

|                                     |   |                     |
|-------------------------------------|---|---------------------|
| IN RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE          |
| NE/S Pietruska Ave., 325 ft. W      | * |                     |
| of c/l of East Homberg Avenue       | * | ZONING COMMISSIONER |
| 1207-C East Homberg Avenue          | * |                     |
| 15th Election District              | * | OF BALTIMORE COUNTY |
| 5th Councilmanic District           | * |                     |
| David H. Schenning, et ux           | * | Case No. 97-527-SPH |
| * * * * *                           | * | * * * * *           |

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as 1207-C East Homberg Avenue, located in the Back River Neck section of Baltimore County. The Petition was filed by David Henry Schenning and Sherrie Ann Schenning, his wife, property owners. Special Hearing relief is requested to approve an accessory structure on a vacant lot. The subject property, adjacent lots and requested relief are all more particularly shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were David H. Schenning and Sherrie A. Schenning, property owners. There were no Protestants or other interested persons present.

Mr. and Mrs. Schenning testified and presented the site plan, which clearly depicts the existing property at issue and proposed improvement to same. Testimony and evidence offered was that Mr. and Mrs. Schenning presently reside on a lot improved with a dwelling known as 1207 East Homberg Avenue. That property, which is not the subject of this Petition, is improved with a single family dwelling and measures 85 ft. in width and 170 ft. in depth. That lot does not have frontage on East Homberg Avenue, rather is located behind two residentially improved lots with frontage on that public street. Those lots are known as 1209 and 1207-A East Homberg Avenue and are owned by William and Grace Miles, and Sharon Mohr, respectively. Vehicular access to Mr. and Mrs. Schenning's dwelling is by way of

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 Date 7/16/97  
 By M. H. Ford

a private drive, known as Pietruska Avenue. This drive is not a public road. The drive is approximately 40 ft. in width and is not macadam but a crushed stone surface. The drive leads from its junction with East Homberg Avenue, along the side property line of the Mohr property (1207-A East Homberg Avenue) to Mr. and Mrs. Schenning's dwelling. The road then extends further beyond the Schenning's homesite to several properties in the rear, one of which is the property at issue, known as 1207-C East Homberg Avenue.

Mr. and Mrs. Schenning also testified that the properties served by this private drive are all owned by members of their family. As is shown on the site plan, the next property after Mr. and Mrs. Schenning's homesite is owned by Erich Riessler, an uncle, and houses located at the end of the lane are owned by Frank Pietruska and Walter Pietruska, also uncles. Apparently, these properties have been in the family for many years and have been conveyed and/or gifted by various family members. Moreover, it was indicated at the hearing that public utilities extend under the bed of the private drive and serve the Schenning house, however, stop shortly thereafter and do not serve the subject lot, nor the dwellings owned by Messrs. Pietruska.

Mr. and Mrs. Schenning propose constructing a garage type building on the lot known as 1207-C East Homberg Avenue. This lot is presently unimproved. The proposed structure is to be 32 ft. in width and 24 ft. in depth. Mr. Schenning indicated that it would be used for storage purposes only. Specifically, he testified that he owns an antique automobile and a boat, which is stored on a trailer. The large size of the building is required to accommodate these items as well as lawn mowers and other household items. He emphasized that he did not intend to use the structure for commercial/business purposes, nor as a dwelling. He intends to

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Date

By

run electric service to the garage but the structure will not be served by either water or sewer facilities.

As noted above, special hearing relief is requested to approve the construction of this garage/shed. The Petitioners' problem, from a zoning perspective, is that the BCZR allows accessory structures (e.g., garages, sheds, etc.) only to be located on the same lot as the principal dwelling served. As noted above, the Schennings' dwelling is located on the lot known as 1207 E. Homberg Avenue and Mr. Riessler's lot is located in between and separates lots 1207 and 1207-C.

Deputy Commissioner Timothy M. Kotroco recently entertained a similar case where special hearing relief was requested for a storage building as a principal use on a vacant lot (see case No. 97-362-SPHA) James F. Fawcett, Petitioner. For reasons fully set forth in that opinion, Deputy Commissioner Kotroco denied the Petition. The opinion stated, "No where contained within the various sections of the BCZR dealing with D.R. zone land is there a provision which allows the construction of a storage building on a vacant lot as a principal use." I agree.

However, Deputy Commissioner Kotroco's opinion went on to state that, "Inasmuch as the Fawcetts do not own any dwellings adjacent to or near-  
by the subject lot, their request must be denied." (Emphasis added) This factor is significantly different in the instant case. That is, as the site plan shows, not only do Mr. and Mrs. Schenning own property and reside nearby, but their dwelling lot and the subject lot are linked by the private drive. Additionally, I find it significant that this drive is not a public road, instead, a private lane over which the Schennings have the right under deed, to cross over in order to access their properties.

Based upon this fact, I believe that Deputy Commissioner Kotroco's decision can be distinguished from the facts presented in this case and that the relief should be granted. The history of ownership of these

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DEC 7 11/6/97

By *M. G. Cook*

parcels and the others adjacent thereto, as well as the existence of the private road and the Petitioners legal ability to utilize same, are persuasive factors which convince me that relief should be granted. Thus, the Petition for Special Hearing shall be approved.

Although approval shall be granted, I shall restrict the relief. Specifically, the Petitioners or their successors in title shall not be allowed to use the property/garage to support any commercial or business venture, only as an accessory use to the dwelling at 1207 E. Homberg Avenue. Moreover, the building, itself, shall not be used as a dwelling, nor can the property be residentially developed. In effect, the Petitioners have chosen to treat these two lots (1207 and 1207-C) as one. Thus, there shall be but the single residential dwelling on 1207 and the accessory structure on 1207-C.

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.

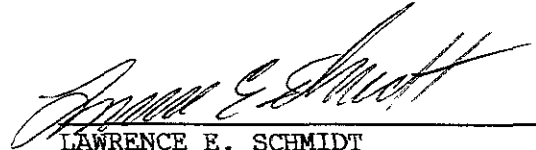
7/6/97  
M. Good

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16<sup>th</sup> day of July 1997 that, pursuant to the Petition for Special Hearing, approval to allow an accessory structure on a vacant lot be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. The building shall not be served by water and/or sewer, only electric.

3. The Petitioners, or their successors in title, shall not be allowed to use the property to support any commercial or business venture, only as an accessory use to the dwelling at 1207 E. Homberg Avenue.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

7/16/97  
Mr. Goral



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 15, 1997

Mr. and Mrs. David H. Schenning  
1207 E. Homberg Avenue  
Baltimore, Maryland 21221

RE: Petition for Special Hearing  
Case No. 97-527-SPH  
Property: 1207-C E. Homberg Avenue

Dear Mr. and Mrs. Schenning:

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

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
encl.



|                                            |   |                     |
|--------------------------------------------|---|---------------------|
| RE: PETITION FOR SPECIAL HEARING           | * | BEFORE THE          |
| 1207-C East Homberg Avenue, NE/S Pietruska |   |                     |
| Ave, 325' W of c/l East Homberg Ave        | * | ZONING COMMISSIONER |
| 15th Election District, 5th Councilmanic   | * |                     |
|                                            | * | OF BALTIMORE COUNTY |
| David H. and Sherrie A. Schenning          | * |                     |
| Petitioner                                 | * | CASE NO. 97-527-SPH |

\* \* \* \* \*

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 3rd day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to David H. and Sherrie A. Schenning, 1207 E. Homberg Avenue, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman  
 PETER MAX ZIMMERMAN

CRITICAL  
AREA



# Petition for Special Hearing

97-527-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 1207-C EAST Homburg AVE  
320 FR Homburg AVE, NES PIETUSKA AVE

which is presently zoned DR 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN ACCESSORY STRUCTURE ON A  
VACANT LOT,

Building for storage of personal property, such as, antique car, lawn mowers, tools, etc. The property can not be used for residence due to water and sewer not being self supporting (letter from Baltimore County attached).

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

I, or we, agree to pay expenses of above Special Hearing 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):

DAVID HENRY SCHENNING  
(Type or Print Name)

Signature

SHERIE ANN SCHENNING  
(Type or Print Name)

Signature

1207 E Homburg AVE (410) 574-3442  
Address Phone No.

Baltimore M.D. 21221  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

SAME  
Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_



527

Baltimore County Government  
Department of Public Works



111 West Chesapeake Avenue  
Towson, MD 21204-4604

August 3, 1995

David Schenning  
1207 E Homberg Avenue  
Baltimore Maryland 21221

Dear Mr. Schenning:

97-527-SPH

In our letter of May 2, we estimated what it would cost to extend water and sewer to properties along Pietruska Avenue. There are several situations that exist and should have been addressed in that letter that affect our original cost to the property owners and the possibility of extending sewer and water.

Baltimore City governs Baltimore County water rights and mandates that public water can not be extended in a non-county maintained road, therefore, before water can be extended any further, Pietruska Avenue, being a private road, will have to be brought up to county standards by the property owners and then turned over to Baltimore County. As far as the sewer is concerned please note, that due to the shallow depth of the proposed sewer line, future homes will have to be built with the depth of sewer taken into consideration. Furthermore, sewer can not be extended down Pietruska Avenue to serve the property known as 1205 E Homberg Avenue. Serving #1205 does not look promising for any time in the near future as a pumping station will have to be built before the sanitary sewer can be extended, and the extension will be dependant upon approval from Environmental Protection as the sewer would have to come from the rear of the property through a stream.

As stated in our previous letter, cost estimates have been prepared for providing service to your property, and that the Metropolitan District Act requires installations of this nature to be self-supporting; that is, the income to be derived from benefit assessments must be sufficient to finance construction costs.

97-527-SPH

Any deficits can be paid in cash or applied to the property tax bill and financed over a 10 year period at 6 percent interest (see attached breakdown). House connection and system charge can be financed for improved lots only, these fees must be paid at time of application for plumbing permit.

Should you have any questions concerning the above matter, please contact my office at 887-3363.

Very truly yours,



Vernon J. Nethkin, Chief  
Reception & Processing Div.

VJN:slm

enclosures(2)

c: file

ZONING DESCRIPTION

Zoning description for 320 FR Homberg Avenue, NE Pietruska Avenue, Property Number 15-19-075020.

Beginning at a point on the NE side of Pietruska Avenue which is 40 feet wide at the distance of 325 feet west of the center-line of the nearest improved intersecting street E. Homberg Avenue which is 40 feet wide. Running thence binding on the northeast side of Pietruska Avenue south 46 degrees 46 minutes east 85 feet; thence leaving Pietruska Avenue and running parallel with Homberg Avenue north 43 degrees 04 minutes east 170 feet to intersect the second line; thence running and binding reversely on part of said outline--north 46 degrees 46 minutes west 85 feet and thence running parallel with Homberg Avenue south 43 degrees 04 minutes west 170 feet to the place of beginning. Recorded in Baltimore County Liber 8845, Folio 656. Also known as 1207-C E. Homberg Avenue, NE Pietruska Avenue, and located in the 15th Election District, 5th Councilmanic District.

—The 26th Flg. commissioner of Baltimore County, by authority of the County Ass. and Regulations of Baltimore County will hold a public hearing on July

**son, MARCELLO, owner property identified herein as follows:**

উদাহরণঃ

1201-0 East Homberg Avenue  
N/ES Pierusia Avenue, 325  
W of c/ East Homberg Avenue  
15th Election District  
5th Councilmanic-  
Legal Owner(s):

**Legal Officer(s):**

David Henry and Sherrie Ann

**Special Hearing:** to approve all accessory structure on a vacant lot

Hearing: Wednesday, July 2,  
1997 at 11:00 a.m., Room  
407 Courts Building, 401  
Boisley Avenue.

**LAWRENCE E. SCHMIDT**  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are

Special accommodations -  
Handicapped, Accessible, for  
Please Call - (410) 887-3353.

Please Call - (410) 867-3355

(2) For information concerning the file and/or hearing, please call (410) 887-3391.

3/084 June 5

G148847

TOWSON, MD., 6/5 1997

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 6/5, 1997.

## THE JEFFERSONIAN,

A. H. Anderson

**LEGAL AD. - TOWSON**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

038069

DATE 21 May 97

ACCOUNT R-001-615C

AMOUNT \$ 50.00

RECEIVED FROM:

Schenck

FOR:

1207-C East Harbor Ave

SDH

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

05/21/97 01 4 CML R 12366

Dept 5 525 MISCELLANEOUS CASH

CR NO. 038069

\$50.00 CR P-4-1-D

Baltimore County Maryland  
Office of Budget & Finance

CASHIER'S VALIDATION

**CERTIFICATE OF POSTING**

RE: Case # 97-527-SPH

Petitioner/Developer:  
(David Schenning)

Date of Hearing/Closing:  
(July 2, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_\_ 1207-C East Homberg Avenue Baltimore, Maryland 21221 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ Jun. 17, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

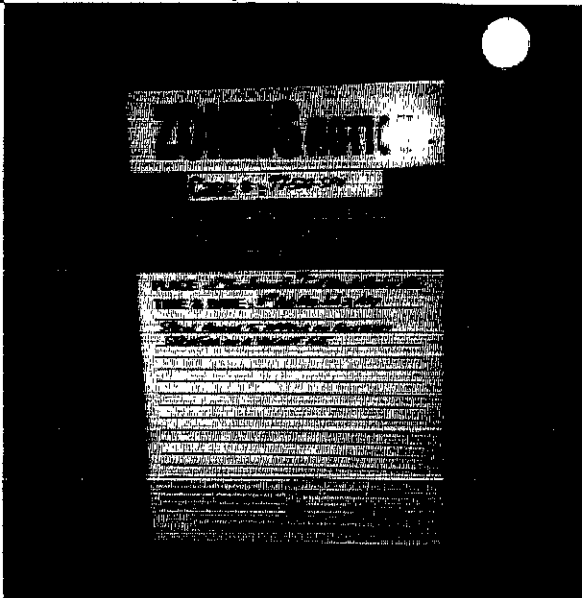
  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.  
(Printed Name)

\_\_\_\_\_  
325 Nicholson Road  
(Address)

\_\_\_\_\_  
Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)



97-527-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-527-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Special Hearing to Approve an  
Accessory Structure on a vacant lot

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 527

Petitioner: DAVID HENRY SCHENNING

1207-C EAST HOMBERG AVE

Location: 320 FR HOMBERG AVE NES PIETRUSKA AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DAVID HENRY SCHENNING

ADDRESS: 1207 E. HOMBERG AVE

BALTIMORE MD 21221

PHONE NUMBER: (410) 574-3442

AJ:ggs

(Revised 09/24/96)

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
North  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1" = 200' scale map #: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage

square feet

SEWER: ☐

public private ☐

WATER: ☐

yes no ☐

Chesapeake Bay Critical Area: ☐

yes no ☐

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

TO: PUTUMENT PUBLISHING COMPANY  
June 5, 1997 Issue - Jeffersonian

Please forward billing to:

David Henry Schenning  
1207 East Homberg Avenue  
Baltimore, MD 21221  
410-574-3442

---

#### 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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-527-SPH  
1207-C East Homberg Avenue  
NE/S Pietruska Avenue, 325' W of c/l East Homberg Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): David Henry and Sherrie Ann Schenning

Special Hearing to approve an accessory structure on a vacant lot.

HEARING: WEDNESDAY, JULY, 2, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-527-SPH  
1207-C East Homberg Avenue  
NE/S Pietruska Avenue, 325' W of c/l East Homberg Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): David Henry and Sherrie Ann Schenning

Special Hearing to approve an accessory structure on a vacant lot.

HEARING: WEDNESDAY, JULY, 2, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jahlon  
Director

cc: David and Sherrie Schenning

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 17, 1997.  
(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  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 26, 1997

Mr. and Mrs. David Schenning  
12078 Homberg Avenue  
Baltimore, MD 21221

RE: Item No.: 527  
Case No.: 97-527-SPH  
Petitioner: David Schenning, et ux

Dear Mr. and Mrs. Schenning:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 21, 1997.

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 (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 Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



\_\_\_\_\_ Attach original petition

Due Date 6/16/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/yp*

Subject: Zoning Item\_527

Schenning 1207-C East Hamberg Ave.

\_\_\_\_\_ Zoning Advisory Committee Meeting of 6/2/97

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no  
omments on the above-referenced zoning item.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an  
extension for the review of the above-referenced zoning item to determine the extent to  
which enronmental regulations apply to the site.

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

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection  
of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through  
14-350 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation  
Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

x Development of this property must comply with the Chesapeake Bay Critical Area  
Regulations (Sections 26-436 through 26-461, and other Sections, of the  
Baltimore County Code).

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

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  
              Department of Permits & Development  
              Management

Date:   June 13, 1997

FROM:        Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:     Zoning Advisory Committee Meeting  
              for June 9, 1997  
              Item No. 527

              The Development Plans Review Division has reviewed the subject zoning item. Our records indicate there are existing public utilities; an 8" sanitary sewer and 8" water main in 40-foot-wide utility easement. Also a 1" water service runs up to the lot identified as 1207-C on the plan.

RWB:HJO:jrb

cc:   File

ZONE609.527



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5-30-97  
Item No. 527 cam

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

10

Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

Date: June 9, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: 1207C East Homberg Avenue

INFORMATION

Item Number: 527

Petitioner: Schenning Property

Zoning: DR 5.5

Requested Action: Special Hearing

Summary of Recommendations:

A site inspection reveals that the neighboring properties are attractive and well maintained. A storage shed measuring 24 x 32 feet is excessively large and would be out of character with the neighborhood. In addition, it appears that there is no provision in the Baltimore County Zoning Regulations which would permit the intended use of the property. Therefore, this office recommends that the applicant's request be denied.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

Baltimore County Government  
Fire Department



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

(410) 887-4500

Arnold Jackson, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1135

Re: Property Owners: SEE BELOW

Location: DISTRIBUTION MEETING OF June 2, 1997

Item No.: SEE BELOW

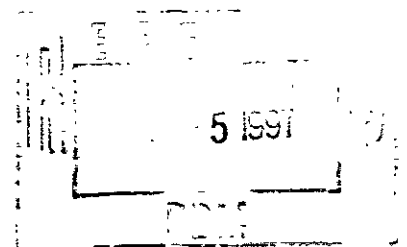
Zoning Agenda:

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.

2. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

523, 524, 527, 528, and 530



The signatures below reflect the approval of area residences  
1207-C EAST HOMBURG AVE  
for the property located at 320 FR Homberg Ave., NES Pietruska  
Ave., for a storage building.

William David Miles Jr.

William & Grace Miles  
1209 E. Homberg Avenue  
Baltimore, MD 21221

Sharon Mohr  
1207-A E. Homberg Avenue  
Baltimore, MD 21221

David & Cindy Fenwick

David & Cindy Fenwick  
1203 E. Homberg Avenue  
Baltimore, MD 21221

Kate Pietruska

Kate Pietruska  
1205 E. Homberg Avenue  
Baltimore, MD 21221

Margaret S. Riessler

Erich & Margaret Riessler  
353 Oberle Avenue  
Baltimore, MD 21221

(Lot #15-18350332)

(202)

← South East

Free way →

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

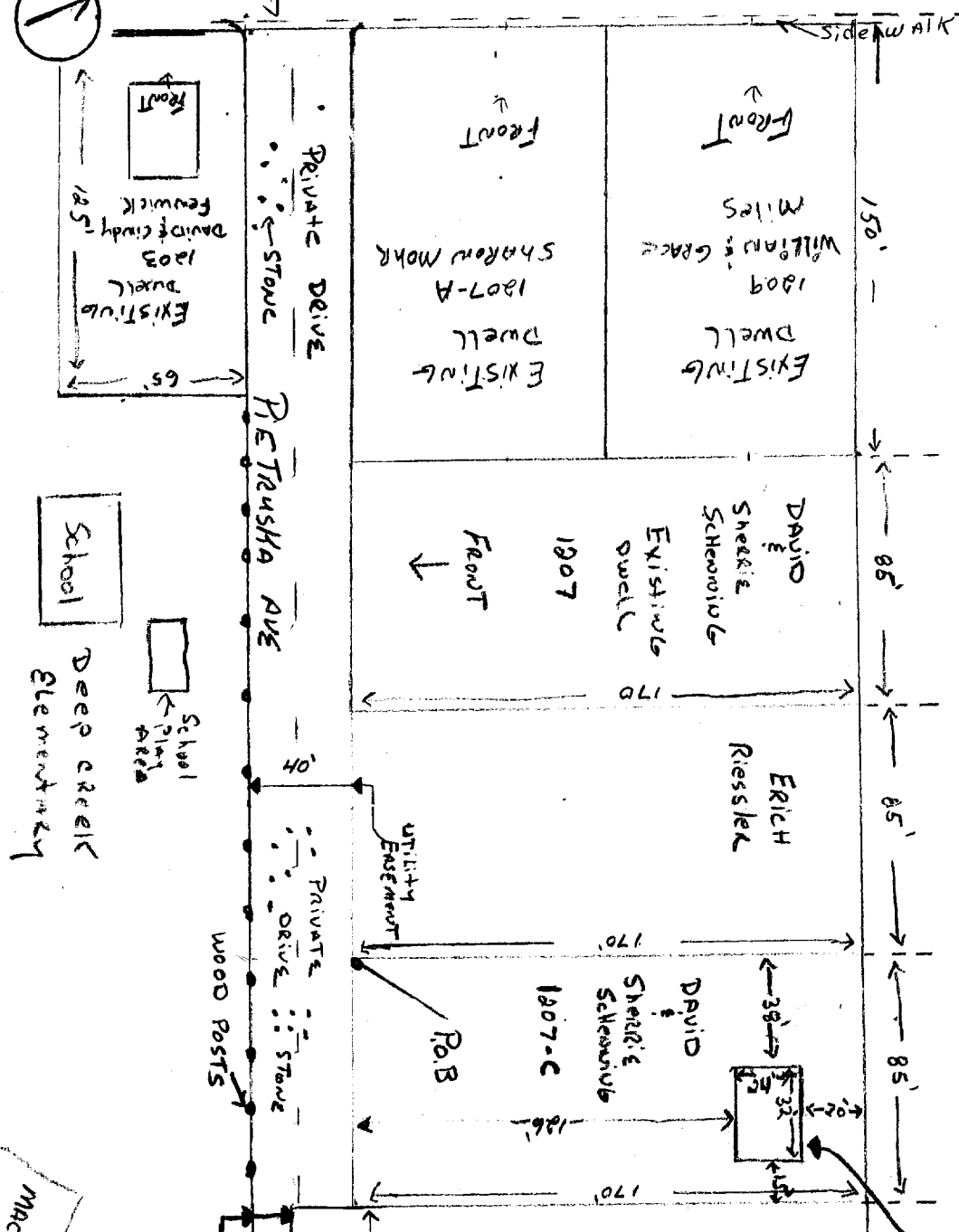
OWNER: DAVID & SHEERIE SCHENK  
Property number 15-19-075020

EAST HEMBERG AVE



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_



School

Scale of Drawing: 1" = 60'

MAC. Tennis Courts

reviewed by: ITEM #:

