicate by placing your initials here. NONRESPONSIVENESS BY THE
 AFORESAID DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

JCM
 See petition filed -
 Item #22; dropped off 7/13/93.
 Sophia

RECEIVED
 JUL 14 1993
 By SCS

GLAZER PROPERTY
 93-097-MP

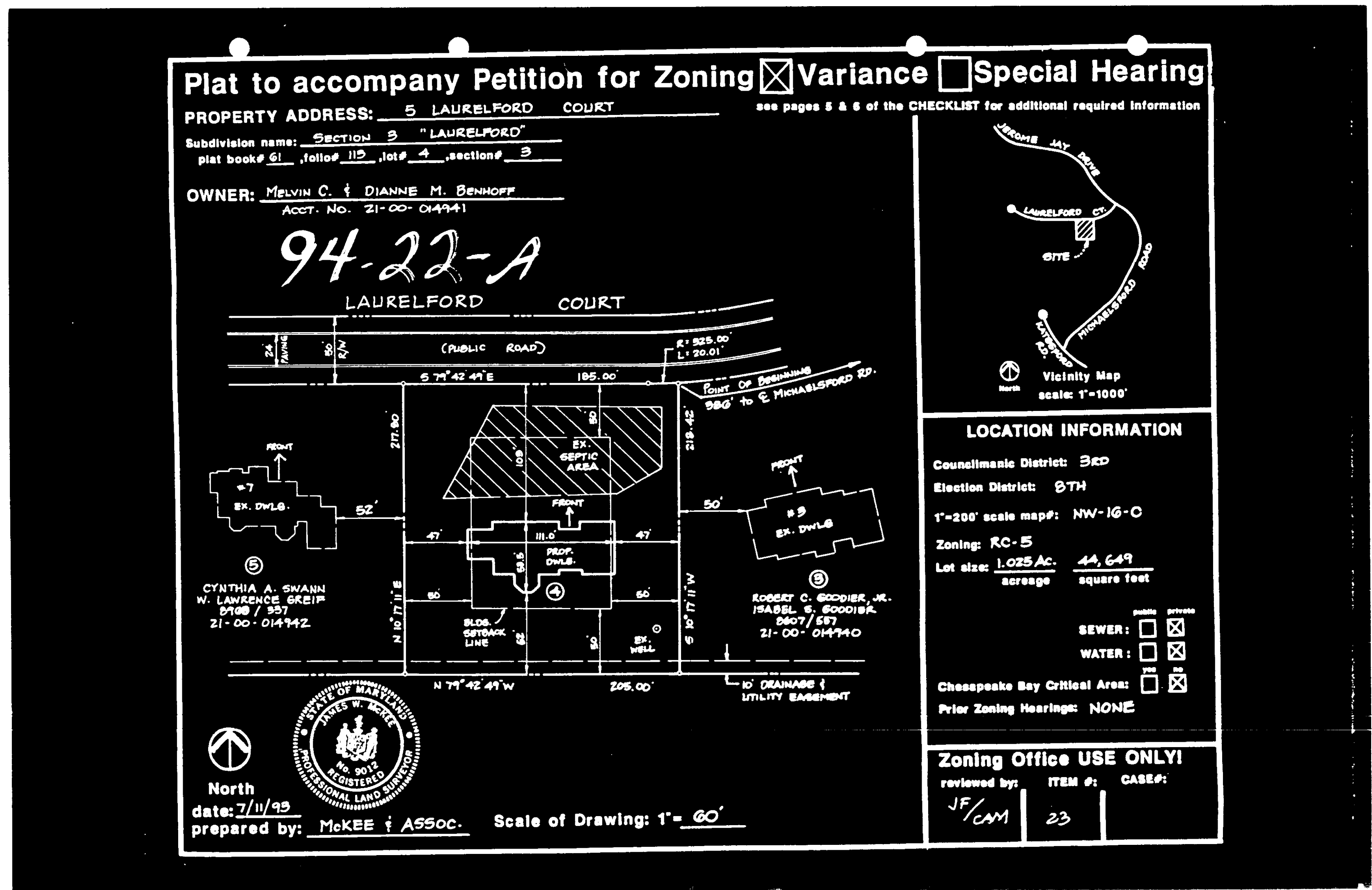
Minor Panhandle Review
 Plan Date: 7/1/93
 Comments Due: 8/4/93
 Comments Date: 8/4/93
 Comments Completed: 8/4/93

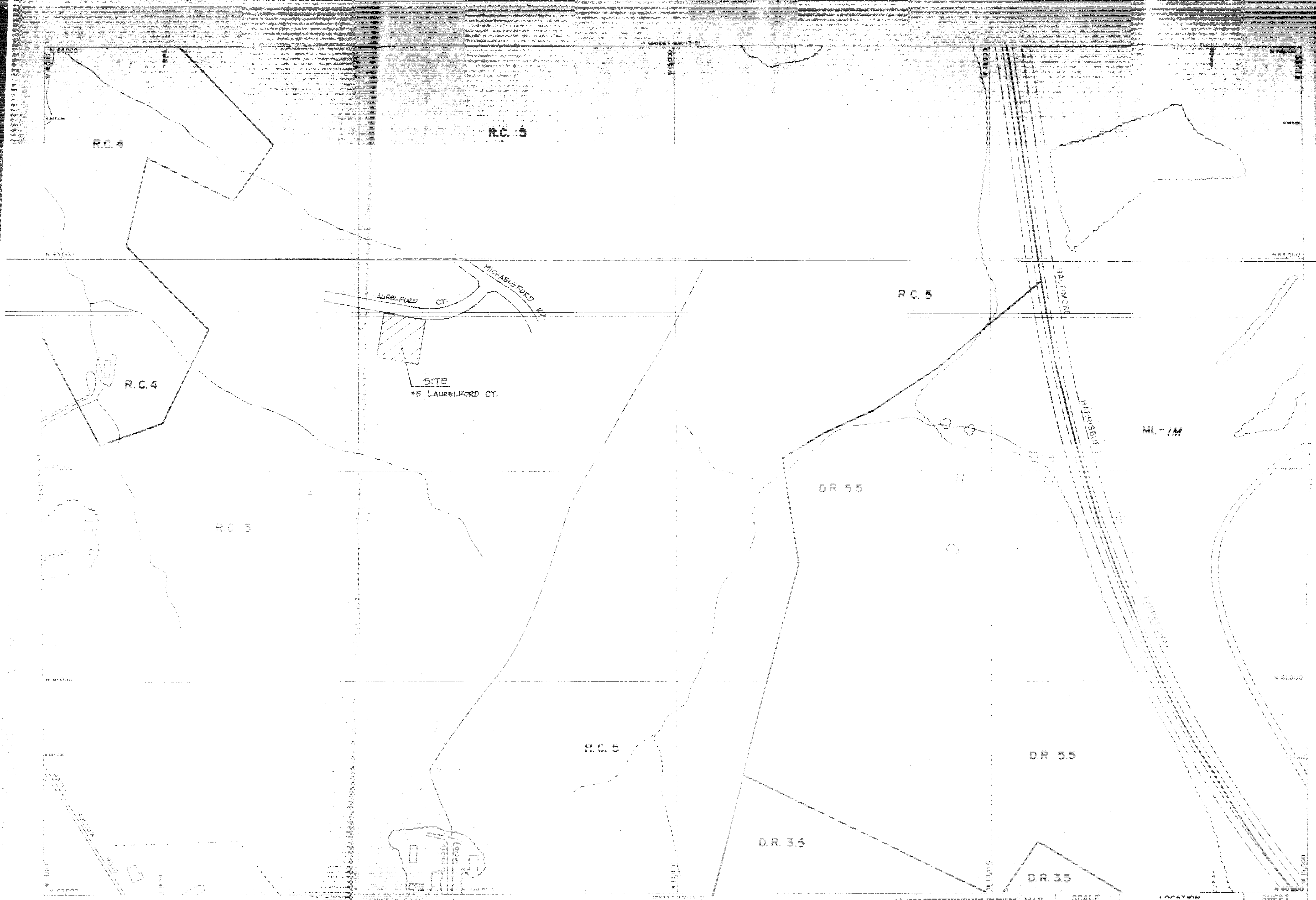
- Note #28 must read as follows: "A variance is required from Section 102.4 of the HCRZ to permit a dwelling to be built on a lot (#2) containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel".
- Upon receipt of the requested variance relief, the date and case number of such order must appear in notes 25, 26, 27, and 28 respectively. BE ADVISED THAT THIS MINOR SUBDIVISION CANNOT BE FINALLY APPROVED UNTIL ALL REQUIRED VARIANCE RELIEF IS SECURED.
- Add minor subdivision number (93-097-MP) to revised plans.

Any requests for further information from the Zoning Office must include a reference to the minor panhandle file #93-097-MP and written correspondence or revised plans must be accompanied by a copy of these comments.

Joseph C. Herrey
 Joseph C. Herrey
 Planner

JCM:acj





V - SW V - SE
S - NW S - NE

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William Howard
Baltimore County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION	SHEET
TEXAS	N.W. 16-C

THIS MAP HAS BEEN REPRODUCED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRY AND SURVEYING
BY BUCHART MOHN, INC. BALTIMORE, MD. 21210

94-22-A