

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Meredith Road, 3700' E of
the c/l of West Liberty Road
(2628 Meredith Road)
7th Election District
6th Councilmanic District

William F. Hofstetter, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-534-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 2628 Meredith Road, located in the vicinity of Kirkwood Shop Road in White Hall. The Petition was filed by the owners of the property, William F. and Beverly J. Hofstetter. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 25' x 36' detached garage to be located in the side yard in lieu of the required rear yard, and to allow a height for said garage of 23 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient

ORDER RECEIVED FOR FILING

Date

By

6/27/97

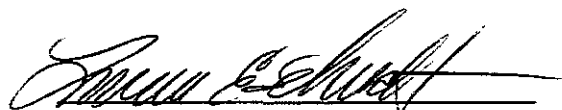
[Signature]

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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of June, 1997 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 25' x 36' detached garage to be located in the side yard in lieu of the required rear yard, and to allow a height for said garage of 23 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The use of the proposed garage shall be limited to the Petitioner's pursuit of his hobbies of collecting and restoring antique farm tractors and collecting toy trains. There shall be no commercial use of the proposed garage.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
DATE 6/29/97
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 27, 1997

Mr. & Mrs. William F. Hofstetter
2628 Meredith Road
White Hall, Maryland 21161-9071

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Meredith Road, 3700' E of the c/l of West Liberty Road
(2628 Meredith Road)
7th Election District - 6th Councilmanic District
William F. Hofstetter, et ux - Petitioners
Case No. 97-534-A

Dear Mr. & Mrs. Hofstetter:

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

In the event any party finds the decision rendered is 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 Permits and Development Management Office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-534-A

2628 MEREDITH RD
WHITE HALL MD 21161-9071

which is presently zoned RC2

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) 400.1 AND 400.3; BC2R to PERMIT A GARAGE TO BE LOCATED IN THE SIDEYARD IN LIEU OF THE REAR AND TO BE 23 FT IN HEIGHT IN LIEU OF THE PERMITTED 15 FT.

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

- TOLD → ① HEIGHT OF GARAGE (23' HIGH) 8' FEET MORE THAN ALLOWED-
- ② ON EAST SIDE OF HOUSE (CANNOT ATTACH BECAUSE: WE PUT A NEW DRIVEWAY CONCRETE IN LAST YEAR AT A COST OF \$4800, WOULD HAVE TO BE TORN UP, AND ALSO TO CLOSE TO PINE TREES (NEIGHBOR ON EAST SIDE OF US, AND WOULD BE TOO CLOSE TO SEPTIC RESERVE.
- ③ ON WEST SIDE OF HOUSE - CANNOT ATTACH BECAUSE OF PORCH & WINDOWS & HEAT PUMP ON PROPERTY IS TO BE POSTED AND ADVERTISED AS PRESCRIBED BY ZONING REGULATIONS. 3' HIGH CONCRETE BLOCK

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

Legal Owner(s)

(Type or Print Name)

WILLIAM F. HOFSTETTER
(Type or Print Name)

Signature

William F. Hofstetter
Signature

Address

BEVERLY J. HOFSTETTER
(Type or Print Name)

City

State

Zipcode

Beverly J. Hofstetter
Signature

Attorney for Petitioner

(Type or Print Name)

2628 MEREDITH RD 410-692-2286-H-
Address Phone No.
410-692-2525-W-
410-899-4884-W-

WHITE HALL MD 21161-9071
City State Zipcode

Name, Address and phone number of representative to be contacted

Signature

William F. Hofstetter
Name

Address

Phone No.

2628 Meredith Rd. 1-410-692-2286
Address Phone No.

City

State

Zipcode

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.

