

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
NWC Northfields Circle and
Fairbanks Drive
8618 Northfields Circle
8th Election District
4th Councilmanic District
Donald S. Hannahs, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-325-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Donald S. Hannahs and Deborah T. Hannahs, his wife, for that property known as 8618 Northfields Circle in the Seminary Overlook subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 504 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow rear and side yard setbacks of 1 ft. in lieu of the required 11.25 ft. for an open projection (deck), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING
Date 4/22/95
By M. Hood

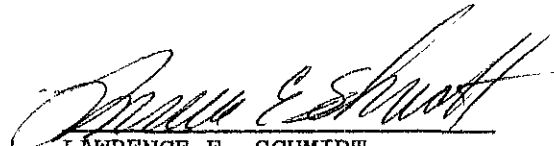
MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of April, 1995 that the Petition for a Zoning Variance from Sections 504 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow rear and side yard setbacks of 1 ft., in lieu of the required 11.25 ft., for an open projection (deck), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

APR 22 1995
4/22/95
M. G. G. G. G.

APR 22 1995

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 20, 1995

Mr. and Mrs. Donald S. Hannahs
8618 Northfields Circle
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 95-325-A
Property: 8618 Northfields Circle

Dear Mr. and Mrs. Hannahs:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

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 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

95-325-A

to the Zoning Commissioner of Baltimore County

for the property located at 8618 NORTHFIELDS CIRCLE
which is presently zoned OR2

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) 504, 301.1A, BC2R &

V.B.6.b; C.M.D.P., TO PERMIT REAR & SIDEYARD SETBACKS OF 1'
IN LIEU OF THE REQUIRED 11.25' FOR A DECK.

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

See reverse side

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.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

MICROFILMED Zoning Commissioner of Baltimore County

REVIEWED BY: JAM

DATE: 3-22-95



Printed with Soybean Ink on Recycled Paper

ITEM #: 324

ESTIMATED POSTING DATE: _____

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8618 NORTHFIELDS CIRCLE
address
LUTHERVILLE MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THE PATIO IS THE STRUCTURE WHICH REQUIRES THE VARIANCE. WE WOULD LIKE TO FILL IN THAT AREA + BUILD A PATIO BECAUSE OUR YARD SLOPES THERE + IS BASICALLY UNUSABLE. A PATIO WOULD ALLOW US TO ENJOY THE AREA. House is on a corner lot and is placed diagonally. This reduces the usable space in the back yard

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Donald S. Hannans
(signature)
DONALD S. HANNANS
(type or print name)



Deborah T. Hannans
(signature)
DEBORAH T. HANNANS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald S. Hannans + Deborah T. Hannans

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/25/95
date

Mary Emily S. Inoué
NOTARY PUBLIC

My Commission Expires: 3/1/95

ZONING DESCRIPTION.

P618 NORTHFIELDS CIR.

Z.O. 8 C.D. 4

NW/C. OF NORTHFIELDS CIR $\frac{1}{2}$
FAIRBANKS DRIVE.

BEING LOT 18, BLOCK C OF
SEMINARY OVERLOOK, PLAT BOOK 86 folio 10.

12,000 ϕ

324

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-325-A

District Beth

Date of Posting 3/31/95

Posted for: Variance

Petitioner: Donald & Deborah Hannahs

Location of property: ~~8108~~ 8108 Northfields Circle

Location of Signs: Facing road way on pro party bearing road

Remarks:

Posted by M. Stealy
Signature

Date of return: 4/7/95

Number of Signs: 1



324



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

receipt

95-325-A

Account: R-001-6150

Number

July

Date

3-21-95

DONALD HANNAHS _____ \$615 Nonresidential
LIC

Admin VAR (010) _____ \$20.00

POSTING (090) _____ \$35.00
\$55.00

APR 2 1995

03A03R0051MICHRC

\$85.00

BA E002:36PM03-22-95

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor 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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 324
Petitioner: DONALD S. + DEBORAH T. HANUANS
Location: 8618 NORTHFIELDS CIRCLE LUTHERVILLE 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 825 4738

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-325-A (Item 324)
8618 Northfields Circle
NWC Northfields Circle and Fairbanks Drive
8th Election District - 4th Councilmanic
Legal Owners: Donald S. Hannahs and Deborah T. Hannahs

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 2, 1995. The closing date (April 17, 1995) 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) 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 Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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 PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Donald and Deborah Hannahs
Maryland Home Enhancers

