



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY 91-370-A  
Towson, Maryland

District: 4th Date of Posting: 4/2/84

Notice: Notice

Petitioner: See Petition, Kathy M. Maras, 14311 Old Hanover Road, Reisterstown, MD 21136

Location of property: 14311 Old Hanover Road, Reisterstown, MD 21136

Location of Sign: See Petition, Kathy M. Maras, 14311 Old Hanover Road, Reisterstown, MD 21136

Remarks: See Petition

Posted by: See Petition Date of return: 4/9/84

Number of Signs: 1

**receipt**  
94-370-A

Account: R 014130  
Number: 362

R. VAR FINE (SEE C/O) \$50.00  
(1) SIGN TACKLING CO. COBBO 35.00  
TOTAL \$ 85.00

CUSTOMERS: MARAS, MARAS, LEDWELL  
LOC: 14311 OLD HANOVER RD

Printed and Mailed by: BALTIMORE COUNTY  
Please Make Checks Payable To: Baltimore County 21224013-24-74

Cashier Validation

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

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public by publishing 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:

- Posting fees will be assessed and paid to this office at the time of filing.
- 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.

*Bel Janlon*  
ARNOLD JANLON, DIRECTOR

For newspaper advertising:

Item No.: 362

Petitioner: Kathy M. MARAS

Location: 14311 OLD HANOVER RD REISTERSTOWN MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kathy MARAS

ADDRESS: 14311 OLD HANOVER RD  
REISTERSTOWN MD 21136

PHONE NUMBER: 835 3291

Attn: See Petition (Revised 04/09/93)

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

April 8, 1994

Mr. James Ledwell  
Mrs. Kathleen Maras and Wendy Henge  
14311 Old Hanover Road  
Reisterstown, Maryland 21136

RE: Case No. 94-370-A, Item No. 362  
Petitioners: Kathleen Maras, Wendy Henge, and James Ledwell  
Petition for Administrative Variance

Dear Mr. Ledwell and Mrs. Maras and Henge:

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 March 24, 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.

- 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

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

Re: Baltimore County  
Item No. 94-370 (ZAC)

Dear Ms. Minton:

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 Small at 410-333-1320 if you have any questions.

Thank you for the opportunity to review this item.

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

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

May 3, 1994

Mr. James Ledwell  
Mrs. Kathleen Maras and Wendy Henge  
14311 Old Hanover Road  
Reisterstown, Maryland 21136

RE: Case No. 94-370-A, Item No. 362  
Petition for Administrative Variance

Dear Mr. Ledwell and Mrs. Maras and Henge:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on May 3, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,  
*Charlotte Minton*  
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

May 2, 1994

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

FROM: J. Lawrence Pilson, DEPRM  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #362  
14311 Old Hanover Road  
Zoning Advisory Committee Meeting of April 4, 1994

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

Ground Water Management

Mr. Thomas Ernst, of the Ground Water Management Section of this Department has notified the owner of the property that a variance request from building well construction regulations for less than 30' from well must be filed.

If there are any questions, Mr. Ernst can be reached at 887-2762.

JLP:TE:sp  
HANOVER/DEPRM/TXISBP

**County Council of Baltimore County**  
Court House, Towson, Maryland 21204  
(410) 887-3196  
Fax (410) 887-5791

March 22, 1994

Enclosure E. Schmidt  
Zoning Commissioner for Baltimore County  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 24-94, concerning the public disclosure of Kathy M. Maras, an employee of the Baltimore County Police Department. Mr. Maras has applied for a residential zoning variance in order to construct an addition to her home at 14311 Old Hanover Road, Reisterstown, Maryland, 21136.

This Resolution was unanimously approved by the County Council at its March 21, 1994 meeting and is being forwarded to you for appropriate action.

Sincerely,  
*Thomas J. Paddock, Jr.*  
Thomas J. Paddock, Jr.  
Legislative Counsel/Secretary

TEP:dp  
2494/CMUPP  
cc: Ms. Kathy M. Maras

Baltimore County Government  
Fire Department  
700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 03/20/94

Arnold Janlon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-11095

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning applicant

Comments:

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.

B. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBER: 256, 257, 260, 262, 263, 264 AND 265.

**RECEIVED**  
MAR 21 1994  
ZADM

REVIEWER: LT. ROBERT F. SAUCFIELD  
Fire Prevention, PHONE 887-0001, HS-1109P

CC: File

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

May 3, 1994

Mr. James Ledwell  
Mrs. Kathleen Maras and Wendy Henge  
14311 Old Hanover Road  
Reisterstown, Maryland 21136

RE: Case No. 94-370-A, Item No. 362  
Petition for Administrative Variance

Dear Mr. Ledwell and Mrs. Maras and Henge:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on May 3, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,  
*Charlotte Minton*  
Charlotte Minton

Enclosure

**RECEIVED**  
MAY 5 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

May 2, 1994

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

FROM: J. Lawrence Pilson, DEPRM  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #362  
14311 Old Hanover Road  
Zoning Advisory Committee Meeting of April 4, 1994

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

Ground Water Management

Mr. Thomas Ernst, of the Ground Water Management Section of this Department has notified the owner of the property that a variance request from building well construction regulations for less than 30' from well must be filed.

If there are any questions, Mr. Ernst can be reached at 887-2762.

JLP:TE:sp  
HANOVER/DEPRM/TXISBP

**County Council of Baltimore County**  
Court House, Towson, Maryland 21204  
(410) 887-3196  
Fax (410) 887-5791

March 22, 1994

Enclosure E. Schmidt  
Zoning Commissioner for Baltimore County  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 24-94, concerning the public disclosure of Kathy M. Maras, an employee of the Baltimore County Police Department. Mr. Maras has applied for a residential zoning variance in order to construct an addition to her home at 14311 Old Hanover Road, Reisterstown, Maryland, 21136.

This Resolution was unanimously approved by the County Council at its March 21, 1994 meeting and is being forwarded to you for appropriate action.

Sincerely,  
*Thomas J. Paddock, Jr.*  
Thomas J. Paddock, Jr.  
Legislative Counsel/Secretary

TEP:dp  
2494/CMUPP  
cc: Ms. Kathy M. Maras

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
LEGISLATIVE SESSION 1994, LEGISLATIVE DAY NO. 2  
RESOLUTION NO. 24-95

MR. C. A. BUTCH RUFFLESBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, MARCH 23, 1994

A RESOLUTION concerning the public disclosure of Kathy H. Hara, an employee of the Baltimore County Police Department.

WHEREAS, Kathy H. Hara, an employee of Baltimore County, has applied for a residential zoning variance in order to construct an addition to her home at 14311 Old Hanover Road, Reisterstown, Maryland 21136; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(c) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance of Kathy H. Hara does not contravene the public welfare and is hereby authorized.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 867-3353

MARCH 31, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Kathleen Hara, Wendy Kemp & James Lohrill  
14311 Old Hanover Road  
Reisterstown, Maryland 21136

Re: CASE NUMBER: 94-370-A (Plan 362)  
14311 Old Hanover Road  
629 Old Hanover Road, 207' 30" of Pine Grove Road  
4th Election District - 3rd Councilmanic

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 ME-2031. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before April 3, 1994. The closing date (April 18, 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 Special Zoning Commission. They 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 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).

3) Please be advised that you must 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 PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Carl Jones*  
Arnold Adams  
Director

Printed with permission by  
the Baltimore County Council

H/O  
Plan 362  
3/24/94  
Revised applicant to provide an  
attachment further outlining practical  
use or hardship.

*John Jones*

**Plat to accompany Petition for Zoning Variance Special Hearing**  
PROPERTY ADDRESS: 14311 OLD HANOVER RD.  
see pages 2 & 3 of the CHECKLIST for additional required information

Subdivision name: *NEW LANE (WINDY HILLS)*  
OWNER: KATHLEEN HARA KEMPS, JAMES MICHAEL LOHRILL

Scale of Drawing: 1"=100'

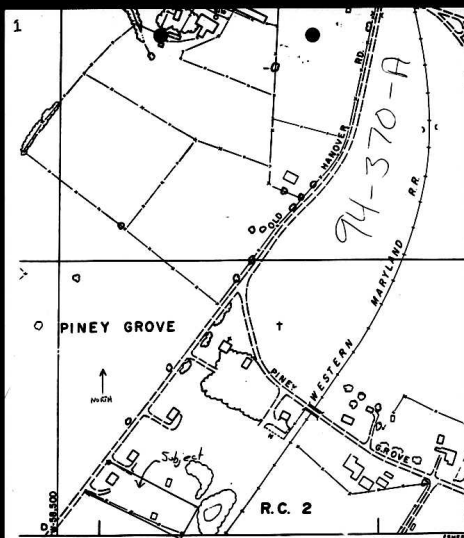
North arrow pointing up.

Scale: 1"=100'

LOCATION INFORMATION  
Councilmanic District: 3  
Election District: 4  
1"-500' scale map: NW 21-J  
Zoning: RCA  
Lot area: 1.05 ACRES  
Square feet: 45,360  
SEWER: ☒  
WATER: ☒  
Chesapeake Bay Critical Area: ☒  
Prior Zoning Hearing: 92-401-A  
Zoning Office USE ONLY  
received by: JSM



94-370-A  
362  
BALTIMORE  
OFFICE OF PL  
PHOTOGRAPH



PREHENSIVE ZONING MAP  
of the Baltimore County Council  
Oct. 13, 1988  
362 NW 21-J  
BALTIMORE  
OFFICE OF PLANNING



Facing North



Facing North



Facing Northwest



Facing East