

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SE/S Hooks Lane, 68 ft. S of * ZONING COMMISSIONER
 Reservoir Rd., c/l Hooks Lane *
 27 Hooks Lane *
 3rd Election District * OF BALTIMORE COUNTY
 2nd Councilmanic District *
 Twenty-Seven Hooks Lane, * Case No. 95-312-A
 L.L.C., Petitioner *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 27 Hooks Lane near Pikesville. The Petition is filed by the Twenty-Seven Hooks Lane, L.L.C. by Richard Hoffman, Member. Variance relief is requested from Section 409.4.A of the Baltimore County Zoning Regulations (BCZR) to permit a driveway for two way movement to have a width of 10 ft. in lieu of the required 20 ft.; and a vehicular travelway with direct access to parking spaces. The subject property and relief requested are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance. It is of particular note that the plat submitted was originally prepared on January 25, 1995 but contains revisions, dated February 7, 1995, February 17, 1995 and March 8, 1995.

Appearing at the requisite public hearing held for this case was Richard Hoffman, principal of Twenty-Seven Hooks Lane, L.L.C. Also presented was Vincent Moskunas, the consultant who prepared the site plan from M & H Development Engineers, Inc. The Petitioner was represented by Deborah C. Dopkin, Esquire. A neighboring property owner, Jeffrey Attman also appeared as an interested person. Mr. Attman was represented by Ned Kodeck, Esquire.

Testimony and evidence presented was that the subject property is approximately .24 acres in area and is zoned R.O. This is a narrow, yet

ORDER RECEIVED FOR FILING

Date

By

5/24/95
 M. Storch

MICROFILMED

deep, lot which fronts Hooks Lane. The width of the lot is approximately 67.5 ft. and the depth is approximately 156 ft. The property is improved by a two story framed structure which was, at one time, used as a dwelling. The Petitioner proposes no new construction but plans to convert the structure to an office for the accounting firm of which Mr. Hoffman is a member. The structure is presently vacant and was most recently used as a medical office by a psychiatrist.

Mr. Moskunas testified and presented the site plans. He noted that no new construction to the building was planned, only interior renovations. However, the Petitioner does intend on constructing an 8 space parking lot and driveway to accommodate same. Two customer spaces will be available on the front portion of the lot. Six employee spaces are shown to the rear of the site. Access to the spaces is by way of a 10 ft. drive aisle. The configuration and dimension of the aisle necessitates the requested variances. Mr. Moskunas also noted that the existing garage on the property will be removed.

Testimony and evidence was also offered that the property is exempt from the development process codified in Article 26 of the Baltimore County Code. Apparently a waiver has previously been obtained from compliance with those regulations.

As to the proposed business, Mr. Hoffman's firm employs three certified public accountants, including himself. Two other staff members work for the firm. There will be no other tenants in the proposed building. The accounting practice generally operates five days a week, Monday through Friday from 9:00 A.M. to 5:00 P.M.

Much of the surrounding property is also zoned R.O. and is used for office/business purposes. A portion of the surrounding site is owned by Mr. Attman. He has no objections to the plan, as revised.

ORIGINAL FILED FOR FILING
5/2/81
BY Mr. G. H. G. H.

Based upon the testimony and evidence presented at the hearing, I am persuaded that the variance relief should be granted. The unusual configuration of the lot, particularly its narrow width, presents a unique characteristic which justifies the variance. Testimony and evidence presented was that there is no parking on Hooks Lane and thus, parking must be provided on site. The proposed parking lot arrangement and driveway which provides access to same, appears to be a well thought out and appropriate scheme to provide parking. Thus, the variance relief which is requested shall be granted.

The Petition was subject to review by member agencies from the Zoning Plans Advisory Committee. Relevant comments were received from several agencies, including the Office of Planning and Zoning. It is of note that two fences line the perimeter of the site. Mr. Hoffman indicated that he would be removing the shorter fence which is located on the property. That fence is approximately 3 to 4 ft. high. However, a taller fence also lines the perimeter of the site but is on neighboring property. Obviously, this Petitioner cannot control whether that fence remains or is taken down. Thus, although I will hold Mr. Hoffman to his word to remove the fence on his property, he is quite powerless to remove the other fence.

Secondly, some landscape plan appears to be appropriate. Photographs of the site show that, at least, one tree in the front of the property will be lost. Although landscaping is warranted, the surrounding uses are also of note. There is no residential zone immediately adjacent to the subject site, although property across the street does carry a D.R. residential zoning classification. Any landscape plan should be geared toward screening the nearest residential property as opposed to other businesses. Within this framework, I will require the Petitioner to consult with

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Date 5/5/61
By Mr. Grouse

the County's Landscape Architect to develop a reasonable plan which will properly buffer the property.

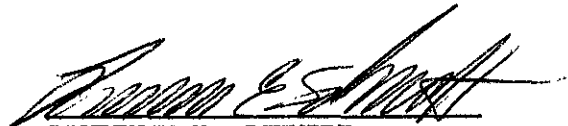
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of May, 1995 that a variance from Section 409.4.A of the Baltimore County Zoning Regulations (BCZR) to permit a driveway for a two way movement to have a width of 10 ft. in lieu of the required 20 ft.; and a vehicular travelway with direct access to parking spaces, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The existing fence on the subject property shall be removed.

3. The Petitioner shall consult with the County's Landscape Architect to develop and install an appropriate landscape plan. This plan shall be developed in accordance with site conditions and the use and zoning classifications of surrounding properties.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 5/8/95
By Ch. Howard

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 8, 1995

Deborah C. Dopkin, Esquire
Rosolio, Silverman and Kotz, P.A.
Suite 220, 502 Washington Avenue
Towson, Maryland 21204

RE: Case No. 95-312-A
Petition for Variance
Twenty-Seven Hooks Lane, L.L.C., Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

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 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. Richard Hoffman, 2 Reservoir Circle, Su. 100, Balto.Md. 21208
cc: Mr. Ned Kodeck, 1 Reservoir Circle, Su. 201, Balto.Md. 21208
cc: Mr. Jeffrey Attman, 8028 Ritchie Highway, Pasadena, Md. 21122

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Petition for Variance

to the Zoning Commissioner of Baltimore County

95-312-A

for the property located at 27 Hooks Lane

which is presently zoned R.O.

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) 409.4.A

To permit a driveway for two-way movement to have a width of 10' in lieu of the required 20', and a vehicular travelway with direct access to parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
practical difficulty

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Deborah C. Dopkin, Esquire

(Type or Print Name)

Deborah C. Dopkin
Signature

Rosolio, Silverman & Kotz, P.A.
502 Washington Avenue, #220

Address

(339-7100) Phone No.

Towson, MD

21204

City

State

Zipcode

Legal Owner(s).

Twenty-Seven Hooks Lane, L.L.C.

(Type or Print Name)

By: *Richard M Hoffman*
Signature

Richard Hoffman, Member

(Type or Print Name)

Signature

Address

SEE ATT 74

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Deborah C. Dopkin, Esquire

Name

502 Washington Ave., #220 (339-7100)

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

MAR 26 - APR 15

(Next Two Months)

ALL

OTHER

REVIEWED BY:

SOLA

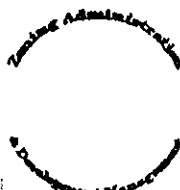
DATE

3-7-95

304



Printed with Soybean Ink on Recycled Paper



Handwritten notes and stamps at the bottom of the page.

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

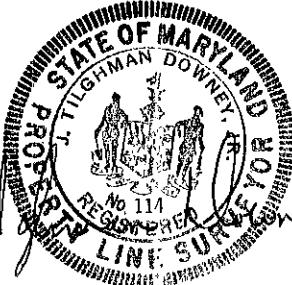
95-312-A

February 20, 1995

Zoning Description For Variances For #27 Hooks Lane

Beginning at a point on the southeast side of Hooks Lane which is (60) sixty wide, at the distance of 68 feet, more or less, southwesterly of the centerline of Reservoir Road which is (65) feet wide. Thence the following (4) courses and distances, viz: S'ELY 155.75 feet, S'WLY 67.50 feet, N'WLY 155.75 feet and N'ELY 67.50 feet to the place of beginning. As recorded in a deed Liber 10838 , Folio 323 . Containing 12,197 square feet or 0.28 Acres more or less. Also known as #27 Hooks Lane and located in the 3RD Election District.

J. Tilghman Downey Jr.



STATE OF MARYLAND
J. TILGHMAN DOWNEY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 114

CERTIFICATE OF PUBLICATION

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, located at 111 W. Chesapeake Avenue, in Towson, Maryland 21204, in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
95-312-A (Item 304)
27 Hooks Lane
SE/S Hooks Lane, 68' S of
Reservoir Road c/l
Hooks Lane
3rd Election District
2nd Councilmanic
Legal Owner(s):
Twenty-Seven Hooks
Lane, L.L.C.

HEARING: THURSDAY,
APRIL 20, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance: to permit a drive-
way for two-way movement to
have a width of 10 feet in lieu of
the required 20 feet and a
vehicular travelway with direct
access to parking spaces.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
icapped accessible for special
accommodations. Please Call
887-3353.

(2) For informa-
tion concerning the File and/or
Hearing, Please Call 887-3391.

3/31 March 23

TOWSON, MD., 3/24, 1995

THIS IS TO CERTIFY, that the annexed 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 3/23, 1995.

THE JEFFERSONIAN,

A. Henikson

LEGAL AD. - TOWSON

Publisher



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

receipt

95-312-A

Account: R-001-6150

Number

304.

JNA

Date 3-7-95.

TWENTY SEVEN HOOKS LW. LLC
 27 HOOKS LN DEL

020	CON. UAA	\$ 250
080	1 SIGN	35.

TOTAL \$ 285

PAID TO THE ORDER OF

RECEIVED BY: [Signature]

DATE: 03-07-95

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

(410) 887-3353

March 20, 1995

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: 95-312-A (Item 304)

27 Hooks Lane

SE/S Hooks Lane, 68' S of Reservoir Road c/l Hooks Lane

3rd Election District - 2nd Councilmanic

Legal Owner(s): Twenty-Seven Hooks Lane, L.L.C.

HEARING: THURSDAY, APRIL 20, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a driveway for two-way movement to have a width of 10 feet in lieu of the required 20 feet and a vehicular travelway with direct access to parking spaces.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Deborah C. Dopkin, Esq.

- NOTES: (1) ZONING 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 FILE 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

(410) 887-3353

April 13, 1995

Deborah C. Dopkin, Esquire
Rosolio, Silverman & Kotz, P.A.
502 Washington Ave., Suite 220
Towson, Maryland 21204

RE: Item No.: 304
Case No.: 95-312-A
Petitioner: Twenty-Seven Hooks Lane

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 07, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: March 30, 1995

SUBJECT: 27 Hooks Lane

INFORMATION:

Item Number: 304

Petitioner: Twenty-Seven Hooks Lane, L.L.C.

Property Size: .28 acres

Zoning: R.O.

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a driveway for two-way movement to have a width of 10' in lieu of the required 20', and a vehicular travelway with direct access to parking spaces.

Based upon a review of the information provided, the staff offers the following comment:

No opposition is offered to the requested Variances; however, the following conditions are recommended to ensure that the proposed site improvements are done in a manner to enhance the appearance of the site:

- 1) The chain link fence should be removed or replaced with a fence more compatible with the proposed improvements.
- 2) A 20' wide landscaped buffer should be provided along the rear property line.
- 3) The parking lot should be screened in accordance with the landscape manual.

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- 4) Proposed lighting must be low-level, and directed away from any residential use.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: March 27, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 27, 1995
Item No. 304

The Developers Engineering Section has reviewed the subject zoning item. Public sewer is not available to this site. The area around Hooks Lane is located in the area designated "S-3" on the County's Sewerage Plan Maps. With this designation, capital facilities are required and are possible within the framework of the 6-year capital program. The Developer has the option of constructing a public sewer to serve this site, at his cost.

A landscape plan must be approved prior to release of permits.

RWB:sw

95-312A

MAR 29 1995

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
March 20, 1995

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

SUBJECT: Zoning Item #304 - 27 Hooks Lane
27 Hooks Lane
Zoning Advisory Committee Meeting of March 20, 1995

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

Ground Water Management

Soil Percolation tests must be conducted on this site, prior to approval of building permit.

Also, Note #15 on the plan must be revised, because the site is served by an existing septic system.

✓
JLP:TE:sp

HOOKSLA/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-21-95

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

Re: Baltimore County
Item No.: +304 (JRA)

Dear Ms. Watson:

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.

Very truly yours,

for Ronald Burns, 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 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 03/22/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 20, 1995.

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 304, 305, 306, 307,
308, 310, 311, 312 AND 313. ?

RECEIVED

MAR 24 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



PETITION PROBLEMS - AGENDA OF 3/205

#304 -- JRA

1. No address, zip code, or telephone number for legal owner.
2. No authorization for person signing for legal owner.
3. Review information on petition form not completed.

#305 -- MJK

1. Need attorney - improvement association is incorporated.

#307 -- JCM

1. No telephone number for legal owner.

#309 -- MJK

1. No telephone number for legal owner.

95-3124

No zone -

Was professional office by doctor -
not a residence 6-7 years

~~Believes~~ Believes that
this is not necessary

No new construction

Unwanted Mosquitoes -
Pres. of M+H

Variance for aisle width
& direct ^{access to} parking

front part of lot the same

garage removed -

EXHIBIT 10

70' feet wide

180 feet deep -

R.O.

124 acres

Building ~~was~~ old

10 foot ~~wide~~ driveway -

utilities ~~in~~ on road
curb & gutter

All parking should be on site -

DRL - exemption from development
process.

office for accounting firm -

Removal of fence would not be
beneficial since cratter
fence is owned by owner -

landscaping may not be
necessary -

Richard Keppner -
CPA

located next door -

~~was~~ at Mr. Atkinson's -

Building was used as a
psychiatrist's office -

doctor lived off site -

not used as principal residence -

firm - 3 CPA's
2 other employees -

no other tenants

no additions - extensions
to building

no structural changes -

(9-5 M + F →)

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no objections as far as he knows -
owner ~~was~~ fence to be removed
has agreed to some landscaping -

District - add some
requirements

✓ took a house - deteriorating
made improvement -

he thought it was saved

RE: PETITION FOR VARIANCE
27 Hooks Lane, SE/S Hooks Lane, 68' S of
Reservoir Road c/1 Hooks Lane, 3rd
Election District, 2nd Councilmanic
Twenty-Seven Hooks Lane, L.L.C.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-312-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, Rosolio, Silverman & Kotz, 502 Washington Avenue, Suite 220, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
[Signature]
M&H DEV. ENG. INC.
VINCENT MOSKUNAS
DEBORAH DOPKIN

ADDRESS
2 Reservoir Circle ^{St. 100} Baltimore 21208
200 E. JOPPA Rd Towson MD 21286
502 WASHINGTON AVE 21204

MICROFILMED

Interested Person

PLEASE PRINT CLEARLY

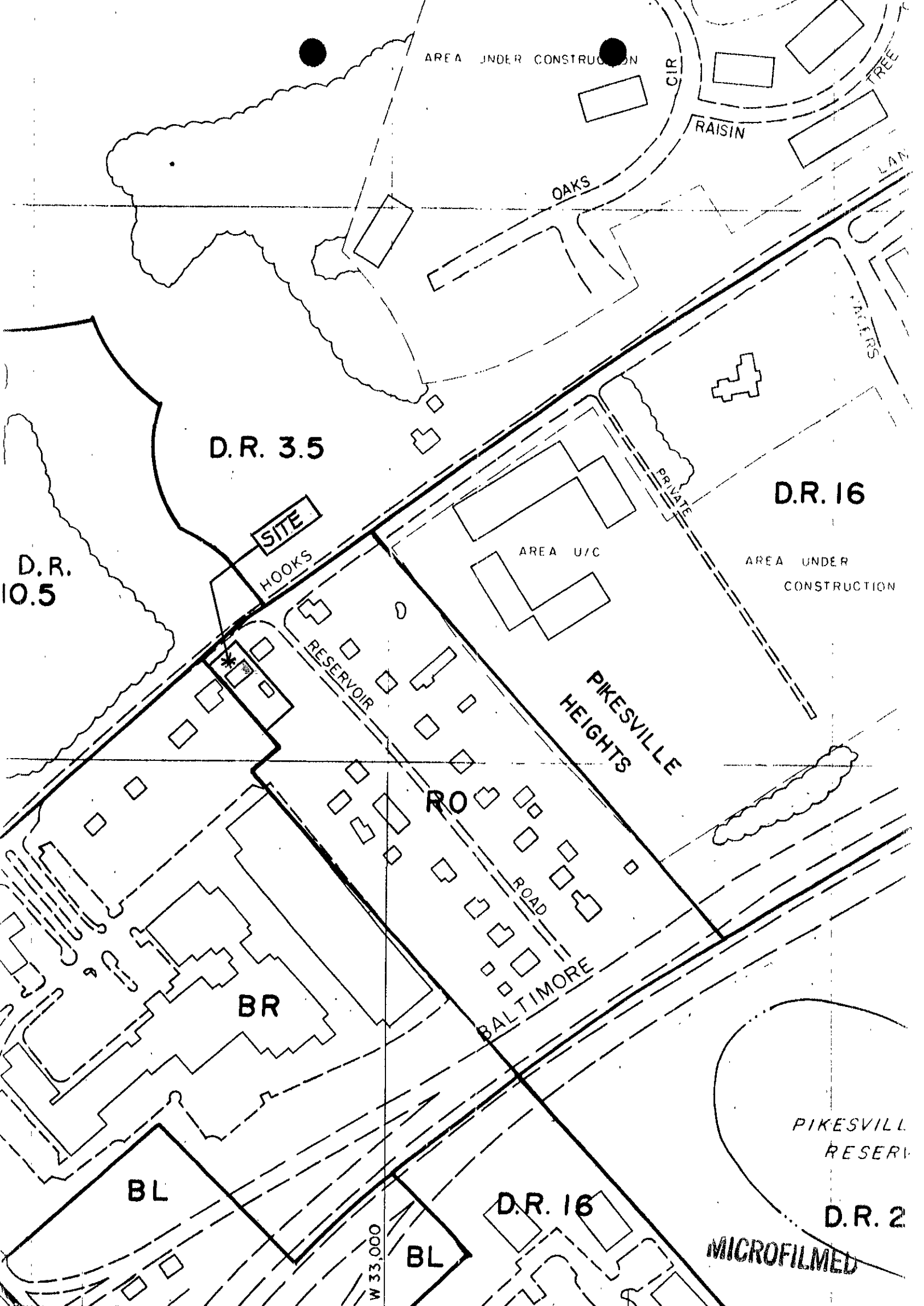
PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

NED KODZICK
Jeffrey Attman

1 Reservoir Circle Suite 201
8028 Ritchie Hwy Pasadena 21122



DEVELOPMENT ENGINEERS, INC.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 828-9060

SCALE
 1" = 200' ±

DATE OF PHOTOGRAPHY
 (JANUARY 1986)

LOCATION
 95-312-A
 PIKESVILLE
 GREY ROCK

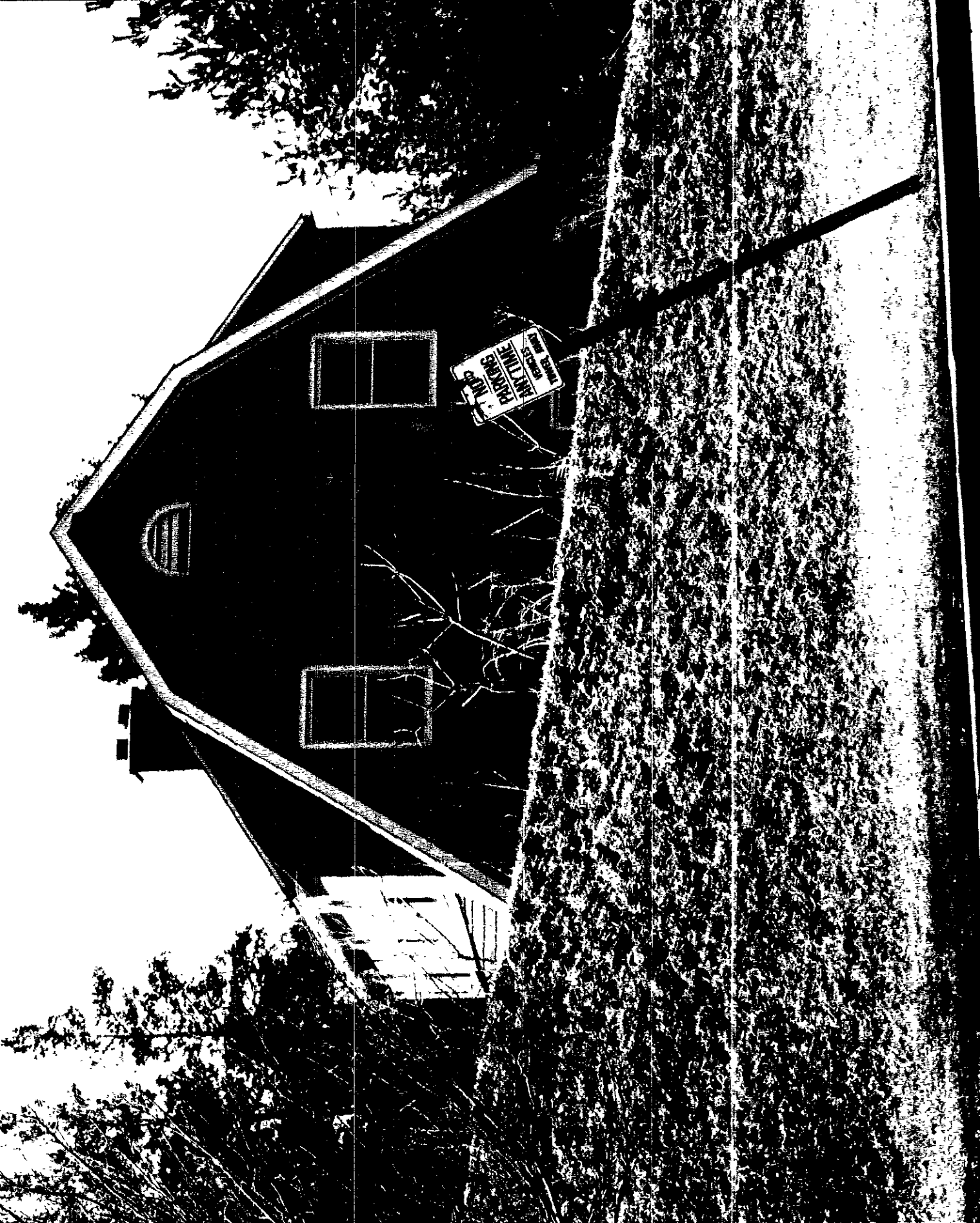
SHEET
 N. W.
 9-F
 304





2-C
3-B







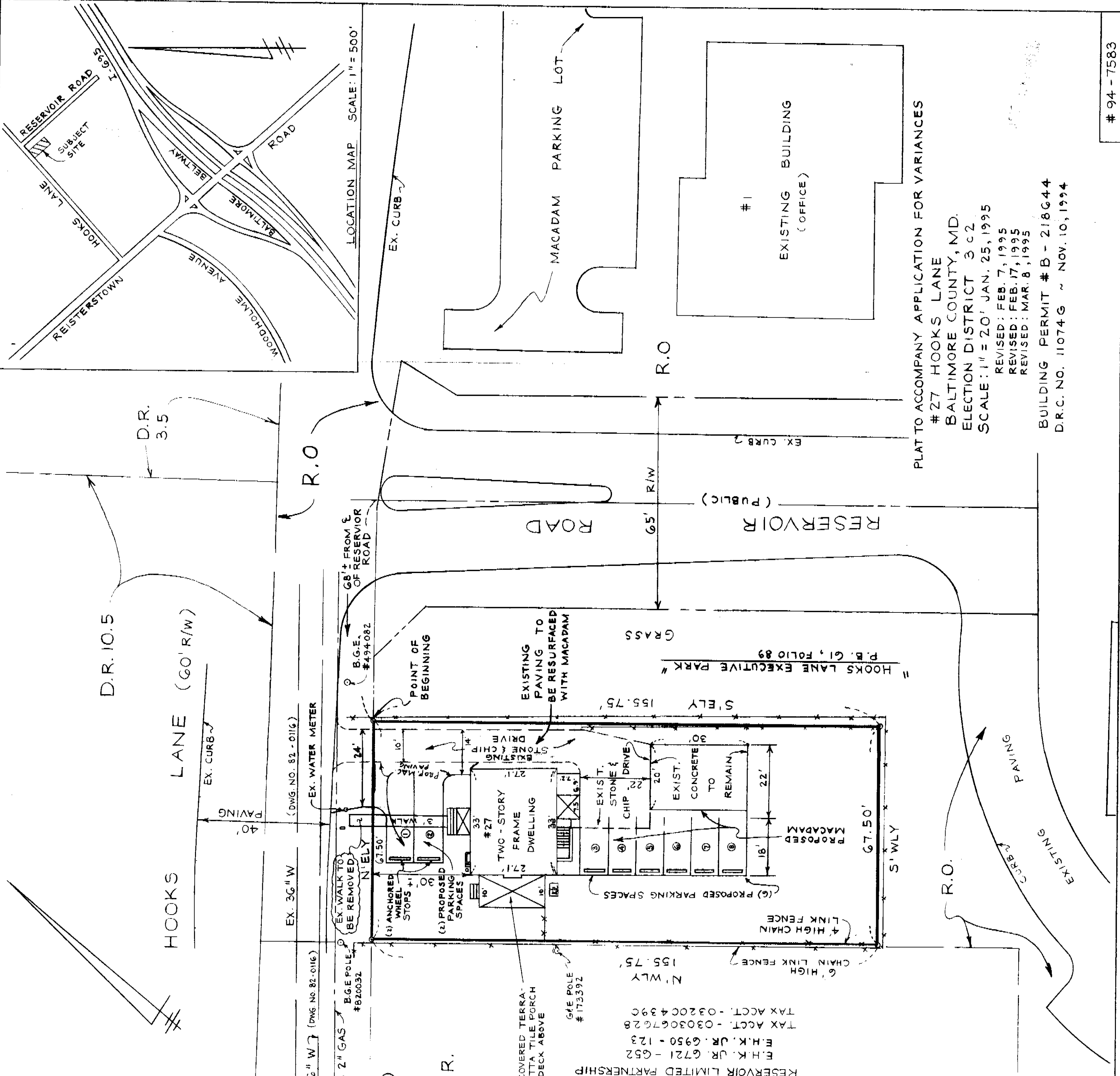
DENSITY CALCULATIONS & GENERAL NOTES

1. ZONING - R.O MAP REF - N.W. 9 F
2. GROSS AREA - 0.28 AC.±
3. HIGHWAY WIDENING - 0.04 AC.±
4. NET AREA - 0.24 AC.±
5. CENSUS TRACT - 4037.01
6. COUNCILMANIC DISTRICT - 2
7. REGIONAL PLANNING DIST. - 313B
8. SCHOOL DISTRICT -
9. SUBSEWERED -
10. WATERSHED -
11. NOT IN CHESAPEAKE BAY CRITICAL AREA.
12. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE PREMISES.
13. NO WETLANDS OR STREAMS EXIST.
14. SOIL TYPES - G9BZ
15. BALTIMORE COUNTY SOILS MAP NO. 33
16. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SINCE 1979. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAT HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
17. ZONING CHANGES WITHIN 200 FEET.
18. NO ZONING HISTORY ON THIS PROPERTY.
19. EXISTING USE OF PROPERTY - 1 SINGLE FAMILY DWLG.
20. PROPOSED USE OF PROPERTY - GENERAL OFFICE BLDG. (OWNER OCCUPIED)
21. NO SEPTIC SYSTEMS.
22. AVERAGE DAILY TRIPS - 45
23. AREA OF EXIST. DWLG. 1788.6 SF, 894.3/FLOOR
24. PARKING. REQ'D = 1789 SF / 1000 x 3.3 = 6.95. PROVIDED = 8 P.S.
25. SITE: 8'5" x 18' PARKING SPACE
26. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES, AND PUBLIC STREETS.
27. THE STONE & CHIP DRIVE IS A DURABLE, DUSTLESS SURFACE TO BE RESURFACED WITH MACADAM.
28. ANY SIGN COMPLIES WITH SECTION 203.C.1 OF THE BALTO. COUNTY ZONING REGULATIONS.
29. DWELLING HAS NOT BEEN ENLARGED IN FLOOR AREA BY 10% OR MORE WITHIN A PERIOD OF FIVE YEARS PRIOR TO THE DATE OF APPLICATION FOR CHANGE OR CONVERSION.
30. OFFICE HOURS - 9 A.M. TO 5 P.M.
31. 1ST FLOOR - 2 EMPLOYEES
32. 2ND FLOOR - 3 EMPLOYEES
33. TOTAL - 5 EMPLOYEES

95-312-A

OWNER
 RICHARD M. HOFFMAN
 #2 RESERVOIR CIRCLE, SUITE 100
 BALTIMORE, MD. 21208
 (410) 653-0800
 MAP 68, GRID 20, PARCEL 10G
 TAX ACCOUNT #0301036240
 DEED: 10838 - 323

DEVELOPMENT ENGINEERS, INC.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 (301) 828-9900



PLAT TO ACCOMPANY APPLICATION FOR VARIANCES
 #27 HOOKS LANE
 BALTIMORE COUNTY, MD.
 ELECTION DISTRICT 3 C 2
 SCALE: 1" = 20' JAN. 25, 1995
 REVISED: FEB. 7, 1995
 REVISED: FEB. 17, 1995
 REVISED: MAR. 8, 1995
 BUILDING PERMIT # B - 218644
 D.R.C. NO. 11074G ~ NOV. 10, 1994

DENSITY CALCULATIONS & GENERAL NOTES

- ZONING - R.O MAP REF - N.W. 9 F
- GROSS AREA - 0.28 AC.±
- HIGHWAY WIDENING - 0.04 AC.±
- NET AREA - 0.24 AC.±
- CENSUS TRACT - 403701
- COUNCILMANIC DISTRICT - 2
- REGIONAL PLANNING DIST. - 3138
- SCHOOL DISTRICT -
- WATERSHED -
- SUBSEWERSED -
- NOT IN CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO UNDERGROUND STORAGE TANKS ON THE PREMISES.
- NO WETLANDS OR STREAMS EXIST.
- SOIL TYPES - G9BZ
- BALTIMORE COUNTY SOILS MAP NO. 33
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN CONTACT BY THE OWNERSHIP SINCE 1979. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAT HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- ZONING CHANGES WITHIN 200 FEET.
- NO ZONING HISTORY IN THIS PROPERTY.
- EXISTING USE OF PROPERTY - SINGLE FAMILY DWLG.
- PROPOSED USE OF PROPERTY - GENERAL OFFICE BLDG. (OWNER OCCUPIED)
- NO SEPTIC SYSTEMS.
- AVERAGE DAILY TRIPS - 45
- AREA OF EXIST. DWLG. 1788.6 SF; 8943/FLOOR
- PARKING. REQ'D = 1789 SF / 1000 x 3.3 = 6 P.S. P.S.V.D. = 8 P.S. SIZE: 8'5" x 18' PARKING SPACE
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES, AND PUBLIC STREETS.
- THE STONE & CHIP DRIVE IS A DURABLE, DUSTLESS SURFACE. (TO BE RESURFACED WITH MACADAM.)
- ANY SIGN COMPLIES WITH SECTION 203.C.1 OF THE BALTO. COUNTY ZONING REGULATIONS.
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TOTAL - 5 EMPLOYEES

OWNER
 RICHARD M. HOFFMAN
 #2 RESERVOIR CIRCLE, SUITE 100
 BALTIMORE, MD. 21208
 (410) 653-0800
 MAP 68, GRID 20, PARCEL 10G
 TAX ACCOUNT #0301036240
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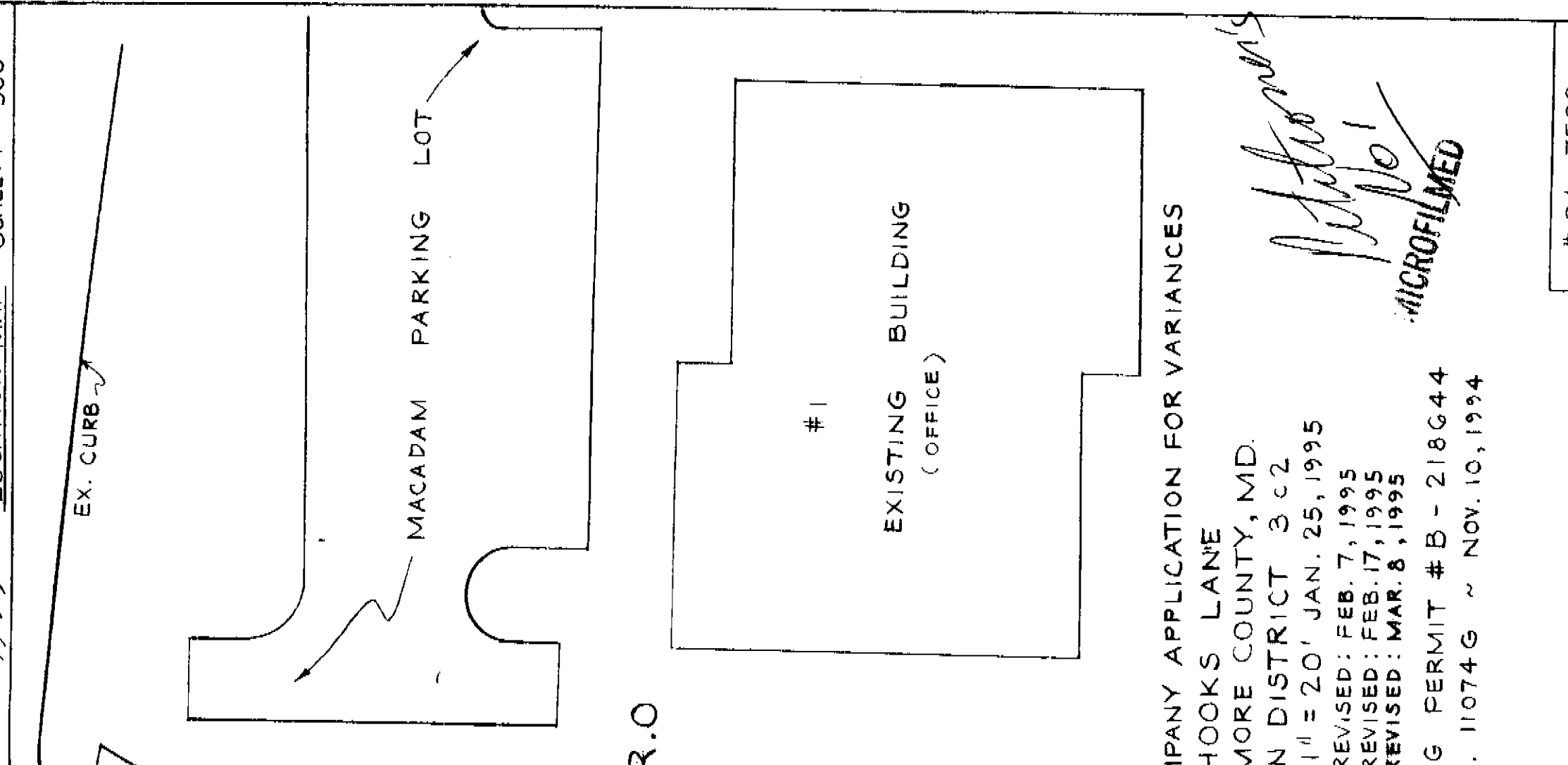
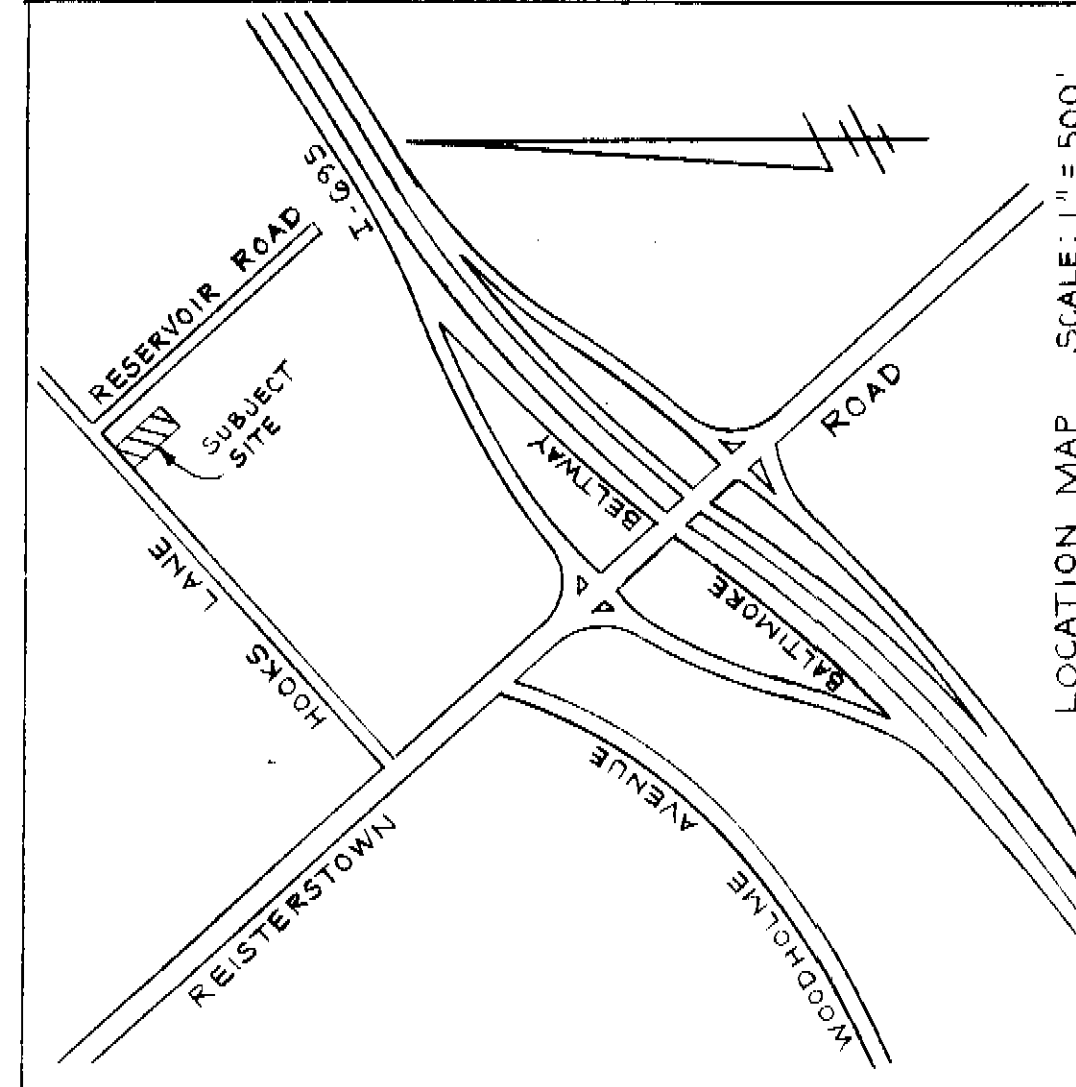
DEVELOPMENT ENGINEERS, INC.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 (301) 828-9000

RESERVOIR LIMITED PARTNERSHIP
 F.H.K. GR. 6721 - 652
 F.H.K. CM. 6950 - 123
 TAX ACCT. - 0303067628
 TAX ACCT. - 032004390

ANZEN WOODS MAINTENANCE CORP.
 9721 - 251
 TAX ACCT. - 160001390
 TAX ACCT. - 2000004361

RESERVOIR (PUBLIC)
 65' R/W
 65' FROM E. OF RESERVOIR ROAD
 B.G.E. #494082

RESERVOIR ROAD
 65' R/W
 65' FROM E. OF RESERVOIR ROAD
 B.G.E. #494082



PLAT TO ACCOMPANY APPLICATION FOR VARIANCES
 #27 HOOKS LANE
 BALTIMORE COUNTY, MD.
 ELECTION DISTRICT 3 C 2
 SCALE: 1" = 20' JAN. 25, 1995
 REVISED: FEB. 7, 1995
 REVISED: FEB. 17, 1995
 REVISED: MAR. 8, 1995

BUILDING PERMIT # B - 218G44
 D.R.C. NO. 11074G ~ NOV. 10, 1994

94 - 7583

RESERVOIR (PUBLIC)
 65' R/W
 65' FROM E. OF RESERVOIR ROAD
 B.G.E. #494082

HOOKS LANE EXECUTIVE PARK
 P.B. G. FOLIO 89

RESERVOIR
 65' R/W
 65' FROM E. OF RESERVOIR ROAD
 B.G.E. #494082

RESERVOIR LIMITED PARTNERSHIP
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 65' R/W
 65' FROM E. OF RESERVOIR ROAD
 B.G.E. #494082

HOOKS LANE EXECUTIVE PARK
 P.B. G. FOLIO 89

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Hooks Lane, 68 ft. S of Reservoir Rd., c/1 Hooks Lane * ZONING COMMISSIONER
27 Hooks Lane * OF BALTIMORE COUNTY
3rd Election District *
2nd Councilmanic District *
Twenty-Seven Hooks Lane, * Case No. 95-312-A
L.L.C., Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 27 Hooks Lane near Pikesville. The Petition is filed by the Twenty-Seven Hooks Lane, L.L.C. by Richard Hoffman, Member. Variance relief is requested from Section 409.4.A of the Baltimore County Zoning Regulations (BCZR) to permit a driveway for two way movement to have a width of 10 ft. in lieu of the required 20 ft.; and a vehicular travelway with direct access to parking spaces. The subject property and relief requested are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance. It is of particular note that the plat submitted was originally prepared on January 25, 1995 but contains revisions, dated February 7, 1995, February 17, 1995 and March 8, 1995.

Appearing at the requisite public hearing held for this case was Richard Hoffman, principal of Twenty-Seven Hooks Lane, L.L.C. Also presented was Vincent Moskunas, the consultant who prepared the site plan from M & H Development Engineers, Inc. The Petitioner was represented by Deborah C. Dopkin, Esquire. A neighboring property owner, Jeffrey Attman also appeared as an interested person. Mr. Attman was represented by Ned Kodeck, Esquire.

Testimony and evidence presented was that the subject property is approximately .24 acres in area and is zoned R.O. This is a narrow, yet

deep, lot which fronts Hooks Lane. The width of the lot is approximately 67.5 ft. and the depth is approximately 156 ft. The property is improved by a two story framed structure which was, at one time, used as a dwelling. The Petitioner proposes no new construction but plans to convert the structure to an office for the accounting firm of which Mr. Hoffman is a member. The structure is presently vacant and was most recently used as a medical office by a psychiatrist.

Mr. Moskunas testified and presented the site plans. He noted that no new construction to the building was planned, only interior renovations. However, the Petitioner does intend on constructing an 8 space parking lot and driveway to accommodate same. Two customer spaces will be available on the front portion of the lot. Six employee spaces are shown to the rear of the site. Access to the spaces is by way of a 10 ft. drive aisle. The configuration and dimension of the aisle necessitates the requested variances. Mr. Moskunas also noted that the existing garage on the property will be removed.

Testimony and evidence was also offered that the property is exempt from the development process codified in Article 26 of the Baltimore County Code. Apparently a waiver has previously been obtained from compliance with those regulations.

As to the proposed business, Mr. Hoffman's firm employs three certified public accountants, including himself. Two other staff members work for the firm. There will be no other tenants in the proposed building. The accounting practice generally operates five days a week, Monday through Friday from 9:00 A.M. to 5:00 P.M.

Much of the surrounding property is also zoned R.O. and is used for office/business purposes. A portion of the surrounding site is owned by Mr. Attman. He has no objections to the plan, as revised.

Based upon the testimony and evidence presented at the hearing, I am persuaded that the variance relief should be granted. The unusual configuration of the lot, particularly its narrow width, presents a unique characteristic which justifies the variance. Testimony and evidence presented was that there is no parking on Hooks Lane and thus, parking must be provided on site. The proposed parking lot arrangement and driveway which provides access to same, appears to be a well thought out and appropriate scheme to provide parking. Thus, the variance relief which is requested shall be granted.

The Petition was subject to review by member agencies from the Zoning Plans Advisory Committee. Relevant comments were received from several agencies, including the Office of Planning and Zoning. It is of note that two fences line the perimeter of the site. Mr. Hoffman indicated that he would be removing the shorter fence which is located on the property. That fence is approximately 3 to 4 ft. high. However, a taller fence also lines the perimeter of the site but is on neighboring property. Obviously, this Petitioner cannot control whether that fence remains or is taken down. Thus, although I will hold Mr. Hoffman to his word to remove the fence on his property, he is quite powerless to remove the other fence.

Secondly, some landscape plan appears to be appropriate. Photographs of the site show that, at least, one tree in the front of the property will be lost. Although landscaping is warranted, the surrounding uses are also of note. There is no residential zone immediately adjacent to the subject site, although property across the street does carry a D.R. residential zoning classification. Any landscape plan should be geared toward screening the nearest residential property as opposed to other businesses. Within this framework, I will require the Petitioner to consult with

the County's Landscape Architect to develop a reasonable plan which will properly buffer the property.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of May, 1995 that a variance from Section 409.4.A of the Baltimore County Zoning Regulations (BCZR) to permit a driveway for a two way movement to have a width of 10 ft. in lieu of the required 20 ft.; and a vehicular travelway with direct access to parking spaces, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The existing fence on the subject property shall be removed.
3. The Petitioner shall consult with the County's Landscape Architect to develop and install an appropriate landscape plan. This plan shall be developed in accordance with site conditions and the use and zoning classifications of surrounding properties.

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES/mm

ORDER FOR FILING
By: [Signature]

ORDER FOR FILING
By: [Signature]

ORDER FOR FILING
By: [Signature]

ORDER FOR FILING
Date: [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 8, 1995

Deborah C. Dopkin, Esquire
Rosolio, Silverman and Kottz, P.A.
Suite 220, 502 Washington Avenue
Towson, Maryland 21204

RE: Case No. 95-312-A
Petition for Variance
Twenty-Seven Hooks Lane, L.L.C., Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

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 887-3353.

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att: Mr. Richard Hoffman, 2 Reservoir Circle, Su. 100, Balto.Md. 21208
cc: Mr. Ned Kodeck, 1 Reservoir Circle, Su. 201, Balto.Md. 21208
cc: Mr. Jeffrey Attman, 8028 Ritchie Highway, Pasadena, Md. 21122



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 27 Hooks Lane which is presently zoned R.O.

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(s) 409.4.A to permit a driveway for two-way movement to have a width of 10' in lieu of the required 20' and a vehicular travelway with direct access to parking spaces. The undersigned, legal owner(s) of the property situated in Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):
practical difficulty

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/Owner: Twenty-Seven Hooks Lane, L.L.C.
Type or Plat Name: [Signature]
Signature: Richard Hoffman, Member
Address: [Signature]
City: [Signature] State: [Signature] Zipcode: [Signature]
City: [Signature] State: [Signature] Zipcode: [Signature]
Name, Address and phone number of representative to be contacted: Deborah C. Dopkin, Esquire
Address: 502 Washington Ave., #220 (339-7100)
City: Towson, MD 21204
Phone No: [Signature]
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING: [Signature]
Responsible for Hearing: [Signature]
The following date: [Signature]
ALL OTHERS: [Signature]
REMOVED BY: [Signature] DATE: 3-7-95

Printed with Soybean Ink on Recycled Paper

M. & H. DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Melvin E. Hudkins
Registered Surveyor
Phone 288-8000

95-312-A
February 20, 1995

Zoning Description For Variances For #27 Hooks Lane

Beginning at a point on the southeast side of Hooks Lane which is (60) sixty wide, at the distance of 68 feet, more or less, southwesterly of the centerline of Reservoir Road which is (65) feet wide. Thence the following (4) courses and distances, viz: S'ELY 155.75 feet, S'WLY 67.50 feet, N'WLY 155.75 feet and N'ELY 67.50 feet to the place of beginning. As recorded in a deed Liber 10838, Folio 323. Containing 12,197 square feet or 0.28 Acres more or less. Also known as #27 Hooks Lane and located in the 3RD Election District.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-312

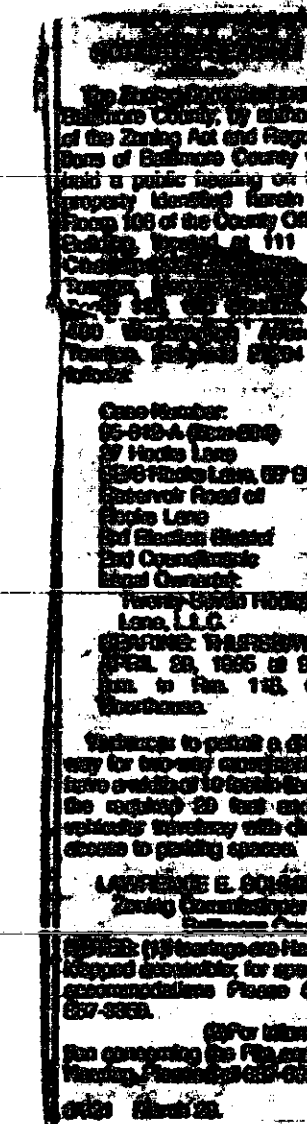
District: 3rd Date of Posting: 3/21/95
Posted for: Variance
Petitioner: Twenty-Seven Hooks Lane, L.L.C.
Location of property: 27 Hooks Lane, SE/3
Location of Signs: Facing road way on property being zoned
Remarks: [Signature]
Posted by: [Signature] Date of return: 4/7/95
Number of Signs: 4

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/24, 1995

THIS IS TO CERTIFY, that the annexed 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 3/23, 1995.

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



receipt
95-312-A

Account: R 01-6190
Number: 304

Date: 3-7-95
Twenty Seven Hooks Lane, L.L.C.
27 Hooks Lane

020 Com. UAA 230
080 1 sign 35.
255

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

March 20, 1995

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: 95-312-A (Item 304)
27 Hooks Lane
SE 1/2 Hooks Lane, 68' S of Reservoir Road c/l Hooks Lane
3rd Election District - 2nd Councilmanic
Legal Owner(s): Twenty-Seven Hooks Lane, L.L.C.
HEARING: THURSDAY, APRIL 20, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a driveway for two-way movement to have a width of 10 feet in lieu of the required 20 feet and a vehicular travelway with direct access to parking spaces.

Carl Jablon
Arnold Jablon
Director

cc: Deborah C. Dopkin, Esq.

NOTES: (1) ZONING 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 FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 13, 1995

Deborah C. Dopkin, Esquire
Rosolio, Silverman & Kotz, P.A.
502 Washington Ave., Suite 220
Towson, Maryland 21204

RE: Item No.: 304
Case No.: 95-312-A
Petitioner: Twenty-Seven Hooks Lane

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 07, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: March 30, 1995

SUBJECT: 27 Hooks Lane

INFORMATION:

Item Number: 304
Petitioner: Twenty-Seven Hooks Lane, L.L.C.
Property Size: .28 acres
Zoning: R.O.
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a driveway for two-way movement to have a width of 10' in lieu of the required 20', and a vehicular travelway with direct access to parking spaces.

Based upon a review of the information provided, the staff offers the following comment:

No opposition is offered to the requested Variances; however, the following conditions are recommended to ensure that the proposed site improvements are done in a manner to enhance the appearance of the site:

- 1) The chain link fence should be removed or replaced with a fence more compatible with the proposed improvements.
- 2) A 20' wide landscaped buffer should be provided along the rear property line.
- 3) The parking lot should be screened in accordance with the landscape manual.

ITEM304/PZONE/ZAC1 Pg. 1

4) Proposed lighting must be low-level, and directed away from any residential use.

Prepared by: *Jeffrey W. Lutz*
Division Chief: *Carol L. Keme*
PK/JL

ITEM304/PZONE/ZAC1 Pg. 2

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 27, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 27, 1995
Item No. 304

The Developers Engineering Section has reviewed the subject zoning item. Public sewer is not available to this site. The area around Hooks Lane is located in the area designated "S-3" on the County's Sewerage Plan Maps. With this designation, capital facilities are required and are possible within the framework of the 6-year capital program. The Developer has the option of constructing a public sewer to serve this site, at his cost.

A landscape plan must be approved prior to release of permits.

RWB:ew

95-312A

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

TO: Mr. Arnold Jablon, Director DATE: March 20, 1995
Zoning Administration and Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #304 - 27 Hooks Lane
27 Hooks Lane
Zoning Advisory Committee Meeting of March 20, 1995

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

Ground Water Management

Soil Percolation tests must be conducted on this site, prior to approval of building permit.

Also, Note #15 on the plan must be revised, because the site is served by an existing septic system.

JLP:TE:sp
HOOKSLA/DEPRM/TXTSBP

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-21-95

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

Re: Baltimore County
Item No.: +304 (JRA)

Dear Ms. Watson:

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.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

ES/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-8258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

DATE: 03/22/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETINGS OF MAR. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

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 Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 304, 305, 306, 307, 308, 310, 311, 312 AND 313. 9

RECEIVED
MAR 24 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, RS-1106F

cc: File

PETITION PROBLEMS - AGENDA OF 3/20/95

#304 - JRA

1. No address, zip code, or telephone number for legal owner.
2. No authorization for person signing for legal owner.
3. Review information on petition form not completed.

#305 - MJK

1. Need attorney - improvement association is incorporated.

#307 - JCM

1. No telephone number for legal owner.

#309 - MJK

1. No telephone number for legal owner.

95-312-A

HO zone -

Was professional office by doctor -
not a residence 6-7 years

~~Believes~~ Believes that
this is not necessary

No new construction

Vincent Moskunous -
Pres. of M+H

Variance for aisle width
& direct access to parking

front part of lot the same

garage removed -

70' feet wide R.O.
180 feet deep - 124 acres

building ~~was~~ old

10 foot ~~wide~~ driveway -

utilities in road
curb & gutter

All parking should be on site -

DNC - exemption from development
process.
office for accounting firm -

Removal of fence would not be
beneficial since another
fence is owned by owner -

landscaping may not be
necessary -

Interested Person

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

NED KODECK

1 Reservoir Circle Suite 201

Jeffrey Attman

2020 Albic Hwy Pkden 21022

Richard Keuffman -
CPA

located next door -

at 7001 Attman's -

Building was used as a
perognatists office -

doctor lived off site -

not used as principal residence -

firm - 3 CPA's
2 other employees

no other tenants
no additions - extensions
to building

no structural changes -

(9-5 M+F)

no objections as far as he knows -

owner ~~was~~ fence to be removed

has agreed to some landscaping -

Restrict - add some
requirements

took a house - deteriorating
& made improvement -

he thought it was serious

RE: PETITION FOR VARIANCE
27 Hooks Lane, SE/S Hooks Lane, 68' S of
Reservoir Road c/1 Hooks Lane, 3rd
Election District, 2nd Councilmanic
Petitioner
Twenty-Seven Hooks Lane, L.L.C.
OF BALTIMORE COUNTY
CASE NO. 95-312-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, Rosolio, Silverman & Kots, 502 Washington Avenue, Suite 220, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bill M. M.

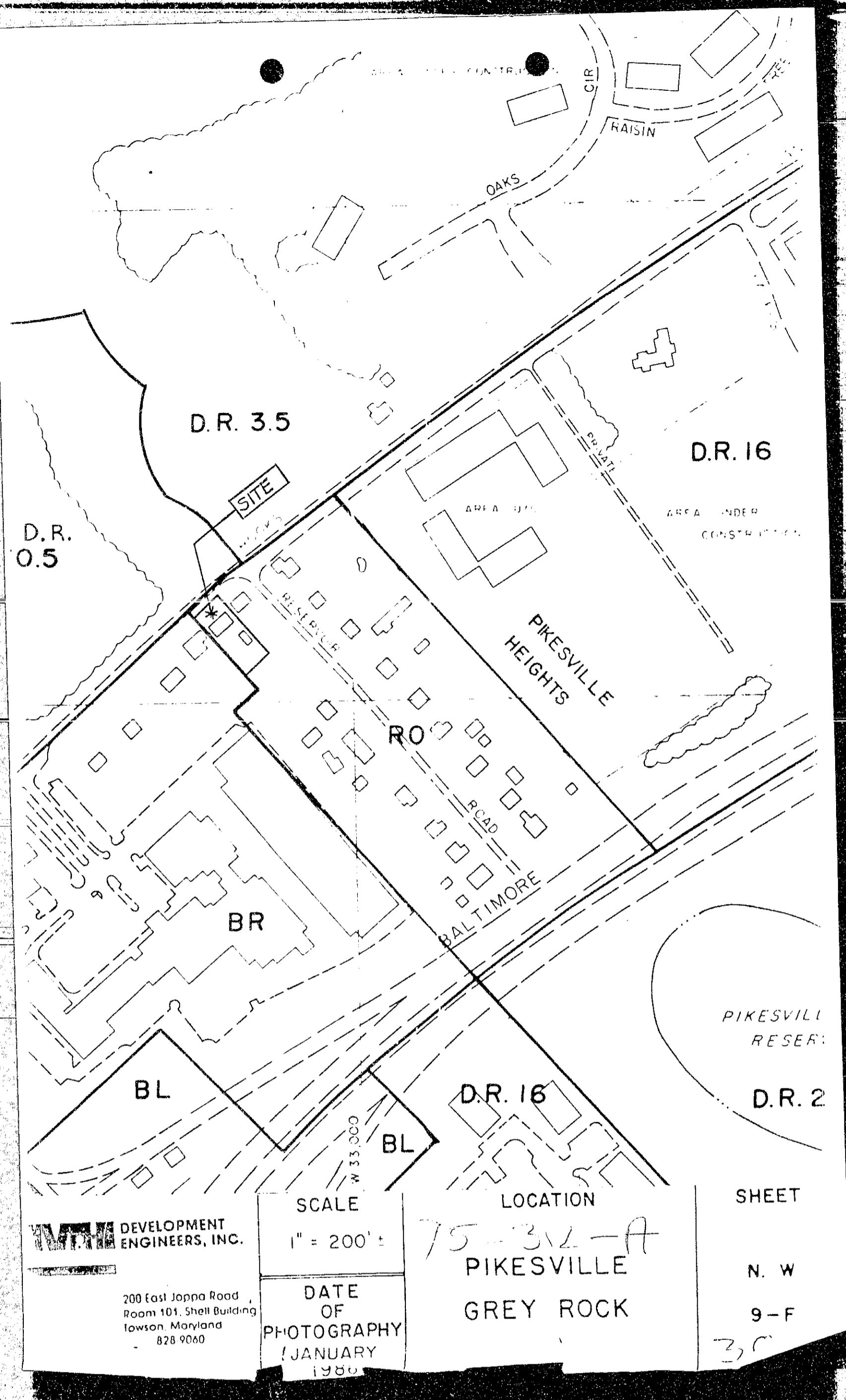
2 Reservoir Circle Baltimore 21209

VINCENT MOSKUNOUS

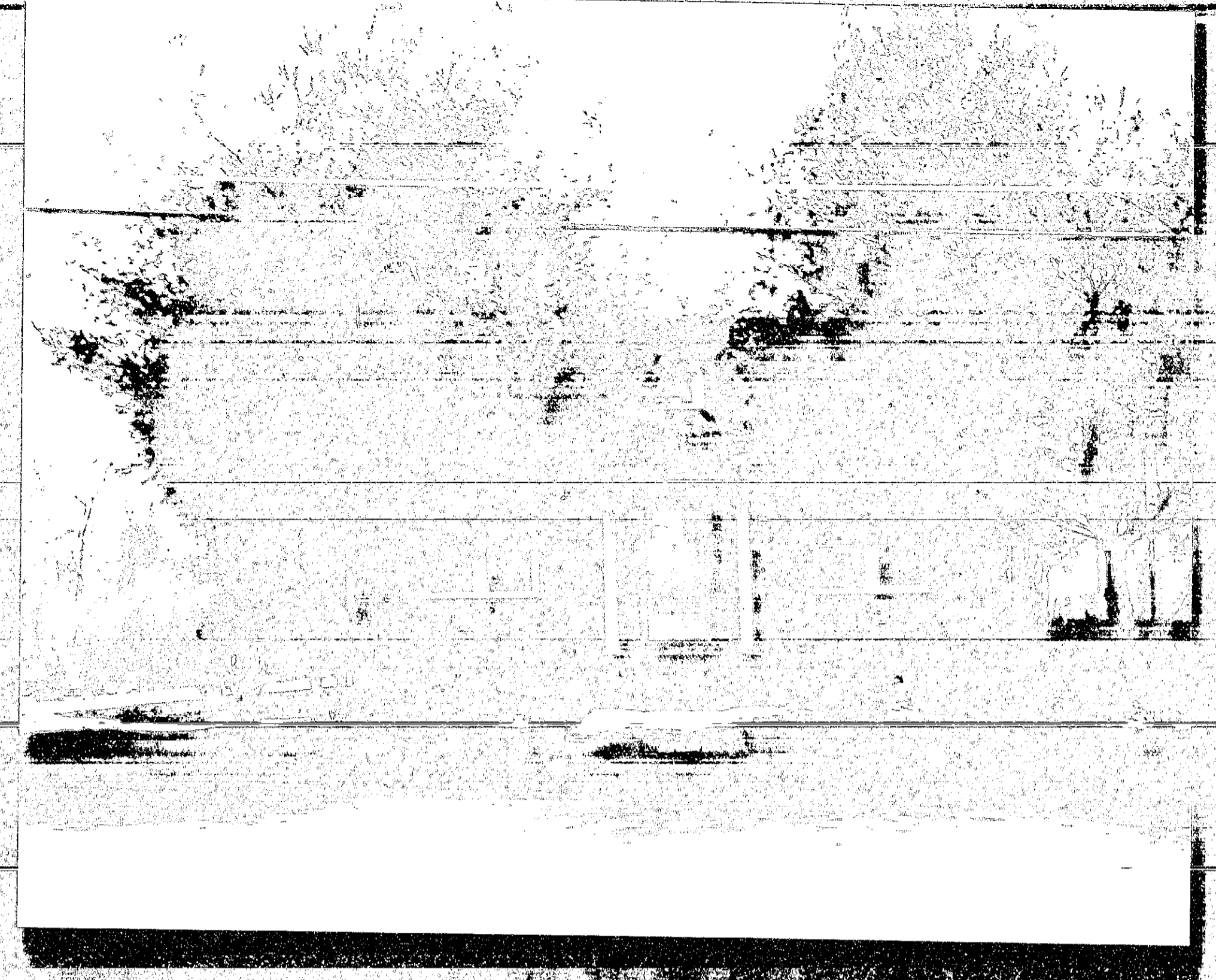
200 E. Joppa Rd Towson MD 21286

Deborah Dopkin

502 WASHINGTON AVE 21204



DEVELOPMENT ENGINEERS, INC.
 200 East Janna Road
 Room 101, Shell Building
 Towson, Maryland
 828 9040

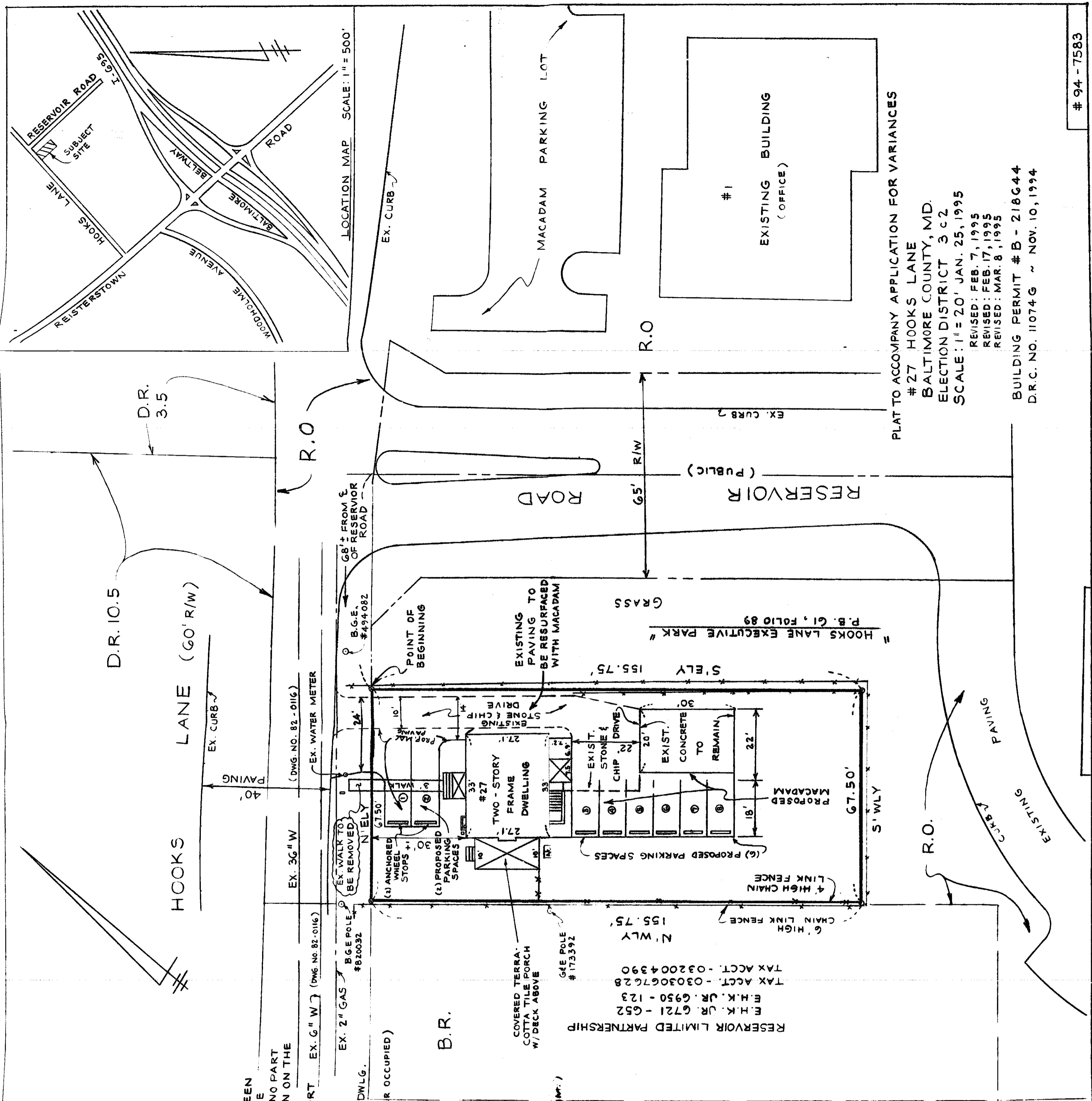
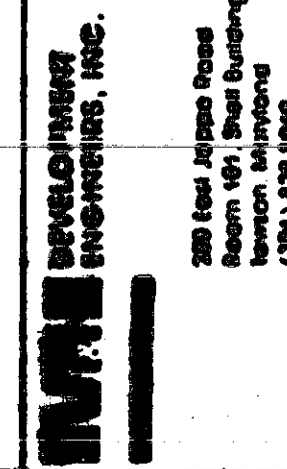


DENSITY CALCULATIONS (GENERAL NOTES)

- ZONING - R.O. MAP REF - N.W. 9 F
- GROSS AREA - 0.28 AC.±
- HIGHWAY WIDENING - 0.04 AC.±
- NET AREA - 0.24 AC.±
- CENSUS TRACT - 403701
COUNCILMANIC DISTRICT - 2
REGIONAL PLANNING DIST. - 3/3B
SCHOOL DISTRICT -
WATERSHED -
SUBSEWERSHED -
- NOT IN CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO UNDERGROUND STORAGE TANKS ON THE PREMISES.
- NO WETLANDS OR STREAMS EXIST.
- SOIL TYPES - G9B2
- BALTIMORE COUNTY SOILS MAP NO. 33 HELD INTACT BY THE OWNERSHIP SINCE 1979. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAT HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- ZONING CHANGES WITHIN 200 FEET.
- NO ZONING HISTORY ON THIS PROPERTY.
- EXISTING USE OF PROPERTY - SINGLE FAMILY DWLG.
- PROPOSED USE OF PROPERTY - GENERAL OFFICE BLDG. (OWNER OCCUPIED)
- NO SEPTIC SYSTEMS.
- AVERAGE DAILY TRIPS - 45
- AREA OF EXIST. DWLG. 1788.65sf, 81443/FLOOR 2545'D - 8 P.S.
- PARKING REQ'D: 1789sf / 1000x33x 6 P.S.
SITE: 18'5" x 18' PARKING SPACE
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES, AND PUBLIC STREETS.
- THE STONE & CHIP DRIVE IS A DURABLE, SUBSEWERSHED SURFACE. (TO BE RESURFACED WITH MACADAM.)
- ANY SIGN COMPLIES WITH SECTION 203.C.1 OF THE BALTO. COUNTY ZONING REGULATIONS.
- DWELLING HAS NOT BEEN ENLARGED IN FLOOR AREA BY 10% OR MORE WITHIN A PERIOD OF FIVE YEARS PRIOR TO THE DATE OF APPLICATION FOR CHANGE OR CONVERSION.
- OFFICE HOURS - 9 A.M. TO 5 P.M.
1ST FLOOR - 2 EMPLOYEES
2ND FLOOR - 3 EMPLOYEES
TOTAL - 5 EMPLOYEES

95-312-A

OWNER
RICHARD M. HOFFMAN
#2 RESERVOIR CIRCLE, SUITE 100
BALTIMORE, MD. 21208
(410) 653-0800
MAP 68, GRID 20, PARCEL 10G
TAX ACCOUNT #0301036240
DEED: 10838 - 323



PLAT TO ACCOMPANY APPLICATION FOR VARIANCES

#27 HOOKS LANE
BALTIMORE COUNTY, MD.
ELECTION DISTRICT 3 C2
SCALE: 1" = 20' JAN. 25, 1995

REVISED: FEB. 7, 1995
REVISED: FEB. 17, 1995
REVISED: MAR. 8, 1995

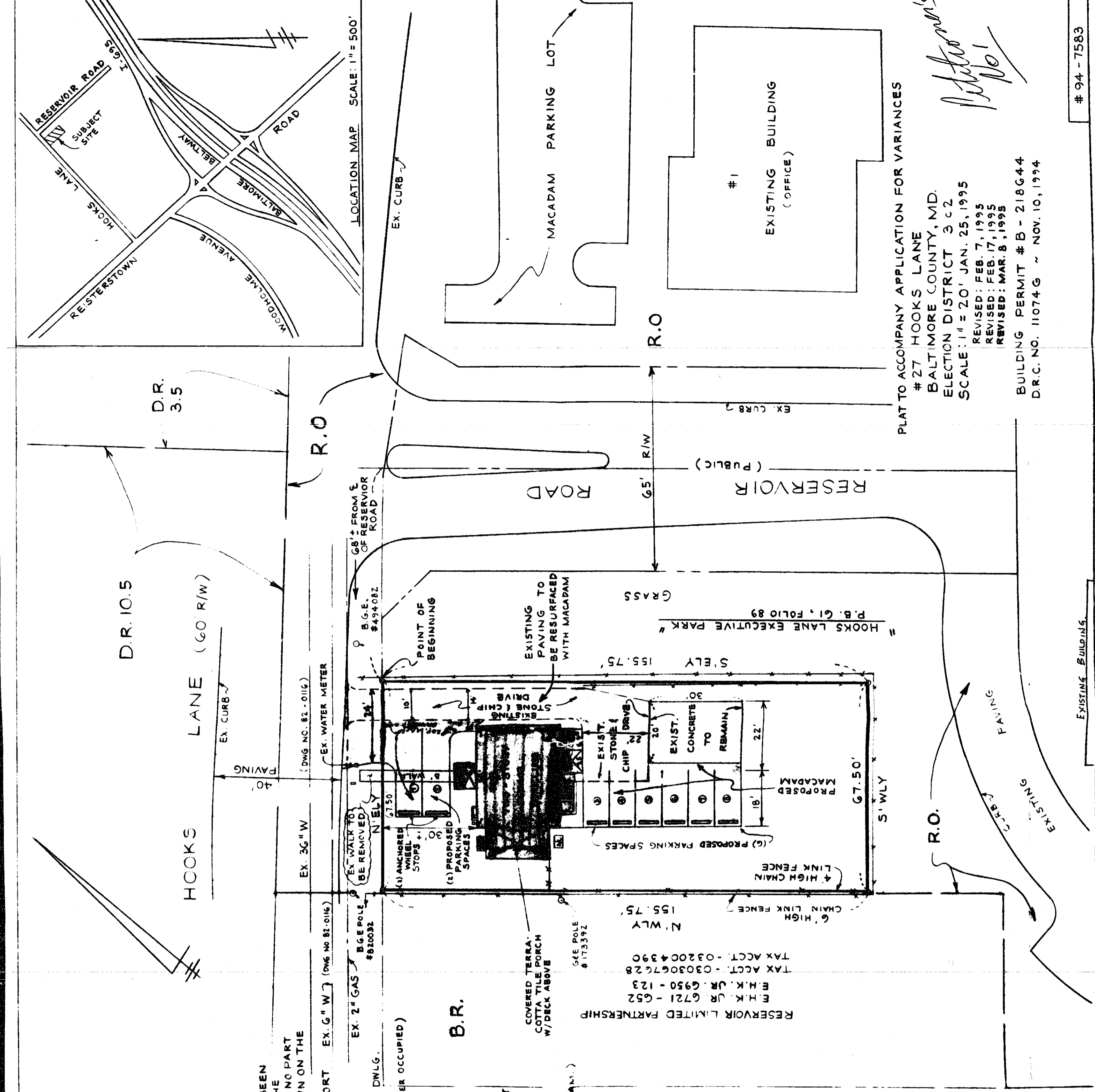
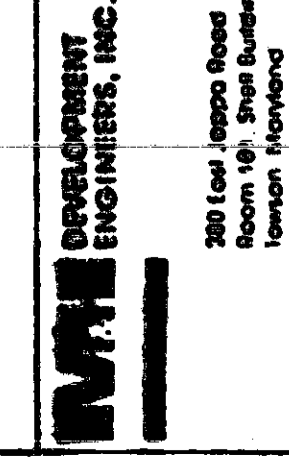
BUILDING PERMIT # B - 218G44
D.R.C. NO. 11074 G ~ NOV. 10, 1994

94 - 7583

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Richard M. Hoffman