WAC/10/1/95



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 10, 1995

Mr. and Mrs. Donald Hannahs
8618 Northfields Circle
Timonium, Maryland 21093

RE: Item No.: 324
Case No.: 95-325-A
Petitioner: Donald Hannahs, et ux

Dear Mr. and Mrs. Hannahs:

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 22, 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: April 4, 1995

SUBJECT: 8618 Northfields Circle

INFORMATION:

Item Number: 324
Petitioner: Hannahs Property
Property Size: _____
Zoning: DR-2
Requested Action: Administrative Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit rear and sideyard setbacks of 1' in lieu of the required 11.25' for an open projection.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

PK/JL

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 04/04/95

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 APR. 3, 1995.

Item No.: SEE BELOW

Zoning Agenda: SEE BELOW

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: 321, 322, 323, 324, 325
326 & 327. 5

RECEIVED

APR 6 1995

ZADM

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

cc: File





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-31-94

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.: * 324 (JCM)

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

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

WILKINSON

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: April 10, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for April 10, 1995
Items 322, 323, (324) 325, 326, and 327

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 8618 Northfields Circle

Subdivision name: Semi-ranch Overlook

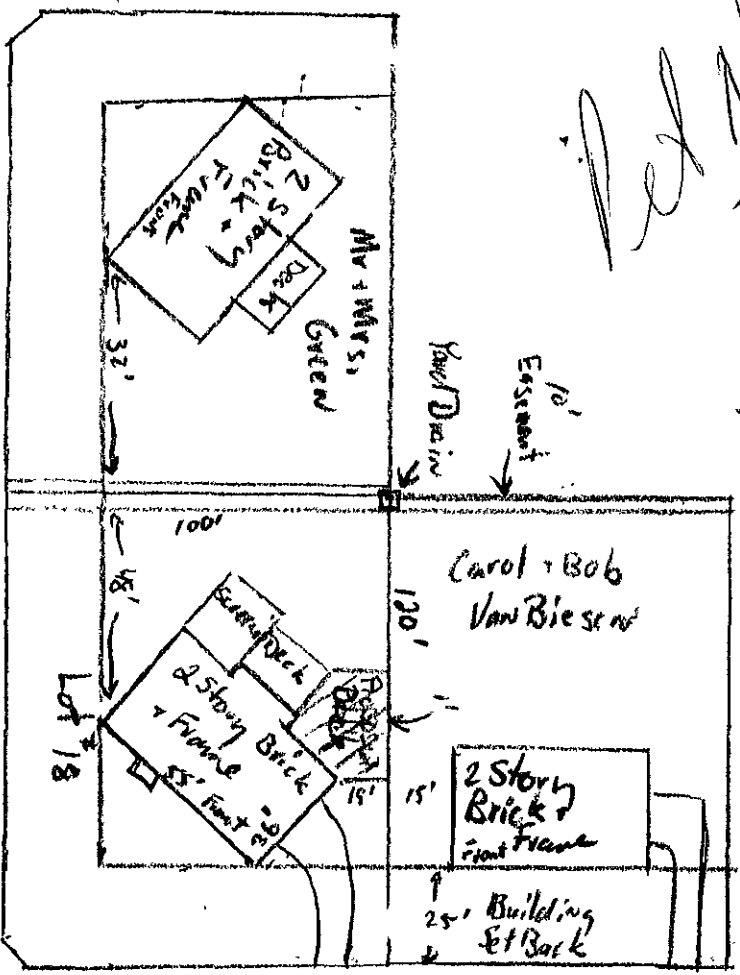
plat book # 85, folio # 10, lot # 18, section # C

OWNER: Donald + Debbie Henrichs

see pages 5 & 6 of the CHECKLIST for additional required information

95-325-A

Ref 10/2/85



NORTHFIELDS CIRCLE

FAIRBANKS DRIVE

④

North date: 3/15/85
prepared by: SMP

Scale of Drawing: 1" = 50'

Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 8

Councilmanic District: 4

1"=200' scale map #: NW 12-B

Zoning: _____

Lot size: 12000 SF square feet

SEWER: public private
WATER: yes no

Chesapeake Bay Critical Area: yes no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

QUN 324



QUALITY HOME IMPROVEMENTS

Steve Pulford
13135 Williamfield Drive
Ellicott City, MD 21042
(410) 988-9116

324

95-325-A

8618 Northfields Circle
Donald + Debbie Hannahs

Photographs

View
From neighbors
yard



View from
back yard



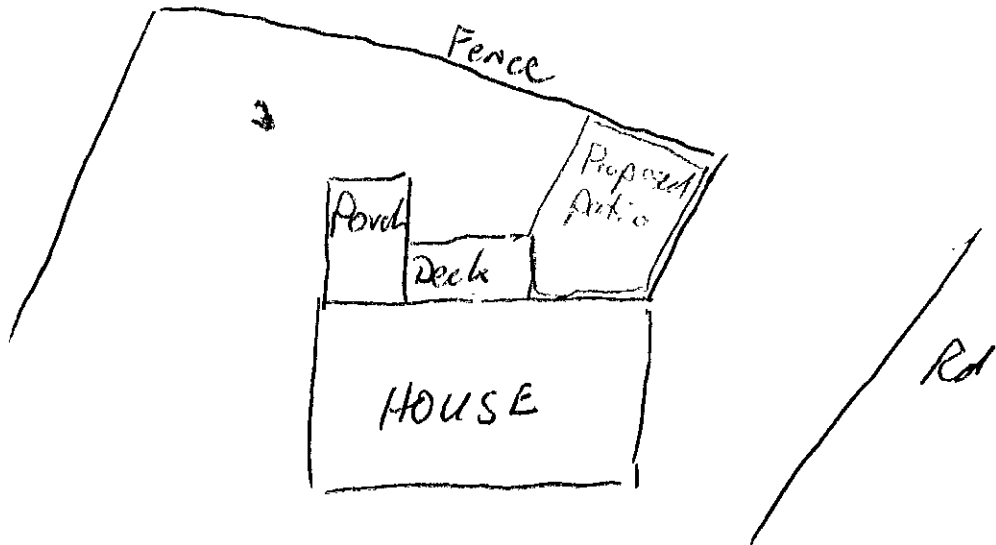
"Let us enhance your home!"

MHIC # 37066

OVER →

324

View from
Side yard looking
into the back yard



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 NWC Northfields Circle and Fairbanks Drive
 8618 Northfields Circle
 8th Election District
 4th Councilmanic District
 Donald S. Hannahs, et ux
 Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 95-325-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Donald S. Hannahs and Deborah T. Hannahs, his wife, for that property known as 8618 Northfields Circle in the Seminary Overlook subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 504 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow rear and side yard setbacks of 1 ft. in lieu of the required 11.25 ft. for an open projection (deck), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of April, 1995 that the Petition for a Zoning Variance from Sections 504 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow rear and side yard setbacks of 1 ft., in lieu of the required 11.25 ft., for an open projection (deck), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LBS:mmn

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

April 20, 1995

Mr. and Mrs. Donald S. Hannahs
 8618 Northfields Circle
 Lutherville, Maryland 21093

RE: Petition for Administrative Variance
 Case No. 95-325-A
 Property: 8618 Northfields Circle

Dear Mr. and Mrs. Hannahs:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

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 887-3391.

Very truly yours,

Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LBS:mmn
 encl.



Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 8618 Northfields Circle
 which is presently zoned R-2

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 504, 301.1.A, BCZR & U.B.C.D. CAMD, TO PERMIT REAR & SIDE YARD SETBACKS OF 1' IN LIEU OF THE REQUIRED 11.25' FOR A DECK.

of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See reverse side

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 Purchase/Lessee
 Type or Print Name: DONALD S. HANNAHS
 Signature: DONALD S. HANNAHS
 Address: 8618 NORTHFIELDS CIRCLE
 City: LUTHERVILLE MD 21093
 State: MD Zip Code: 21093

Legal Owner(s)
 Type or Print Name: DONALD S. HANNAHS
 Signature: DONALD S. HANNAHS
 Address: 8618 NORTHFIELDS CIRCLE
 City: LUTHERVILLE MD 21093
 State: MD Zip Code: 21093

Attorney for Petitioner
 Type or Print Name: LAWRENCE E. SCHMIDT
 Signature: LAWRENCE E. SCHMIDT
 Address: 400 WASHINGTON AVE
 City: TOWSON MD 21286
 State: MD Zip Code: 21286

A Public Hearing having been requested and so found to be required by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1995, the subject matter of this petition be set for a Public Hearing, to be held at _____ o'clock _____ of the month of _____, 1995, at the _____ of Baltimore County, and that the property be required.

REVIEWED BY: [Signature] DATE: 3-22-95
 ESTIMATED POSTING DATE: [Blank]
 Zoning Commissioner of Baltimore County
 ITEM #: 324

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 8618 NORTHFIELDS CIRCLE
 LUTHERVILLE MD 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please restate or paraphrase)

THE PATIO IS THE STRUCTURE WHICH REQUIRES THE VARIANCE. WE WOULD LIKE TO FINISH THAT AREA & BUILD A PATIO BECAUSE OUR YARD SLOPES THERE & IS BASICALLY UNUSABLE. A PATIO WOULD ALLOW US TO ENJOY THE AREA. HOUSE IS ON A CORNER LOT AND IS PLACED DIAGONALLY. THIS REDUCES THE USABLE SPACE IN THE BACKYARD.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Donald S. Hannahs
 Deborah T. Hannahs

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 22nd day of January, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald S. Hannahs & Deborah T. Hannahs

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/25/95
 Mary Emily S. Scott
 My Commission Expires: 3/1/95

ZONING DESCRIPTION

R618 NORTHFIELDS CIR.
 E.D. 8 C.D. 4

NW/C. OF NORTHFIELDS CIR & FAIRBANKS DRIVE.

BEING LOT 18, BLOCK C OF SEMINARY OVERLOOK; PLAT BOOK 86 FILE 10.

12,000 #

324

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: 3/21/95
 Posted for: Variance
 Petitioner: Donald S. Hannahs
 Location of property: 8618 Northfields Circle
 Location of Signs: Facing road way on property being posted
 Remarks: [Blank]
 Posted by: [Signature] Date of return: 4/1/95
 Number of Signs: 1

Baltimore County
 Zoning Administration & Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21286

324
 95-325-A
 RECEIVED
 JUN 1995
 DONALD HANNAHS
 8618 Northfields Circle
 BALTIMORE (010)
 POSTING (080)

Baltimore County Government
 Office of Zoning Administration and Development Management
 111 West Chesapeake Avenue
 Towson, MD 21286
 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood 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.

Arnold Jarlon, Director

For newspaper advertising:
 Item No.: 324

Petitioner: DONALD S. & DEBORAH T. HANNAHS
 Location: 8618 NORTHFIELDS CIRCLE LUTHERVILLE 21093

PLEASE FORWARD ADVERTISING BILL TO:
 NAME: SAHMC
 ADDRESS: [Blank]

PHONE NUMBER: 825 4138

AJ:ggg (Revised 04/09/93)



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-325-A (Item 324)
8618 Northfields Circle
NAC Northfields Circle and Fairbanks Drive
8th Election District - 4th Councilmanic
Legal Owners: Donald S. Hannahs and Deborah T. Hannahs

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 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 2, 1995. The closing date (April 17, 1995) 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) 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 Commissioner), 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 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 PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Donald and Deborah Hannahs
Maryland Home Exchangers



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 10, 1995

Mr. and Mrs. Donald Hannahs
8618 Northfields Circle
Timonium, Maryland 21093

RE: Item No.: 324
Case No.: 95-325-A
Petitioner: Donald Hannahs, et ux

Dear Mr. and Mrs. Hannahs:

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 22, 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,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 4, 1995

SUBJECT: 8618 Northfields Circle

INFORMATION:

Item Number: 324

Petitioner: Hannahs Property

Property Size: _____

Zoning: DR-2

Requested Action: Administrative Variance

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit rear and sideyard setbacks of 1' in lieu of the required 11.25' for an open projection.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Lewis*

PK/JL



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

(410) 887-4500

DATE: 04/04/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
PHIL STOP-1108

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 3, 1995.

Item No.: SEE BELOW Zoning Agenda: SEE BELOW

gentleman:

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.

3. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 321, 322, 323, 324, 325, 326 & 327.

RECEIVED
APR 6 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4891, RS-1102F

cc: File

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-31-94

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: * 324 (JCM)

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

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2298 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21208-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 10, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
For April 10, 1995
Items 322, 323, 324, 325, 326, and 327

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RMB:ew

January 23, 1995

Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

re: Donald and Debbie Hannahs
8618 Northfields Circle
Timonium, Maryland 21093

To Whom It May Concern,

Our property adjoins the Hannahs's property on the side
where they plan the patio project. We have reviewed the proposed
plans for the patio and have no objections.

Sincerely,

Robert and Carol Van Biesen

Dr. Robert and Carol Van Biesen
8616 Northfields Circle
Timonium, Maryland 21093

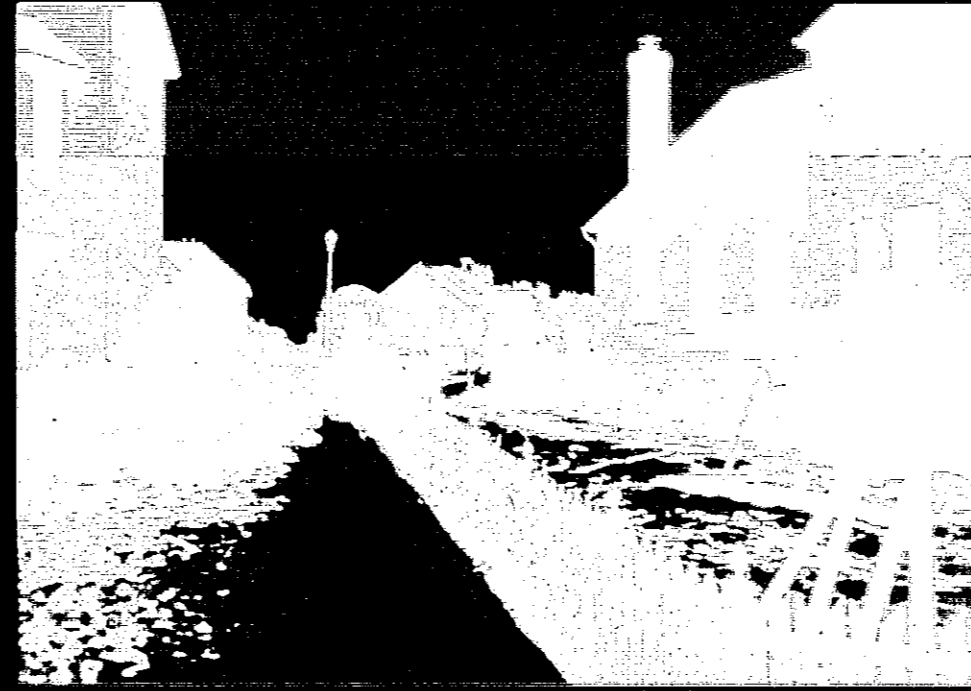
324



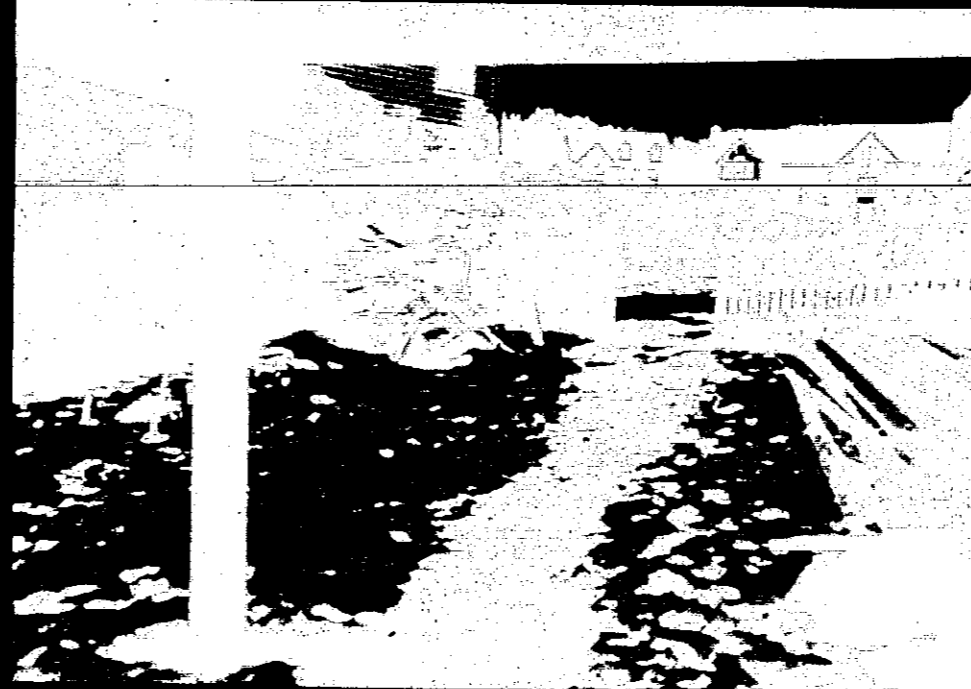
QUALITY HOME IMPROVEMENTS
Steve Putford
13135 Wilkfield Drive
Ellicott City, MD 21042
(410) 988-9116

