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. Denies CONTRG CONNISSIONE . OF BALTIMORE COUNTY . Com No. 94-370-5

Kathleen Maras, Wendy Benge and James Ledwell - Petitioners . . . . . . . . . . .

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Potition for Administrative Variance for that property known as 14311 Old Hanover Bond, located in the Pincy Grove area of northern Haltimore County. The Petition was filed by the owners of the property, Kathleen Maras, Wordy Bende and James Ledwell. The Petitioners seek relief from Section 1801.3.8.3 of the Baltimore County Zoning Regulations (B.C.2.k.) to permit a setback of 20 feet in lieu of the required 35 feet for a proposed two story addition and to amend the previously approved site plan in Case No 42-401-A, accordingly. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's

This property was the subject of prior Case No. 92-401-A in which then Petitioner, James Ledwell, was granted an administrative variance for a proposed addition on the northeast side of the existing dwelling by Order issued May 22, 1992 by Zoning Commissioner Lawrence E. Schmidt. The Petitioner(s) now seek to amend the previously approved site plan to permit 363, two-story addition on the southwest side of the dwelling in accordance with Petitioner's Exhibit 1. Kathleen Maras has indicated on the Petition that she has commarried and that the proposed addition is necessary to provide two additional bedrooms for her husband's children and storage

unage for her humband, who is an outo mechanic and owns a collection of antique classic cars which must be garage-kept

The Petitioners filed their request through the Administrative Variance process which requires that the property be posted for a period of fifteen (15) days during which time anyone may request a public hearing. The property having been properly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation 

The Detitioners have filed the supporting affidavits as required granter 25-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the seller removed would advergely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of this Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Purthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. However, the granting of this relief shall be conditioned upon the Petitioners' use of the property for residential purposes only and no commercial use or activity in connection with the storage of antique classic cars on the premises shall be permitted

Dursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Builtimore County this 2/3" day of April, 1994 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the

Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 20 feet in lieu of the required 35 feet for a proposed two-story addition and to smend the previously approved site plan in Case No. 92-401-A in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject becomes to the following contrictions:

The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made same that pro-ceeding 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 relief granted herein shall be reacinded.

2) The Petitioners shall not allow or cause the proposed addition to be converted to a second dwelling proposed addition to be converted to a second dwell unit and/or apartments. There shall be no kitchen cooking facilities in the proposed addition.

There shall be no automotive services or body work performed on the subject property.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of

Jun the Kotroco Deputy Zoning Commissioner for Baltimore County

TMK:bis

POR S

Zoning Commissione Office of Planning and Zo

Suite 113 Courthouse 400 Washington Avenu Towson, MD 21204

April 21 1996

Hs. Kathleen Haras Hs. Mendy Benge Hr. James Ledwell 14311 Old Hanover Road Reinterstown, Maryland 21136

RE: PETITION FOR AUMINISTRATIVE VARIANCE E/S Old Memover Road, 80° SW of Thinky Grove Road (1431) Old Inmover Road, 10° SW of Thinky Group Conscilence District Kathleen Maras, Wany Benge and James Ledwell - Petitioners Case No. 94-370-A

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-able, any party may file on appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at

South, Helen TIMOTHY M. KOTROCO Deputy Zoning Commissione for Baltimore County



The undersigned legal covered of the property visite in the control paid with a destinate in the destination and plan as been and make part most of the property in the control paid of the part of th of the Zoning Regulations of Sixtemore County, to the Zoning Law of Baltemore County, for the following reasons: (indicate hardship or

SEE AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations.

Lo we, agree to pay expense of above Yanance advertising posting, etc., upon steng of this petition, and further agree to and see to be bound by the proping regulations and restrictions of Bistimene Court, depth dip seurant to the Zoning Law for Bistimene Court, depth dip seurant to the Zoning Law for Bistimene Court,

Who do sciencely degine and after, under the penalties of person, that two are the least represent of the property which is the tubert of the Petition . Kathlier Maras / Wendy Benge . Latto Marie / Hendy Benge James Ledwell adwell 14311 OLD HANOVERD RD 933 3291 Zura w Part Name REISTERSTON MD 21136

> A02911 - Lon Foreign

ATT: IDEM \$362

ATTACHED Continued Practical Difficulty.

WHEN MYHOUSE was Built in the early 50's, the codes were different. My house is 30' off the Road. 26' off the NE property line. THE Proposed ATTACHER ADDITION I would like 15 to large for the now 19' SET BACK ( prior Zoning Hearing 92-401-A) on The NE side of THE MAIN STRUCTURE. THE back is going to have an addition this spring for the master bed room which only lowes the Sw side of the main straveture. to work with. It has a set Back of 35 (RC 2 Zoning) which gives Us 9 15' ALLOWANCE to STAT with, So I need The Variance for the 20' more feet 1 70 make the proposed strecture to FIT.

THANK YOU.

Affidavit in support of Administrative Variance

That the information herein given is widlin the personal knowledge of the Affiase(s) and that Affiase(s) lade the information herein that a rather bearing is acheculed in the future with regard thereto. That the Affann(s) does to presently reside at HIBH OLD HAMOVER RD

REISTERSTOWN

I HAVE REMARRIED, MY HUSBAND HAS TWO BOYS WHO WEED TO HAVE THEIR OWN ROOMS. WE NEED TO HAVE THE NEW ADDITION TO THE EXISTING DWELLING SO WE CAN TRAVEL FROM ONE TO THE OTHER , MY HUSBAND IS AN AUTO MECHANIC AND HE HAS A FEW CLASSIC CARS AND

NEEDS THEM GARAGE KEEP.

Kathleen Meras 5th day of March 19 94, before me, a Motary Public of the State KAHALGEN MARAS, Wendy Bonge, JAMES Ledwell

the Affanta(s) herein, personally known or satisfactority identified to me as such Affanta(s), and made cath in due form of law Devela Fisher Dapier 5-1-94

EXAMPLE 3 - Zoning Description 3 copies 94-370-A Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet. ZONING DESCRIPTION FOR HISH OLD HAMOUER RD, RESPERSION MD, 21136 Election District 4 (address) Councilmanic District EAST OLD HANOVER RD wide at a distance of (musber of feet) (north, south, and or most) centerline of the nearest improved intersecting street finey GROVE RD which is 25' (number of feet of right-of-way width) Block \_\_\_\_, Section # in the subdivision of as recorded in Baltimore County Plat

. Folio # 45520.2' - 1.045 . thence degrees west 130.0 feet to a point in the middle of said roady thence lawring the road (2) south 56 degrees cast 365.0 feet to a stake; thence by two lines of division now made (3) north 66-34 degrees cast 125.0 feet to a stake; (4) north 55-1/4 degrees west 365.0 feet to the beginning and CONTAINENE 1.045 areas of land.

BEING the same property described in a deed from the land Record Holding Company, a body corporate of the State of Maryland to James M. Coyle, Jr. dated March 23, 1968 and recorded among the Land, Record of Baltimore County in Liber 4802 folio 017,

TRANSFER TAX NOT FECURED

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MONTHS BY JOHN DATE 3/24 3/24/04

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TEM 0: 362

District. Het

Posted for: .....

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R. VAR FILING CODE COLO

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Cashier Validation

Ocnold Jables

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Towsen, MD 21204 MAIL STOP-1105

LOCATION: SEE BELOW

Grector Coming Administration and

RE: Property Owner: SEE BELOW

OWNERS: MAKAS, BEINGE, LEDWELL

LOC: 14311 OLD HANGUEL RO

Voneme

Notes contin at Same Helet To Tree in fort yest

Postson Sett for Mero, Word, Boys + Fran had well Location of property 141311 ald Fire our Red. Ffs , 710 Stuffer; Growth

Date of Posting 7/2/97

receipt

(410) 887-4500

DATE: 03/30/94

94-370-A

Account: R 001 6150

Byold.

\$50,00

0.3A03.HU000H1CHRC Please Make Checks Payable To: Baltimore County 122A/03-24-94

Zoning Agendar

The Fire Prevention Lurgau has no comments at this time, IN REFERENCE TO THE FOLLOWING LITER NUMBERS: 356,337,360,368,363, 764 AND 365.

REVIEWER: LT. ROBERT P. SAUERWALD

35.00

Number 362

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353 ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Ballimore County Zo ing Requisitions require that notice be given to the general public/membering property owners relative regretly which requires 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 FOLIOWS:

Posting fees will be accessed 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.

NOW DAYNEST OF ADVERTISING PERS WILL STAY ISSUANCE OF ZONING ORDER. Cell Solle ARNOLD JABLON, DIRECTOR

11 en No.: 362

Petitioner: Kathy M. MALAS

Location: 1431 OLD HANDUER BY REISTERSTOWN HD 21136 PLEASE FORMARD ADVERTISING BILL TO:

NAME: KuthY MARAS ADDRESS: 14311 OLD HANDVER RD REISTERSTOWN MD. 21136 PHONE NUMBER: 835 3281

AJ:qqs

(Revised 04/09/93)

20

(410) 887-3353



(410) 887-3353

Mr. James Ledwell Mss. Kathleen Maras and Hendy Benge 14311 Old Hanover Road Reisterstown, Maryland 21136

111 West Chesapeake Avenue Towson, MD 21204

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

Dear Mr. Ledwell and Mss. Maras and Benge:

The Scoling Plans Advisory Committee (SAC) has reviewed the plans submitted with the shown enforcement publishes. He attached community are such reviewing agency are not intended to indicate the appropriateness of the soniny action respected, but to assure that all parties, i.e., soning occurrence and the submitted to the submitted and the submitted an

Exclused are all comments ministed thus far from the members of 20ch that offer or expense information on your patition. If additional comments are received from other members of 20c, I will forward them toyu. 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 encheduled accordingly.

The following comments are related only to the filing of future rouning petitions and are aimed at expediting the petition filing process with the office with the office with the office of the control of the control

1. The director of Zoning Administration and Development Recognism. The Instituted a system whereby reasoned soning attorneys who feel that they are capable of filing petitions that comply with all aspects of the soning regulations and petitions filing requirements can file their petitions with this office without the necessity of a proliminary review by soning personner.

Maryland Department of Transportation State Highway Administration

Hal Kassoff 4-1-94

O. James Lighthizer Secretary

Re: Baltimore County Item No.: \* 360 (JLL)

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

Dear Me 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 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Bot Small

for John Contestabile, Chief Engineering Access Permits Division

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2256 Statawice Toll Free Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

**County Council of Baltimore County** 

Court House, Towson, Maryland 21204 (410) 887-3196

CA Dutch Ruppersberger, II two pareer

March 22, 1994

Lawrence E. Schmidt Zoning Commissioner for Baltimore County 400 Washington Awenue Towson, Maryland 21204

Attached please find a copy of Resolution 24-94, concerning the public disclosure of Nathy M. Marrs, an employee of the Baltimore County Folice Department. We kare his applied for a residential source of the public particular to construct an addition to her home at 14311 Old Henover Bodd, Reinfeatschap, Mayland, 2100

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

Thurs Headenst Thomas J. Peddicord. Jr. Logislative Counsel/Secretars

May 2, 1994

TUP:dp R2494/DAPTUP

cc: Ms. Kathy M. Maras

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. ZADM

May 3, 1994 Mr. James Ledwell Mss. Kathleen Maras and Wendy Benge 14311 Old Hanover Road Reisterstown, Maryland 21136 RE: Case No. 94-370-A, Item No.362 Petition for Administrative Variance Dear Mr. Ledwell and Mss. Maras and Benge: Enclosed are copies of comments received from the Department of Iromental Protection and Resource Management on May 3, 1994 for the 151

If there are any questions, please do not hesitate to call me at

@ ~=====

ZADM

JLP:TE:sp HANOVER/DEPRM/TXTSRE

Mr. Thomas Ernst, of the Ground Mater 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.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

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.

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

Mr. Arnold Jablon, Director Zoning Administration and

Zoning Item #362 14311 Old Hanover



Donald C Mason

MAD

Thomas J Peddoord, Ja 1859,2745 course, 900,024

LEGISLATIVE SESSION 1994, LEGISLATIVE DAY NO. 6 RESOLUTION NO. 24-94

MR. C. A. DUTCH RUPPLESBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, MARCH 21, 1994

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

WHEREAS, Kathy M. Maras, an employee of Baltimore County, has esidential zoning variance in order to construct an .. ber beer at 16311 Old Hanover Road, Reinterstown, Maryland

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) 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 M. Maras does not contravene the public welfare and is hereby

P02494 /RES94

(410) 887-3353

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF CASE MARKE ASSIGNMENT

Eathlee Raras, Mendy Reage & James Ledenll 14311 Old Hanneer Road Reisterstown, Maryland 21136

CAST SINEMER: 94-370-8 (Item 362) 14311 Old Henover Road 8/S Old Henover Road, 810° SN of Finey Grove Road 4th Election District - 3rd Councilments

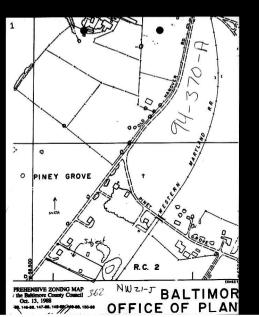
Please be advised that your Petition for Administrative Zoning Variance has been assigned the shows case number. <u>Contact under with this office recording the return of this case should reference the case number and be directed to 807-309</u>. This notice also serves as a refresher reporting the administrative process.

Please be obvised that you must return the sign and post to this office. They may be returned after the sing date. Fallors to return the sign and post will result in a \$40.00 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 MILL BE FORMACRED TO YOU VIA FIRST CLASS MAIL.



**PHOTOG** 





LOCATION INFORMATION

92-401-A Zoning Office USE ONLY! HEM OF CASEO

Facing Northwest

● 74-370-A

Stan 362 3/24/94