Zoning Commissioner of Baltimore County

REVIEWED BY: JAM

DATE: 5-27-97

ESTIMATED POSTING DATE: 5-8-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 534

Affidavit in support of 97-534-A 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 2628 MEREDITH RD
address
WHITE HALL MD 21161-9071
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)

- ① HEIGHT OF PROPOSED DET-GARAGE - 23' HIGH * (81 FEET MORE THAN ALLOWED -) ^{LOCK'S AND} STYLE OF ~~Garage~~ ^{goes with our house}
- ② BECAUSE: I COLLECT ANTIQUE FARM TRACTOR'S + NEED TO BE AWAY FROM DWELLING: BECAUSE OF FUMES - (WIFE HAS PROBLEMS WITH LUNGS) TO RESTORE THEM ③ I ALSO COLLECT TOY TRAIN'S AND WANT TO MAKE A LAYOUT UPSTAIRS AT SOMETIME IN FUTURE - THEY ARE O'SCALE LIONEL AND NEED A LARGER SPACE FOR LAYOUT

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.

William F. Hotstetter
(signature)
WILLIAM F. HOTSTETTER
(type or print name)



Beverly J. Hotstetter
(signature)
BEVERLY J. HOTSTETTER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William F. Hotstetter

Beverly J. Hotstetter

the Affiants(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.

5/27/97
date

Notary Public
NOTARY PUBLIC

My Commission Expires: 7/1/98

97-534-A

ZONING DESCRIPTION FOR:

2628 MEREDITH RD

Beginning AT A POINT ON THE NORTH SIDE OF

MEREDITH RD WHICH IS 40 Feet

WIDE AT THE DISTANCE OF 3,700 ^{ft} ~~feet~~ ~~of the~~ ~~centerline~~ ~~of the~~

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING ST.
WEST LIBERTY RD,

WHICH IS 40 Feet wide * BEING LOT #6,

IN THE SUBDIVISION OF MEREDITH ACRES,

AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK #31, FOLIO #13,

CONTAINING 1.801 AC., ALSO KNOWN AS 2628 MEREDITH RD

AND LOCATED IN 7TH ELECTION DISTRICT, 1ST C. DISTRICT

534

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

534

No.

030073

DATE 5-27-97

ACCOUNT 8001-6150

PAID RECEIPT

05/27/97 04 7 LRS R 723B
Dept 5 515 ZONING VERIFICATION
CR NO. 038073

\$50.00 OK P 0-1-P
Baltimore County Maryland
Office of Budget & Finance

AMOUNT \$ 50.00

RECEIVED
FROM:

W. HORSTETTER

2628 AMERITA RD

Ad. VAR. (010)

FOR:

97-534-A

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

CERTIFICATE OF POSTING

ADMIN

RE: Case No.:

97-534-A

Petitioner/Developer:

HOFFSTETTER, ETAL

Date of Hearing/Closing:

6/23/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 #2628 MEREDITH RD.

The sign(s) were posted on

6/6/97
(Month, Day, Year)

FIX - Rev.

Sincerely,

Patrick M. O'Keefe 6/13/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)

9/96
cert doc

ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 97-534-A
A VARIANCE HAS BEEN REQUESTED TO PLACE A GARAGE IN THE SIDEYARD IN LIEU OF THE REQUIRED REAR AND TO HAVE A HEIGHT OF 23 FT. IN LIEU OF THE PERMITTED 15 FT.
PUBLIC HEARING ?
PURSUANT TO SECTION 25-127(a)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 5:00 p.m. ON MONDAY JUNE 23, 1997. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVE. TEL. 837-3391
TOWSON, MD 21204

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 6-8-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 97-534-A

A VARIANCE HAS BEEN REQUESTED TO PLACE A
 GARAGE IN THE SIDEYARD IN LIEU OF THE
 REQUIRED REAR AND TO HAVE A HEIGHT OF
 23 ft. IN LIEU OF THE permitted 15ft.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
 CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
 RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

*

6-23-97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
 PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE 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/neighboring 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.: 534

Petitioner: MR. & MRS. WILLIAM F. HOFSTETTER

Location: 2628 MEREDITH RD, WHITE HALL, MD 21161-9071

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM F. HOFSTETTER

ADDRESS: 2628 MEREDITH RD

WHITE HALL, MD 21161-9071

PHONE NUMBER: 1-410-692-2286

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: _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐ ☐ ☐

WATER: ☐ ☐ ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐ ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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

North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

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

June 6, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-534-A

2628 Meredith Road

N/S Meredith Road, 3700'+/- E of c/l West Liberty Road

7th Election District - 6th Councilmanic

Legal Owner(s): William F. Hofstetter and Beverly J. Hofstetter

Post by Date: 06/08/97

Closing Date: 06/23/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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
Director

cc: William and Beverly Hofstetter



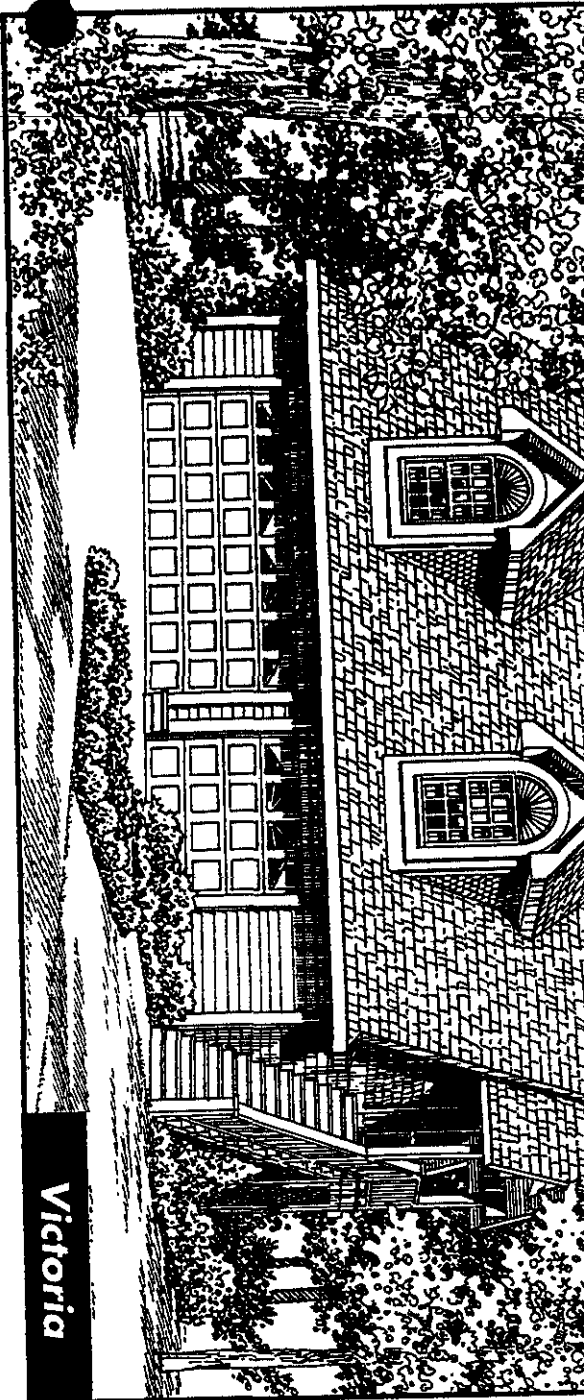
- Var. Request - for 2-story Garage - MD
on 2628 Meredith Road White Hall, 21161

We as (next door neighbors) have
no objections to Mr. & Mrs. William F. Hopkitt
putting the 2-story Detached Garage on their
property 2628 MEREDITH Rd.

2627 Meredith Road	Sandra K Savickas	5/26/97
	Ronald B Danks	
ACROSS STREET	Margaret Davidson	5/26/97
	Jack W. Danks	5/26/97
	Deb P. Zisch	5/26/97
"Beside - East Side -" "NEXT DOOR"	William F. Hopkitt	5/26/97
2616 Meredith Rd West + Below	John and Margaret Jones	5/26/97

97-534-A

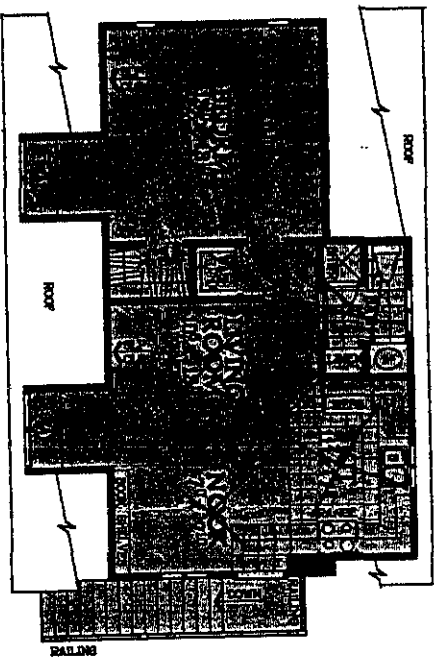
534



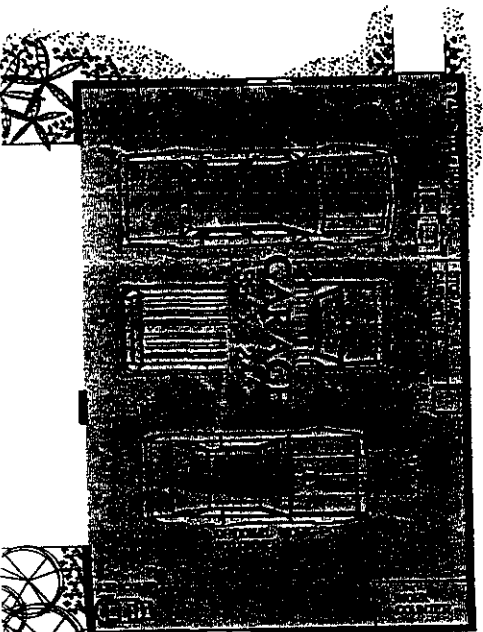
Victoria

PLAN G289

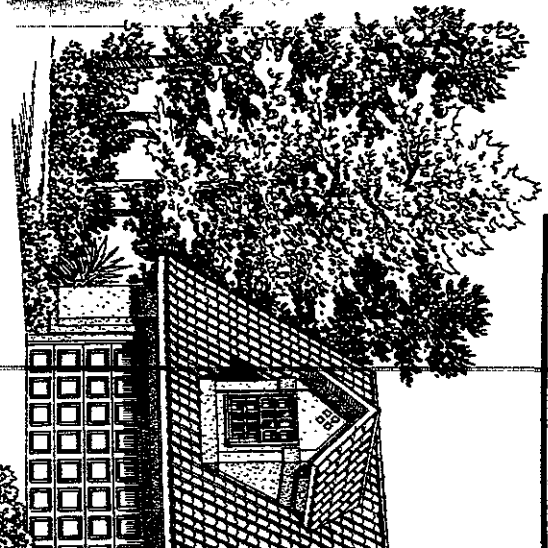
With a full kitchen, dining room, living room, and a large front porch, this house is a perfect choice for a family. The kitchen features a large island with a sink and a stove. The dining room has a large window and a chandelier. The living room has a fireplace and a large window. The front porch has a railing and a large window. The house is surrounded by trees and landscaping.



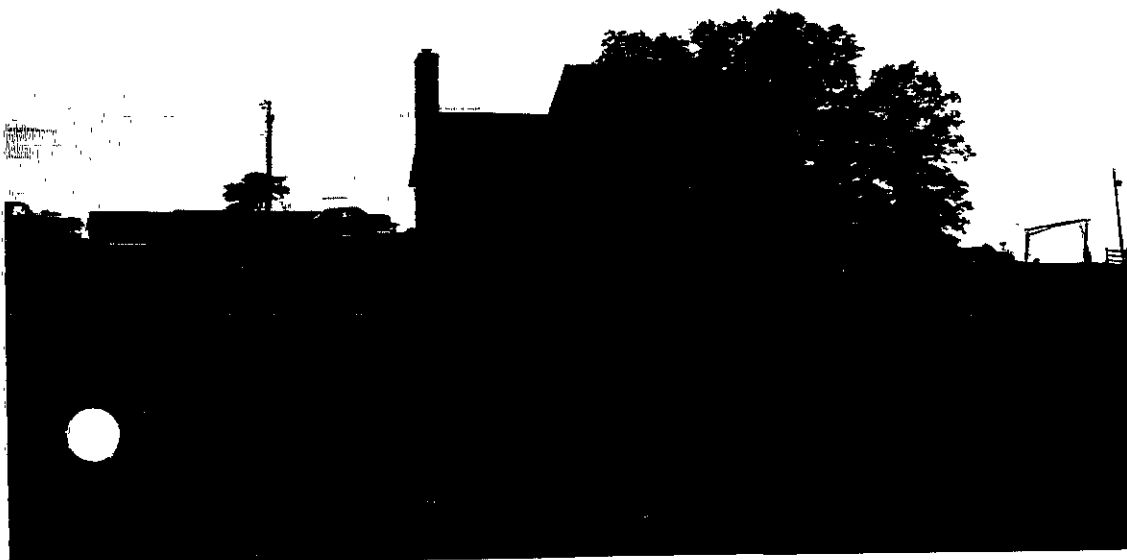
Width 36'
Depth 25'



Plan 288



97-534-A

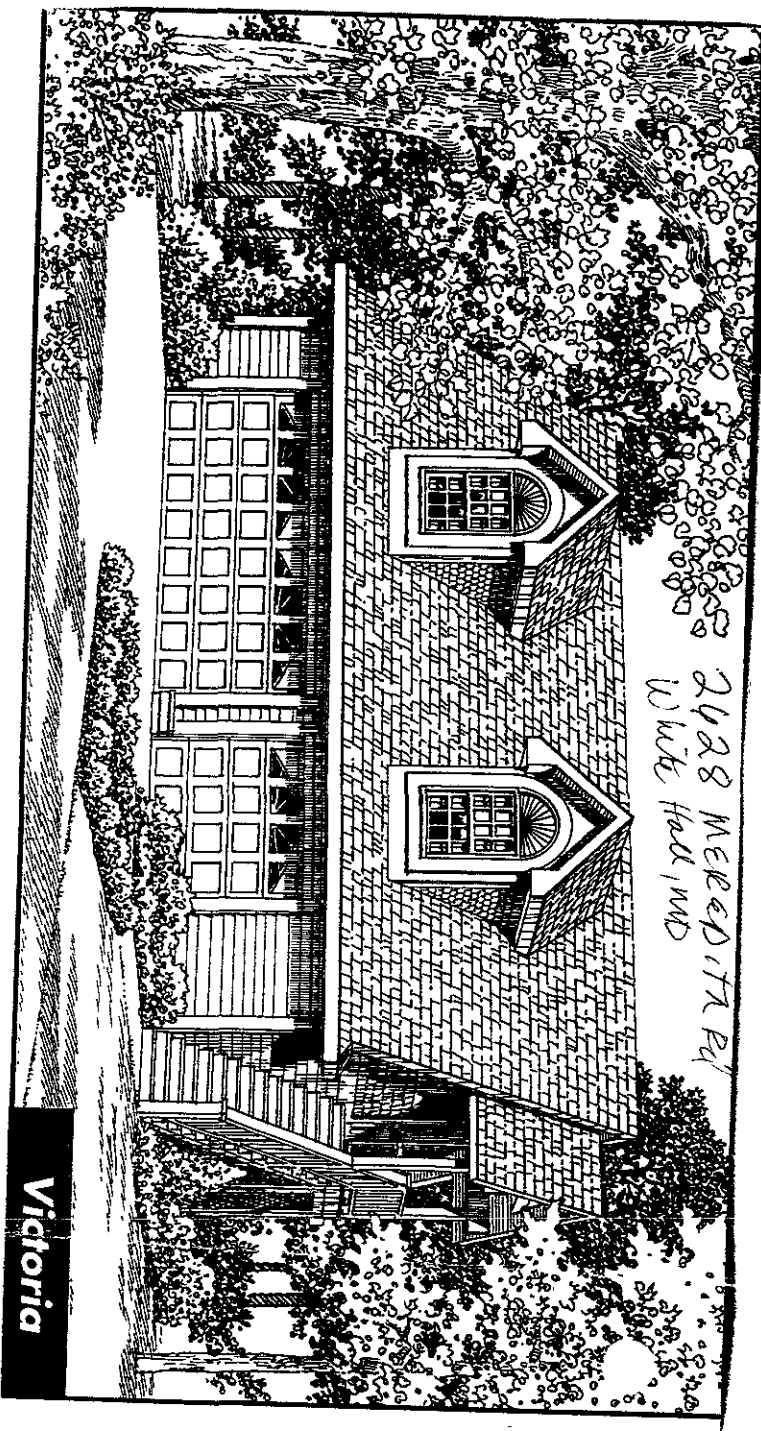


97-534-A



GARAGES

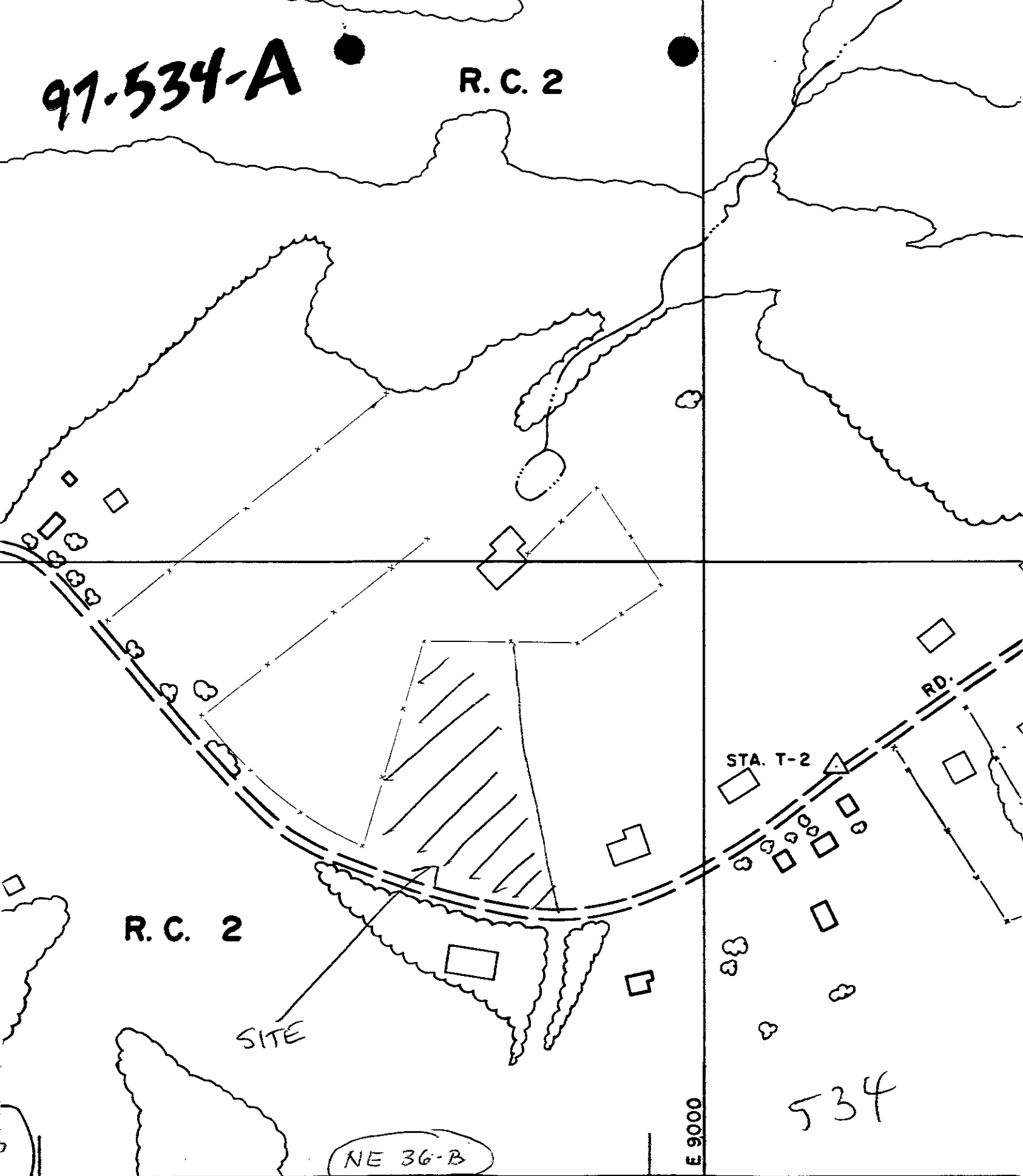
2428 MEREDITH Rd
White Hall, MD



Victoria

97-534-A

R. C. 2



(SHEET N. E. 35-B)

BALTIMORE COUNT
OFFICE OF PLANNING AND

97-534-A

C.M.
674314.01 N
916632.13 E

LOT 7

PROPERTY CORNER

10 FT UTILITY EASEMENT

140 FT

LOT 5

1.774 AC±

LOT 7

13.789 AC±

C.D.-1ST
E.D.-7TH
ZONING Map - NE-3
ZONING - RC-2
LOT SIZE - 1.801 Acres
SEWER - PRIVATE
WATER - PRIVATE
CHESAPEAKE BAY
CRITICAL AREA - ND
PRIOR ZONING
HEARINGS - NONE
Scale 1" = 50'

34.5 FT

LOT 6

10,000 S.F.
DISPOSAL
AREA

260 FT

38.5 FT

TANK

DWELLING
FINISHED

DRIVEWAY

92 FT

SETBACK LINE

WELL

160 FT

10 FT REVERTIBLE EASEMENT FOR SLORES

EXISTING PAVING

PROPOSED ROAD WIDENING

SCALE
1" = 50'

BOOK #37
Folio #73

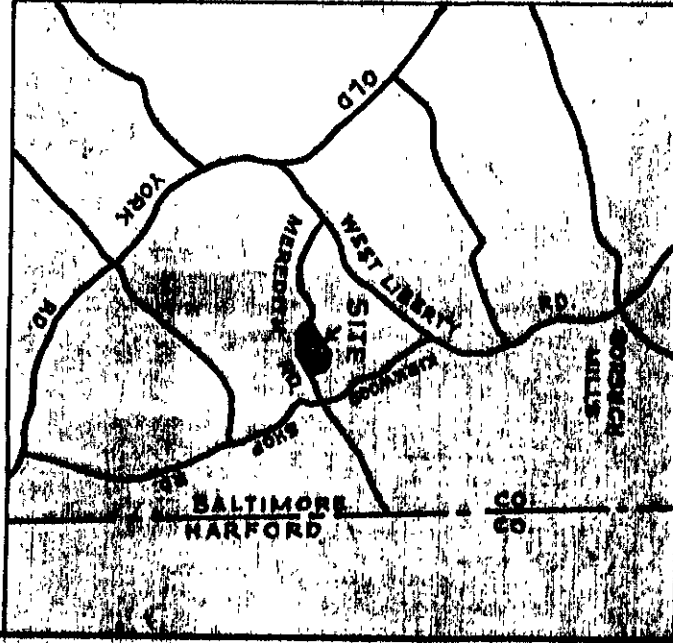
7TH DISTRICT - 1ST C.D. DIST.
BALD. County MD.

OWNER'S - 1-410-692-2286 -
WILLIAM * Beverly HOFSTETTER

MEREDITH ACRES 2620 MEREDITH RD - WHITE HA

534

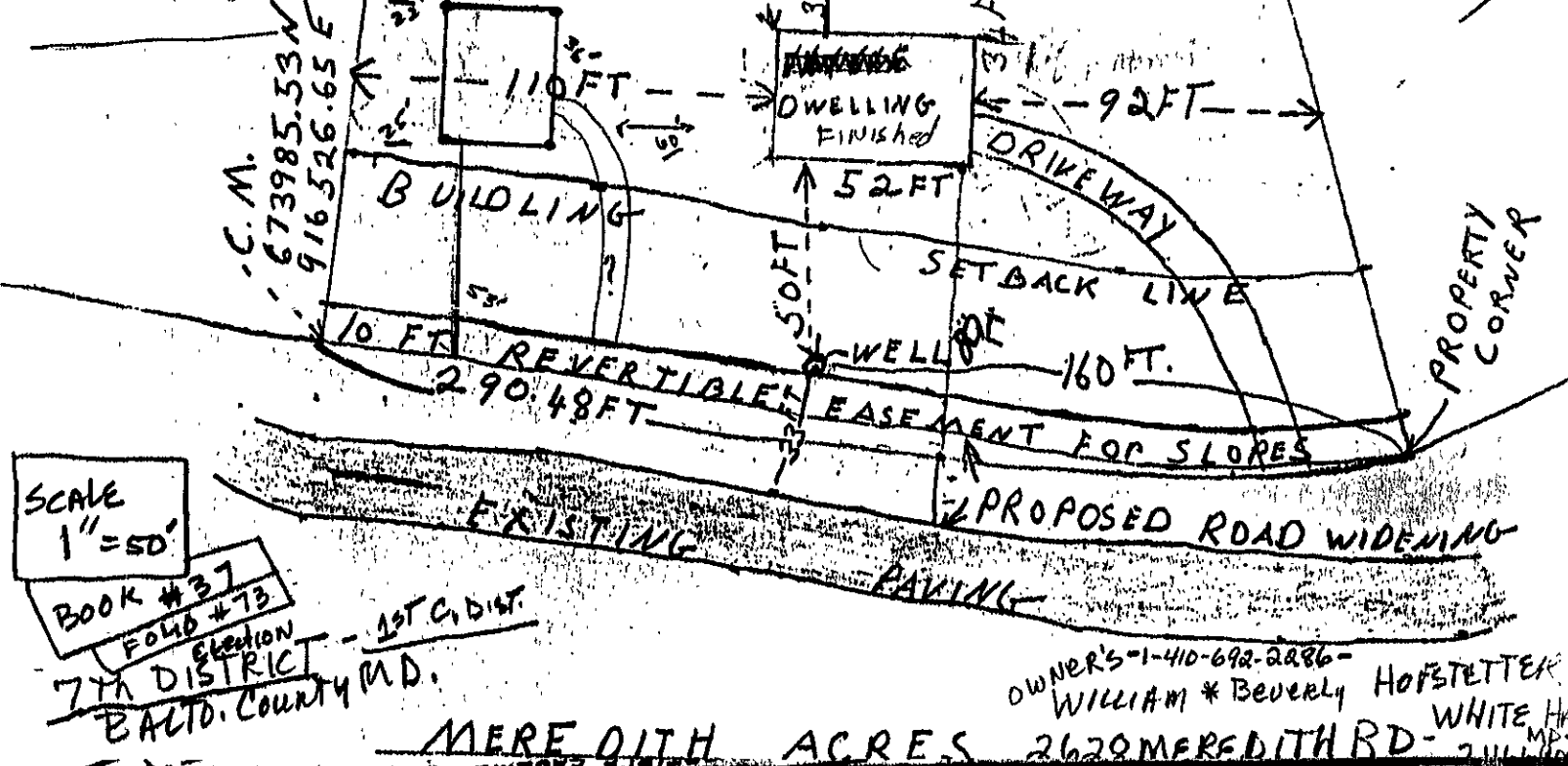
VICINITY MAP
SCALE: 1 IN. = 1 MILE



97-534-A

LOT 7
13.789 AC.±

C.D. - 2ST
E.D. - 7TH
ZONING Map - NE-3
ZONING - RC-2
LOT SIZE - 1.801 Acres
SEWER - PRIVATE
WATER - PRIVATE
CHESAPEAKE BAY
CRITICAL AREA - NO
PRIOR ZONING
HEARINGS - NONE
SCALE 1" = 50'



SCALE
1" = 50'

BOOK #37
Folio #73

7TH DISTRICT
BALD. County MD.

MEREDITH ACRES 2620 MEREDITH RD - WHITE HA

OWNER'S - 1-410-692-2286 -
WILLIAM * Beverly HOFSTETTER
WHITE HA

534

VICINITY MAP
SCALE: 1 IN. = 1 MILE