324 95-325-A
8618 Northfields Circle
Donald + Debbie Hannahs
Photographs

View
From neighbors
yard



View from
back yard



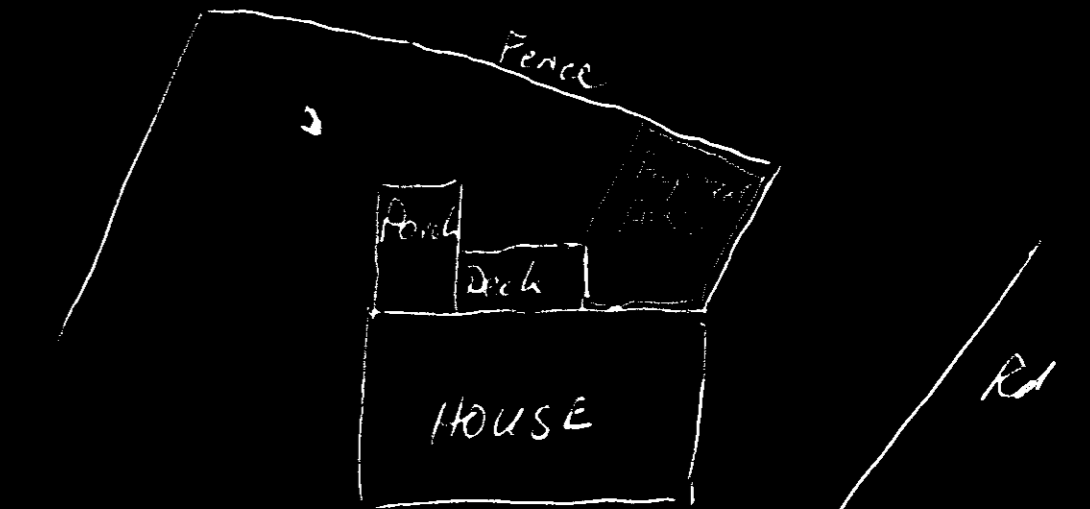
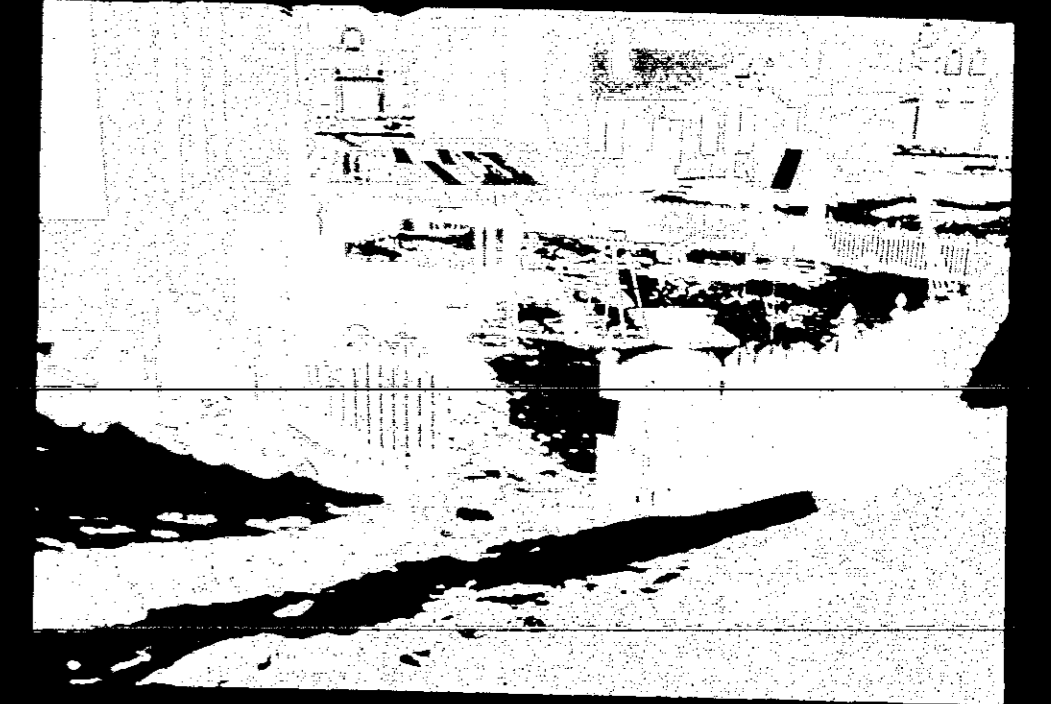
"Let us enhance your home!"

OVER →

95-325-A

324

View from
Side yard looking
into the backyard



Plat to accompany Petition for Zoning Variance Special Hearing

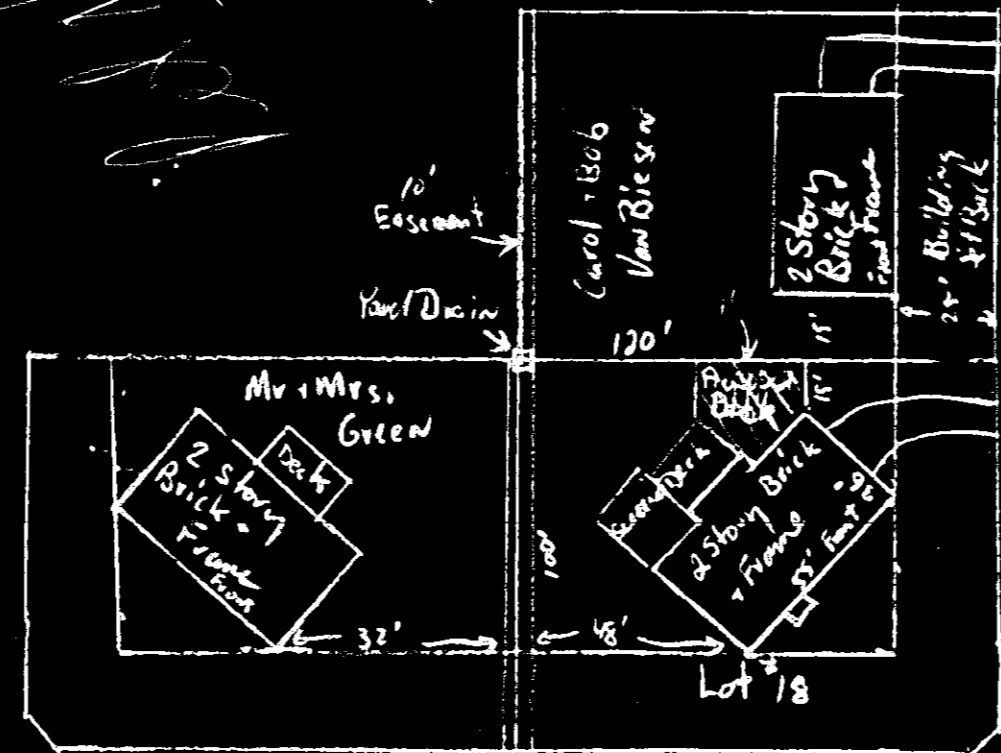
PROPERTY ADDRESS: 8618 Northfields Circle see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Seminole Overlook

Plat book # 85 folio 10 lots 18 sections C

OWNER: Donald + Debbie Hannahs

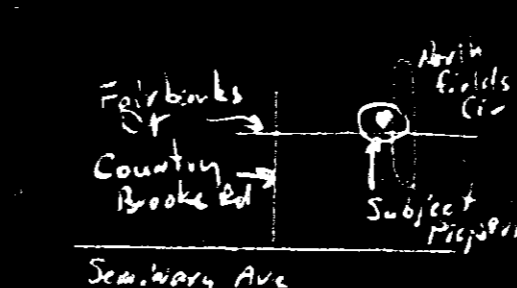
95-325-A



NORTHFIELDS CIRCLE

FAIRBANKS DRIVE

North
date: 3/15/95
prepared by: SWP Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8
Councilmanic District: 4
1"=200' scale map: NW 12-B
Zoning: _____
Lot size: _____
acres square feet
SEWER:
WATER:
Chesapeake Bay Critical Area:
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____
QW 324



1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

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

SCALE 1" = 200' ±	LOCATION LUTHERVILLE	SHEET NW 12-2
DATE OF PHOTOGRAPHY JANUARY 1992		

95-325-A

95-325-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION LUTHERVILLE	SHEET N.W. 12-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED