

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-308-A (410) 887-3353

DATE: CLOSING DATE OF HEARING DATE

INVOICE

Kyle Legg
2 Hollins Avenue
Baltimore, Maryland 21210

CASE NUMBER/PROJECT NAME: 94-308-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-308-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-308-A (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This Office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carol Legg
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 310

Petitioner: KYLE LEGG

Location: 2 HOLLINS AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KYLE LEGG

ADDRESS: 2 HOLLINS AVE
BALTIMORE, MD 21210

PHONE NUMBER: (410) 571-4140 EXT. 2120 (W)

Address (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 28, 1994

Carolyn N. Thaler, Esquire
20 West Susquehanna Avenue
Towson, Maryland 21204

RE: Case No. 94-308-A, Item No. 310
Petitioner: Kyle Legg
Petition for Administrative Variance

Dear Ms. Thaler:

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 February 10, 1994, 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.

MD SHA Maryland Department of Transportation
State Highway Administration

O. James Litherizer
Secretary
Hal Kassoff
Administrator

2-16-94

Re: BALTIMORE COUNTY
Item No: # 310 (JLL)

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

Dear Ms. Minion:

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 project.

Please contact Bob Snell at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Snell
for DAVID N. EMPEY, ACTING CHIEF
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 777 Baltimore, MD 21203-0777
Street Address: 107 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Poppy Road Suite 901
Towson, MD 21206-5500

(410) 887-4500

DATE: 2/15/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
Mail STOP-1105

RE: Property Owner:
LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 307, 309 AND 310.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention. PHONE 887-4681, MD-1102F

cc: File

RECEIVED
FEB 16 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

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

SUBJECT: Petitions from Zoning Advisory Committee

DATE: February 18, 1994

RECEIVED
FEB 23 1994
ZONING COMMISSIONER

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 300, 305, 306, 307 and 310.

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: *Samuel Kinn*

PK/SL/s

ZAC 300/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 17, 1994

Kyle Legg
2 Hollins Avenue
Baltimore, Maryland 21210

RE: CASE NUMBER: 94-308-A (Item 310)
2 Hollins Avenue
MD Baltimore County, 21204
90 Caroline Street - 4th Corner
90 Caroline Street - 4th Corner

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before February 23, 1994. The closing date (March 7, 1994) 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. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or set for a 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 posted 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA FIRST-CLASS MAIL UNTIL READY. THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carol Legg
Arnold Jablon
Director

310

Discussed Prac diff / Relationship
requirements with Stacy Minion
of D5th District filing

Statement of support on way

John D.
2/14/95

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21204
(410) 944-0827 • (410) 944-0827 • FAX (410) 944-0827

94-308-A

February 21, 1994

RECEIVED
FEB 24 1994

ZADM

Baltimore County, Maryland
Office of Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Arnold Jablon, Esquire
Director

Re: Residence of the Honorable & Mrs.
Benson Everett Legg
2 Hollins Avenue
Baltimore County, Maryland
Petition for Administrative
Variance

Dear Mr. Jablon:

This letter is to further amplify the reasons for the requested variance on the referenced site. The configuration of the Legg residence at 2 Hollins Avenue together with its neighbor at 4 Hollins Avenue, is perhaps unique, and presents a practical difficulty and an unreasonable hardship with respect to the addition for which this variance is applied. Many years ago, two brothers built adjacent homes very close together, shared a single circular driveway, and a garage and carport. Subsequent to the construction of the homes, the property was subdivided. The garage for 4 Hollins Avenue and the carport for 2 Hollins Avenue are adjacent and the dividing property line between the properties is the common wall of the carport.

The configuration of the Legg family residence on its lot dictates that the only feasible direction for the addition is towards the existing carport and the property line. It is the unusual shape of this line of division between the two properties, which provides the practical difficulty from which relief is requested. Furthermore, the only way to obviate the need for the variance would be to either move the Legg house or alternatively to reconfigure the inside of the home so that the carport could be constructed on the opposite property line. Either alternative would not be financially or aesthetically viable and would constitute an unreasonable hardship.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2
ZADM
February 21, 1994
RE: Legg Property

If called upon to testify in a variance hearing, it would be the testimony of the undersigned that:

- special circumstances exist that are peculiar to the land and the structure which is the subject of this variance request,
- strict compliance with the zoning regulations of Baltimore County would result in a practical difficulty or unreasonable hardship as outlined above,
- no increase in residential density beyond that otherwise allowable is requested,
- such variance if granted, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations, and
- granting of the variance would be without injury to the public health safety and general welfare.

If you require any further information or have any questions, please do not hesitate to contact this office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

David S. Thaler, P.E., L.S.
President

DST/kkv

cc: The Honorable & Mrs. Benson Everett Legg
Carolyn H. Thaler, Esquire
Lawrence Schmidt, Esquire

Jablon, f21

CAROLYN H. THALER
ATTORNEY AT LAW
SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 925-0827
FAX (410) 296-3719

February 18, 1994

RECEIVED
FEB 23 1994

ZADM

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

Attention: Arnold Jablon, Esquire
Director

Re: Residence of Mr. and Mrs. Benson Legg
2 Hollins Avenue
Addendum to Petition for Administrative
Variance

Dear Mr. Jablon:

The owners of the above captioned property, Mr. and Mrs. Benson Legg, desire to convert their carport into a garage and create an enclosed corridor linking it to the house for reasons of comfort and protection from the elements and security.

The Legg residence and the adjacent property were previously owned by two brothers who subdivided the property and built their residences close together with a carport on the property line. Due to existing topography, the location of the driveway and the location and configuration of the existing house and carport, the proposed improvements are forced to encroach on setback lines.

The new addition and garage will pose no hazard or difficulty to the adjacent property.

Therefore, your petitioners respectfully request granting of the variance as filed on February 9, 1992.

Thank you very much for your consideration in this matter.

Sincerely,

Carolyn H. Thaler

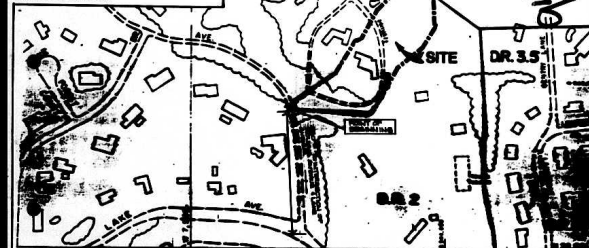
CHT:mbk

cc: Mr. and Mrs. Benson Legg

200 SCALE ZONING MAP TO
ACCOMPANY VARIANCE PETITION
LEGG PROPERTY

D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD, BALTIMORE, MD 21204
(410) 944-0827, (410) 944-0847



1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 ON MAPS 100-01, 100-02, 100-03, 100-04, 100-05, 100-06, 100-07, 100-08, 100-09	SCALE 1" = 200'	LOCATION LAKE ROLAND AREA N W 6 - B
	DATE OF PHOTOGRAPHY JANUARY 1994	

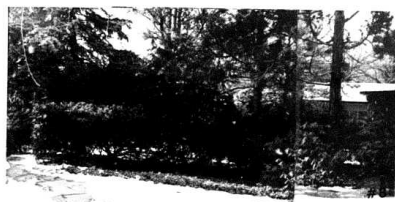
94-308-3



94-308-A



94-308-A

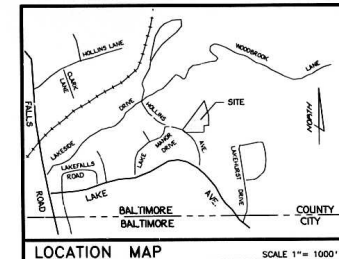


94-308-A



94-308-A





GENERAL NOTES

1. DEVELOPMENT Legg Property
2. APPLICANT/
OWNER: Mr. Rylan Legg
 10000 Highway 101
 Billings, MO 63120
 (417) 332-0400
- PROPERTY REFERENCES
DEED: B337/190
TAX ACCOUNT NO. OR-15-81-1270
TAX MAP: Q101 & PARCEL 12
3. DEVELOPMENT D.E. Truitt & Associates, Inc.
 2115 Alexander Road
 Billings, MO 63120
PREPARED BY: (417) 332-1122 (417) 2124
 (417) 334-2871
4. GENERAL DATA: ATTN: Alan E. Scott, P.E.A.
 E. Cassin District
 C. Councilman District 4
5. SITE
INFORMATION: A. Grossed-out Area: 1.56 Ac. (15,744 Sq. Ft.)
 Net: 0.62 Ac. (6,720 Sq. Ft.)
 B. Proposed Area: 0.62 Ac. (6,720 Sq. Ft.)
 Existing Zoning:
 R-10
 OR-2 = 2.51 Ac.
6. UTILITIES: Public Water and Private Sewer
7. SOURCES: Bunching Survey by
 D.E. Truitt & Associates, Inc. 1/8/84
 Billings County Parcel Map - 14-80
 (Billings County 200 acre map)
8. PRIOR ZONING HISTORY:
9. PROPOSED AND EXISTING USE: Res. (entire)

THOMAS & ESTHER SCHWEIZER
4105/202
SINGLE FAMILY RESIDENCE

DAVID & KAREN CRONIN
8313/638
4 HOLLINS AVE.
09-15-81-0360
SINGLE FAMILY RESIDENCE

RODNEY BROOKS
6011 HOLLINS AVE.
OS-02-65-1012

VARIANCE REQUESTS:

Per Section 1802.5.6.1.b (B.C.Z.R.)

1. To allow a minimum 0' building setback in lieu of the required 40' rear building setback.
2. To allow a minimum 0' building setback in lieu of the required 45' side building setback from a boundary.
- ~~3. To allow a minimum 0' setback in lieu of the required 30' side building setback to side building front setback.~~

RODNEY BROOKS
6011 HOLLINS AVE.
02-02-65-1010

WILLIAM HEFFERNAN
6008 HOLLINS AVE.
19-00-01-0236

EDWARD & EMILY SMITH
5059/390
6002 HOLLINS AVE.
02-19-51-4360

JOHN & PATRICIA CLASTER
6781/235
6000 HOLLINS AVE.
CD-23-50-6670

D. S. THALER & ASSOC.. INC.

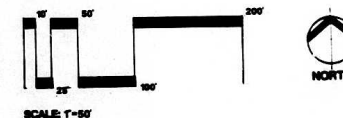
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

SURVEYORS
LAND PLANNERS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 844-ENGR, (410) 844-3647

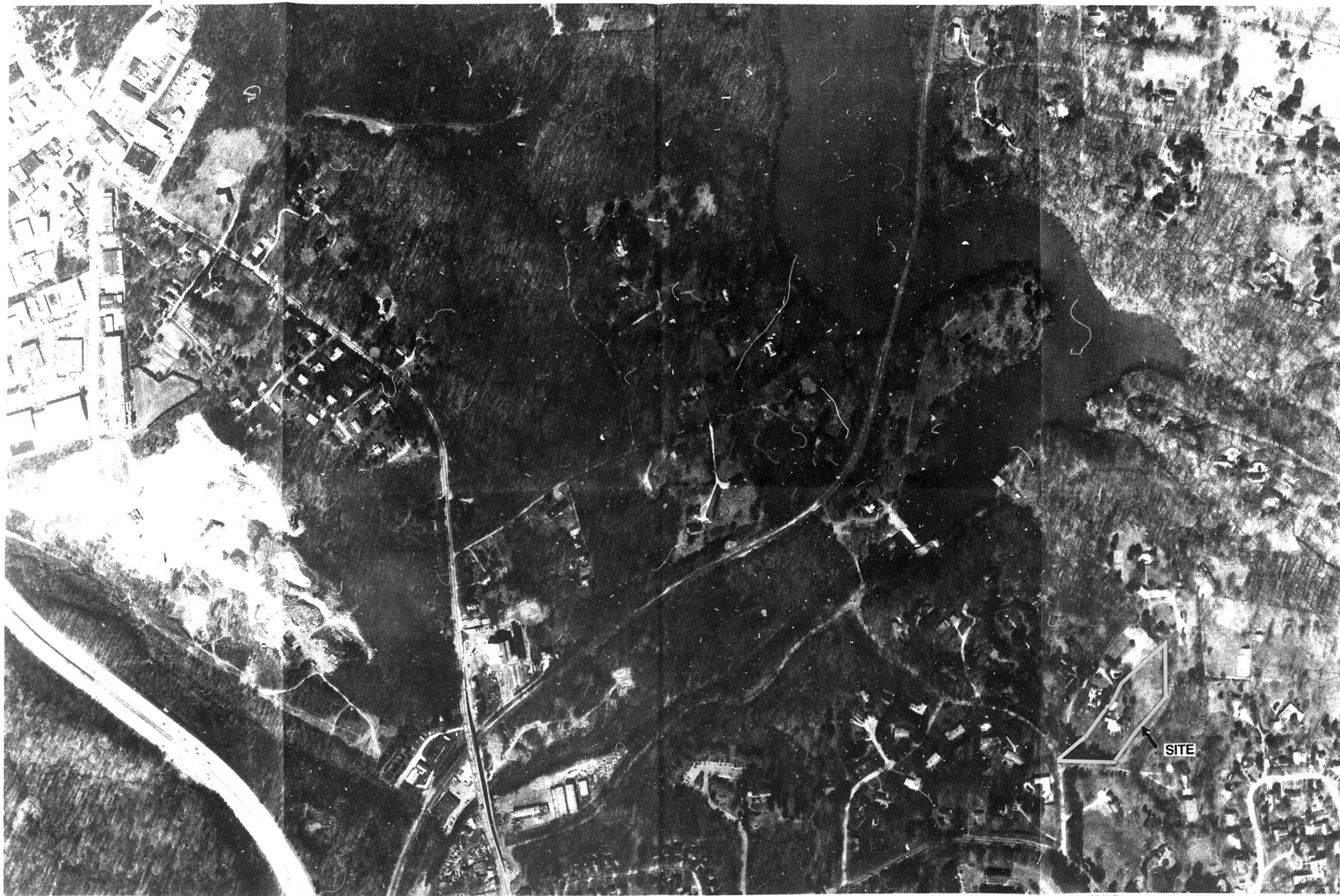
94-308-A

Ret. 84
No. 1



PLAT TO ACCOMPANY VARIANCE PETITION
LEGG PROPERTY
2 HOLLINS AVENUE BALTIMORE, MARYLAND 21210

SCALE 1"=50' P.N. 1561 JANUARY 11, 1994



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

200' SCALE AERIAL PHOTOGRAPH TO
ACCOMPANY VARIANCE PETITION
LEGG PROPERTY
D.S. THALER & ASSOC., INC.
2014 EMBLETON • LAND PLANNER • SURVEYOR • LANDSCAPE ARCHITECT
7110 ANNAPOLIS ROAD, BALTIMORE, MD 21204
(410) 944-0242, (410) 944-2847

SCALE
1" = 200' ±

LOCATION
LAKE ROLAND
AREA

SHEET
NW
8-B

DATE
OF
PHOTOGRAPHY
JANUARY
1986

94-308-A
#310
ALB