IN RE: PETITION FOR ADMIN. VARIANCE E/S Hernwood Road, 3400' N of the c/l Old Court Road (2929 Hernwood Road) 2nd Election District 2nd Councilmanic District Charlotte L. Kohler Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-10-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Charlotte L. Kohler. The Petitioner seeks relief from Sections 1A01.3.B.3 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 35 feet for a proposed addition, and an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for an existing two-story garage. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed 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 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 July, 1998 that the Petition for Administrative Variance seeking relief from Sections 1A01.3.B.3 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 35 feet for a proposed addition, and an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for an existing two-story garage, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
>
> 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
>
> 3) 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:bjs

ORDER RECEIVED FOR FILING
Date 7/29/98
By

Baltimore County
Zoning Commissioner
Office of Planning

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

July 29, 1998

Ms. Charlotte L. Kohler
2929 Hernwood Road
Woodstock, Maryland 21163

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Hernwood Road, 3400' N of the c/l Old Court Road
(2929 Hernwood Road)
2nd Election District - 2nd Councilmanic District
Charlotte L. Kohler - Petitioner
Case No. 99-10-A

Dear Ms. Kohler:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

3 copies
orig SD
not.

Petition for Administrative Variance

99-10-A

to the Zoning Commissioner of Baltimore County

for the property located at 2929 Hernwood Road

which is presently zoned RC2

This Petition shall be filed with the Dept. of Permits & 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) 1A01.3.B.3 AND 400.3, BCZR, TO PERMIT A SIDEYARD SETBACK OF 30ft. IN LIEU OF THE REQUIRED 35ft. FOR AN ADDITION, AND, AN ACCESSORY STRUCTURE WITH A HEIGHT OF 19ft. IN LIEU OF THE PERMITTED 15ft.

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

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):

CHARLOTTE L. KOHLER
(Type or Print Name)

Charlotte L Kohler
Signature

(Type or Print Name)

Signature

410-461-5116
2929 Hernwood Rd
Address Phone No.

Woodstock, Md 21163
City State Zipcode

Name, Address and phone number of representative to be contacted

Marlene Bates
Name

2810 Nicodemus Rd
Address Phone No.

410-875-4134

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 7-2-98

ESTIMATED POSTING DATE: 7-12-98

Printed with Soybean Ink on Recycled Paper

ITEM #: 10

ORDER RECEIVED FOR FILING
Date 7/2/98
By

Affidavit in support of Administrative Variance

99-10-A

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 2929 Hernwood Road
address

Woodstock MD 21163-1220
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 addition will work best in the proposed location due to the layout of the house. The family is expanding and needs additional room.

EXISTING GARAGE WAS BUILT IN 1954 WITH HOUSE. 2ND STORY. USED FOR STORAGE.

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.

Charlotte L Kohler
(signature)

CHARLOTTE L. KOHLER
(type or print name)

(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charlotte Kohler

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.

6/12/98
date

Dorothea L Zumin
NOTARY PUBLIC

My Commission Expires: 2/1/02

Affidavit in support of Administrative Variance

99-10-A

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 2929 Hernwood Road
address

Woodstock MD 21163
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 addition will work best in the proposed location due to the layout of the house. The family is expanding and needs additional room.
Existing garage was built in 1954 with house. 2nd story used for storage

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.

Charlotte L. Kohler
(signature)

CHARLOTTE L. KOHLER
(type or print name)

(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charlotte Kohler

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.

6/12/98
date

Dorothea L. Quirin
NOTARY PUBLIC

My Commission Expires. 2/1/02

3 copies
orig. SFO
not.

Petition for Administrative Variance

99-10-A

to the Zoning Commissioner of Baltimore County

for the property located at 2929 Hernwood Road

which is presently zoned RC-2

This Petition shall be filed with the Dept. of Permits & 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) 1A01.3.B3 AND 400.3 BCER, To permit a sideyard set back of 32ft. in lieu of the required 35ft for an addition, and, an accessary structure with a height of 19ft. in lieu of the permitted 15ft.

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

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):

CHARLOTTE C. KOHLER
(Type or Print Name)

Charlotte Kohler
Signature

(Type or Print Name)

Signature 410-461-5716
Phone No

2929 Hernwood Rd
Address

Woodstock Md 21163
City State Zipcode

Name, Address and phone number of representative to be contacted

Marlene Bates
Name

2810 Nicodemus Rd
Address

410-875-4134
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.

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE: 7-2-98

ESTIMATED POSTING DATE: 7-12-98

Printed with Soybean Ink on Recycled Paper

ITEM #: 10

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21158

99-10-A

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE FROM SIDEYARD REQUIREMENTS

ALL THAT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND LOCATED ON THE EAST SIDE OF HERNWOOD ROAD, BEING ALL OF THAT SAME LAND AS CONVEYED BY JAMES G. KOHLER AND CHAROLETTE L. KOHLER, DIVORCED TO CHAROLETTE L. KOHLER, BY DEED DATED DECEMBER 16, 1991 AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 9009, PAGE 537 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING FOR THE SAME AT A POINT IN THE CENTER OF HERNWOOD ROAD,SAID POINT BEING 3,400.00 FEET NORTH OF THE INTERSECTION OF OLD COURT ROAD AND HERNWOOD ROAD THENCE (1) NORTH 69° 15' EAST 525 FEET TO A GRANITE STONE THENCE (2) NORTH 69° 15' EAST 36.00 FEET, TO A POINT THENCE (3) NORTH 60° 34 ' EAST 424.60 FEET TO A POINT, THENCE (4) SOUTH 01° 53' WEST 279.17 FEET, TO A POINT THENCE (5) SOUTH 69° 15' WEST 430.00 FEET TO A GRANITE STONE, THENCE (6) SOUTH 69° 15' WEST 525.00 FEET TO A POINT IN THE CENTER OF HERNWOOD ROAD THENCE (7) NORTH 02° 00' EAST 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.51 ACRES OR 196,455.60 SQUARE FEET OF LAND MORE OR LESS.

CRC-29
KOHLER.DES

STATE OF MARYLAND
CHARLES R. CROCKEN
NO. 7803
REGISTERED
PROFESSIONAL ENGINEER

Charles R. Crocken
6/23/98

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

10

No. 056181

99-10-A

DATE 7-2-98

ACCOUNT R001-6150

AMOUNT $ 50.00

RECEIVED FROM: C. Kohler — 2929 Hanover Rd.

FOR: Appeal (cc)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT
PROCESS ACTUAL TIME
7/06/1998 7/02/1998 14:54:39
REC W604 CASHIER KMCM KXM DRAWER 4
5 MISCELLANEOUS CASH RECEIPT
Receipt # 056471 UFLN
CR NO. 056181
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VARIANCE

RE. Case No: 99-10-A

Petitioner/Developer: KOHLER, ETAL

Date of Hearing/Closing 7/27/98

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 #2929 HERNWOOD RD.

The sign(s) were posted on 7/10/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/19/98
(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) 905-8571
(Telephone Number)

99-10-A
CL 7/27/98
2929 HERNWOOD RD.
KOHLER

PETITION PROBLEMS

TO: JOE

FROM: Carl Richards

ITEM #010 – Case number wrong on sign form.

Baltimore County
Department of Permits and
Development Management

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

99-10-A

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.: 10

Petitioner: CHARLOTTE KOHLER.

Location: 2929 HERNWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Charlotte Kohler

ADDRESS: 2929 Hernwood Road
Woodstock Md 21163

PHONE NUMBER: (410) 461-5116

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

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

	public	private
SEWER:	☐	☐
WATER:	☐	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings:

North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

99-10-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 10 -A Address 2929 HERNWOOD

Contact Person: J. MERRY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7.2.98 **Posting Date:** 7.12.98 **Closing Date:** 7.27.98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 10 -A Address 2929 HERNWOOD RD.

Posting Date: 7/12/98 **Closing Date:** 7/27/98

Wording for Sign: To Permit A SIDEYARD SETBACK of 30ft. in LIEU of The REQUIRED 35ft., AND, TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT of 19ft. IN LIEU of The REQUIRED 15ft.

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 22, 1998

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 JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

001, 002, 003, 004, 005, 006, 007, 009, 010

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

cc: File

RECEIVED

Due Date:

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/40

SUBJECT: Zoning Item #10

Kohler Property - 2929 Hernwood Road

Zoning Advisory Committee Meeting of July 13, 1998

_____ The Department of Environmental Protection and Resource Management has no comments 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 environmental 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 (Section 14-401 through 14-422 of the Baltimore County Code).

_____ 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).

__X__ GWM: A well variance request has been submitted and approved by GWM.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 1998

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 492, 2, 3, 4, 9, and 10

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Section Chief: Jeffrey W. Long

AFK/JL

M:\DEVREV\ZAC\492.DOC

99-10-A

View from rear of house showing area of proposed addition. Orange stakes are addition corners, blue stake at property line.

Any other [illegible]

1D

Marlene -
I've signed everywhere
I cared about
I'm not sure under
"Reason" or feelings. Re
here was never regard or
1950's western regard or
any set back and attached
very close to this side.
Which are RC & garage
come in applies to house
was built.
Call me if I need to
do more.
Christine.

12

FEBRUARY, 1998
MARCH, 1998....PART I

CASE NUMBER: 98-267-SPH
2711 Taylor Avenue
SWC Taylor Avenue and Oak Avenue
9th Election District - 6th Councilmanic
Legal Owner(s)- Terry J. Gerahty

Special Hearing to amend variance case #97-295-SPHA regarding the fence and lighting conditions.

HEARING - MONDAY, MARCH 2, 1998 at 9:00 a.m. in Room 407 County Courts Building.

CASE NUMBER; 98-268-XA
4618 Black Rock Road
N/S Black Rock Road, 340' SE of c/l Grace Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Grace United Methodist Church of Hampstead

Special Exception for a church, Sunday School, and church related uses.
Variance ti permit a front setback of 36 feet in lieu of the required 75 feet; to permit side and rear setbacks of 3 feet in lieu of the required 35 feet; to permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping.

HEARING - MONDAY, MARCH 2, 1998 at 10:00 a.m. in Room 407, County Courts Building.

CASE NUMBER: 98-273-A
3421 Liberty Gardens Road
SE/S Liberty Gardens Road, 541.67' NE of Bexhill Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Hariam Sabaji and George Jabaji

Variance to permit existing side yard setbacks of 21 feet and 33 feet in lieu of the required 50 feet with zero foot vegetatove buffers on lieu of the required 20 foot inside and rear yard; to permit a .477 acre lot size in lieu of the requried 1 acre; to permit a fenced play area to be zero feet from a residential lot line in lieu of the required 20 feet; and to permit no onsite parking for employees in lieu of the required 2 spaces.

99-10-A

Looking North East from proposed addition

Special Exception for an expansion of an existing special exception to include the play arear of a Class B group child center and accessory parking.
Special Hearing to approve an amendment to the previously approved site plans in cases 71-20-X, 71-163-A, 74-109-XA and 77-148-X; to determine and allow that the previously granted variances allowing a distance between buildings of 16 feet and a side yard setback of 13.5 feet from the street to the existing Class B group child care center should also apply to the proposed addition; and to expand the area of special exception for accessory parking and play areas.
Variance to allow a distance of 16 feet between the proposed addition and another existing building in lieu of 20 feet; to allow a side yard setback of 13.5 feet in lieu of 50 feet; to allow a 20-foot RTA buffer in lieu of the required 50 feet; and to allow a 25 foot setback in lieu of the required 75 feet for accessory parking of a group child care center.

HEARING: MONDAY, MARCH 9, 1998 at 10:00 a.m. Room 407, County Courts Building.

DEVELOPMENT PLAN HEARING
Project Number: VIII-484
Ptojrct Name: Ashland Marketplace
Developer: Melrose and Associates
Location: NEC York and Ashland Roads
Acres: 8.152

PROPSAL: 76,00 square feet retail; 2,400 square feet bank.

DEVELOPMENT PLAN HEARING
Project Number: II-787
Project Name: Honeygo Ridge
Developer: Honeygo Ridge LLC
Location: SE/S Philadelphia Road at Church Road
Acres: 19.8

PROPOSAL: 63 SINGLE FAMILY DWELLINGS

HEARING; FRIDAY, MARCH 20, 1998 AT 9:00 A.M;. in Room 106, County Office Building.

Looking south showing entire back yard.

BLUE STAKE - Property LINE

ORANGE STAKE - Proposed ADDition

99-10-A

DEVELOPMENT PLAN HEARING
Project Number: IV-512
Project Name: 7-Eleven, Crondall Lane and Owings Mills Boulveard
Location: SEC Crondall Lane and Owings Mills Blvd.
Acres: 3.675
Developer: Dalrymple Development and Investment
Proposal: 2, 940 square foot convenience store

and

CASE NUMBER; 98-269-X
3731 Crondall Lane
E/S Owings Mills Boulevard at its intersection with the S/S Crondall Lane
Legal Owner(s): Jean Schuster
Contract Purchaser(s): Crondall Lane, LLC

Special Exception for a convenice store with the sales area larger than 1500 square feet to be used in combination with a fuel service station.

HEARING; FRIDAY, MARCH 6, 1998 at 9:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 98-280-SPH
4201 Hanwell Road
E/S Hanwell Road, 35/ N of Winands Road
2nd Election District - 3rd Councilmanic
Legal Owner(s): Burton C. Tisdale
Contract Purchaser(s): Paul F. Mueller

Special Heaaring to approve a free-standing 4 feet wide by 8 feet tall wood non-il;uminated development sign.

HEARING: MONDAY, MARCH 9, 1998 at 9:00 a.m. in Room 407, County Courts Building.

CASE NUMBER: 98-282-SPHXA
9610 Belair Road
W/S Baker Lane, more or less from the N/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner(s): George J. Jabaji. M.D. and Mariam G. Jabaji
Contract Purchaser(s): A.M.F. Child Care, Inc. t/a Perry Hall Learning Center

99-10-A

Special Hearing to determine that there is a violation and that the property is being used illegally as a four apartment dwelling.

HEARING: WEDNESDAY, MARCH 4, 1998 at 11:00 a.m. in Room 407, County Courts Building.

CASE NUMBER; 98-274-SPH
3512 Liberty Gardens Road
Westerly/S Barkley Woods Road, 410' NE/S Gardems Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Barkley Woods, Include

Special Hearing amending the First Amended Final Development Plan Barkley Woods.

HEARING: THURSDAY, MARCH 5, 1998 at 9:00 a.m. in Room 407, County Courts Building.

CASE NUMBER; 98-275-SPHA
S/S Greene Tree Road, 640'+/- NE from c/l Hooks Lane
3rd Election District - 3rd Councilmanic
Legal Owner(s): Woodholme Fitness Center Limited Partnership/Woodholme Fitness, Inc., General Partner

Special Hearing to approve an amendment to the site plan approved in case no. 94-440-SPHXA.
Variance to provide 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II.

HEARING: THURSDAY, MARCH 5, 1998 at 10:00 a.m. at in Room 407, County Courts Building.

CASE NUMBER; 98-278-SPH
SW/S Silverspring Road, 350' NW of c/l Sherington Road
11th Election District - 5th Councilmanic
Legal Owner(s): Edgell L. Stark and Grace P. Stark
Contract Purchaser: Gamma Construction Company

Special Hearing to approve a waiver of public works standards, including road standards, sidewalks, grading, and a retaining wall.

HEARING; THURSDAY, MARCH 5, 1998 AT 11:00 a.m. in Room 407, County Courts Building.

99-10-A

Looking North at the house to which proposed addition will be attached

5th Election District - 3rd Councilmanic
Legal Owner(s): Howard H. Conaway, Jr. and Mai T. Conaway

Special Exception for a dog kennel.
Variance to permit an exercise area, as part of a dog kennel, to be enclosed with a six foot fence and to be located 14 feet from the nearest property line.

HEARING - TUESDAY, MARCH 3, 1998 AT 2:00 p.m. in Room 407, County Courts Building.

CASE NUMBER: 98-279-A
1426 Burke Road
W/S Burke Road, 530'+/- SE of c/l Bowleys Quarters Road
15th Election District - 5th Councilmanic
Legal Owner(s): Milton A Rehbein, III and Maryelise Rehbein

Variance to permit a side yard setback of 10 feet and 31 feet in lieu of the required 50 feet, respectively; and to approve an undersized lot and to approve any other variance deemed necessary by the zoning commissioner.

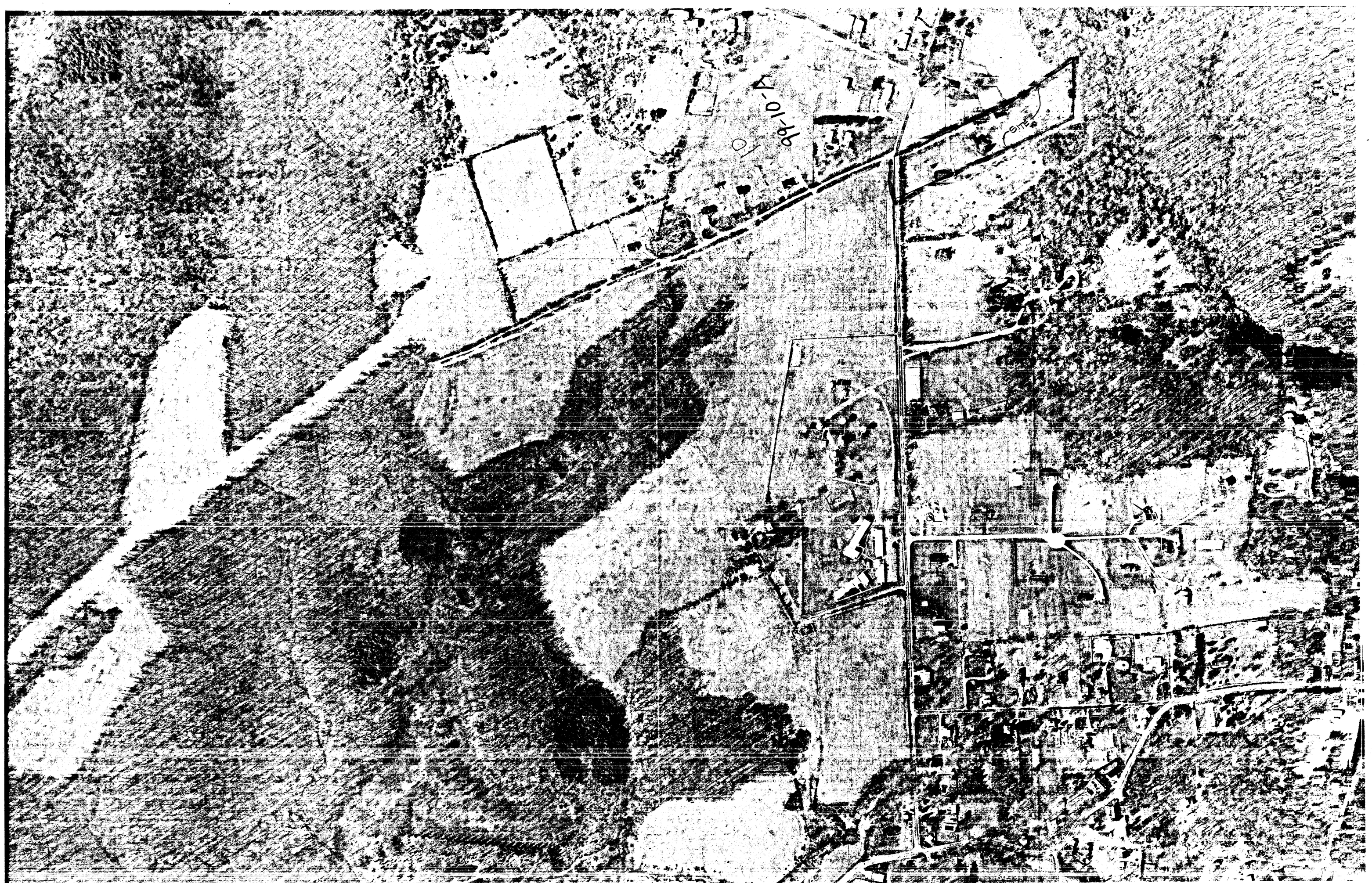
HEARING: WEDNESDAY, MARCH 4, 1998 at 9:00 a.m. in Room 407, County Courts Building.

CASE NUMBER: 98-283-A
8135 Bullneck Road
S/S Bullneck Road, 215' W of c/l Faircross Road
12th Election District - 7th Councilmanic
Legal Owner(s): Eunice Fleming

Variance to permit a side yard setback of 7 inches for a carport in lieu of the required 7.5 feet.

HEARING: WEDNESDAY, MARCH 4, 1998 at 10:00 a.m. in Room 407, County Courts Building.

CASE NUMBER: 98-284-SPH
4621 Magnolia Avenue
S/S Magnolia Avenue, 750'+/- W of c/l Winans Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Sandra L. Bull and Gordon Bull

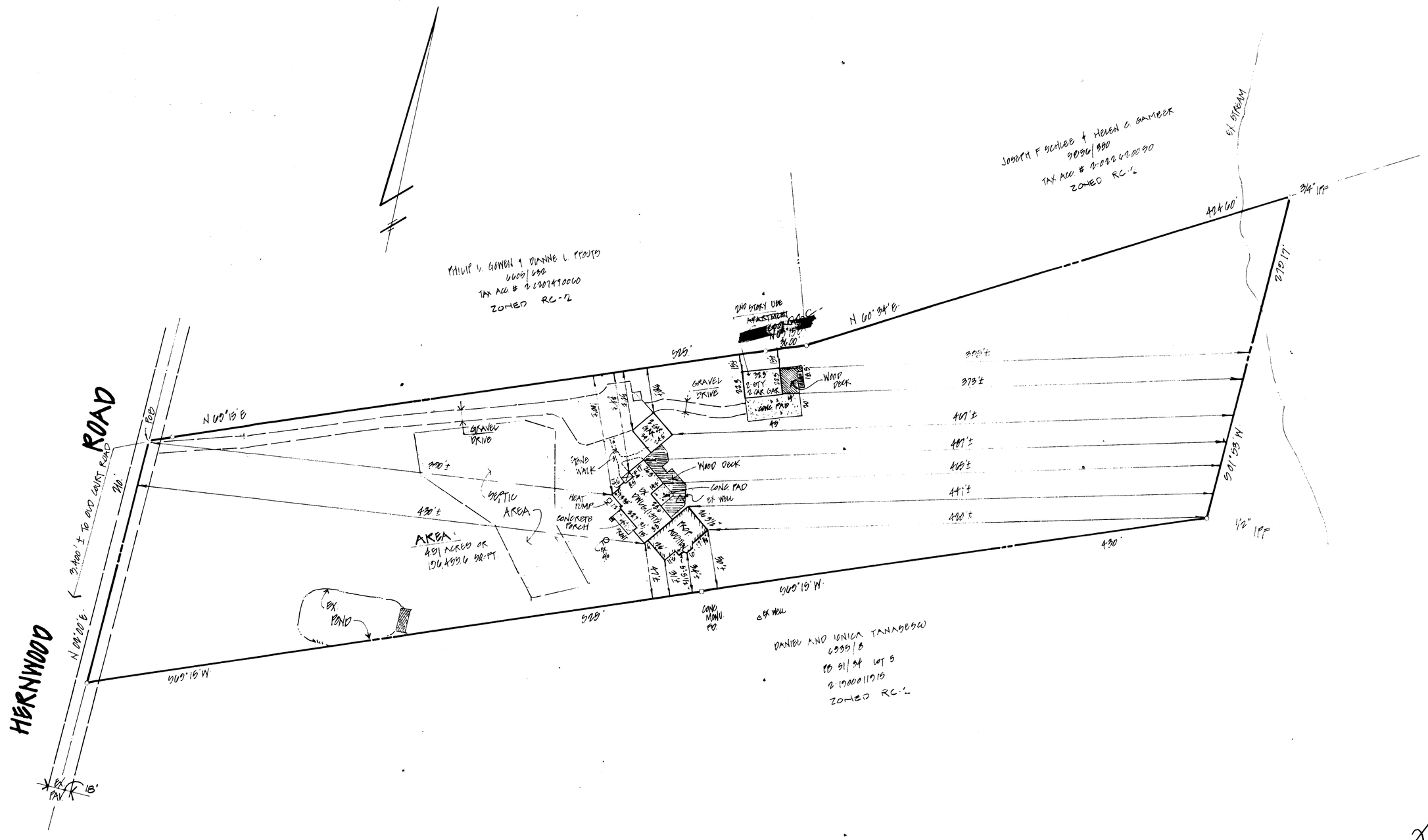


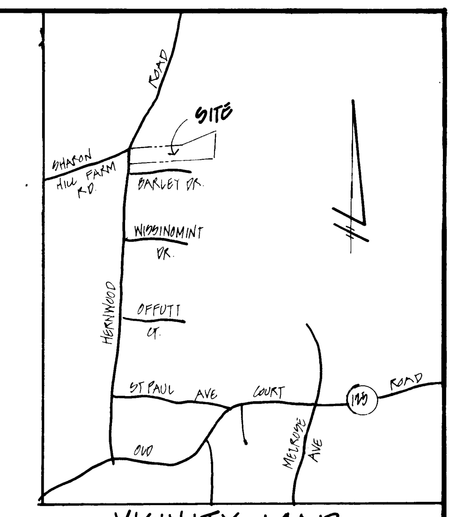
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

MAP TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR KOHLER PROPERTY 2929 HERNWOOD RD.

SCALE	LOCATION	SHEET
1" = 200' ±	GRANITE	N.W. 5- L
DATE OF PHOTOGRAPHY JANUARY 1986		

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





VICINITY MAP
SCALE 1" = 1000'

~~PLAN OF WATER & SEWER~~
~~NOT IN C.B.C.A.~~
~~NO PRIOR ZONING VARIANCE~~
~~LOT AREA~~

99-10-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
FOR

THE KOHLER PROPERTY

#2020 HERNWOOD ROAD

2ND COUNCILMANIC DISTRICT
ZONED RC-2

2ND ELECTION DISTRICT
BALTIMORE CO., MARYLAND

OWNER
CHARLOTTE KOHLER
2020 HERNWOOD ROAD
RANDALLSTOWN, MD 21133

1"=200 SCALE MAP N.W. 5-L

CURRENT TITLE REFERENCE:
JAMES G. KOHLER & CHARLOTTE L. KOHLER
TO
CHARLOTTE L. KOHLER
E.H.K. 221
LIBER 7000 FOLIO 337

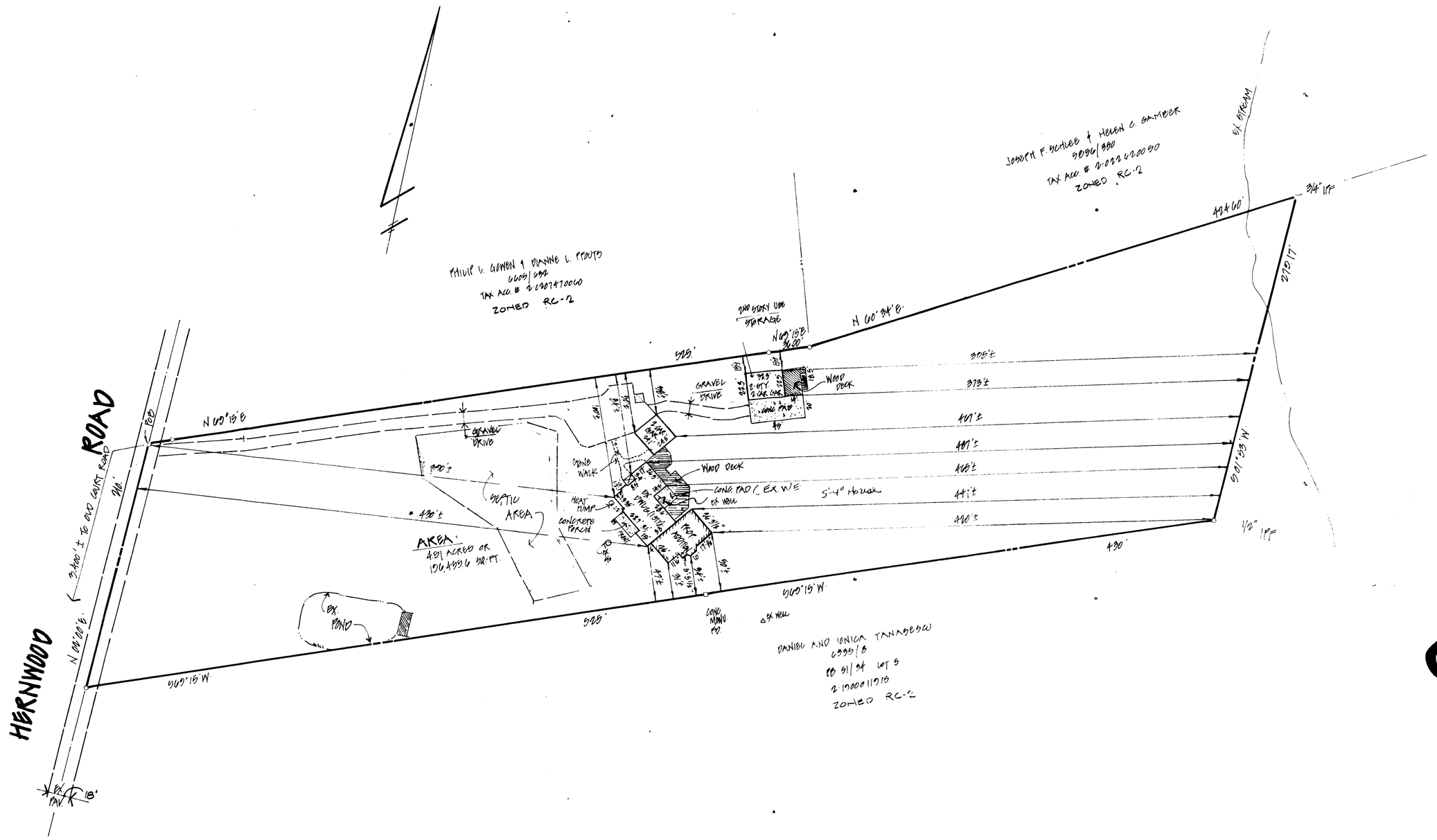
CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel: (410) 549-2708

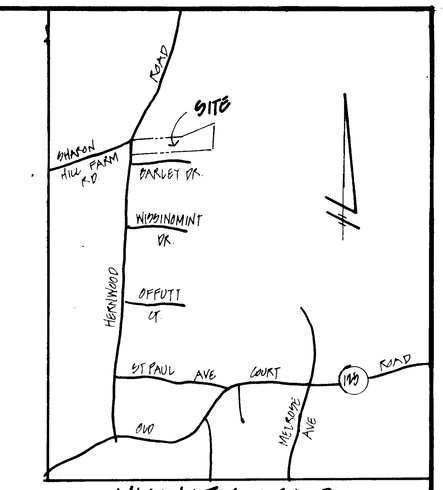
6-22-98
DATE

STATE OF MARYLAND
CHARLES R. CROCKEN
No. 7803

PROFESSIONAL ENGINEER NO. 7803

TAX MAP 76	PARCEL 8 & 24-26
DESIGNED BY: CRC	
DRAWN BY: CRC	
PROJECT NO.:	
DATE: 6-22-98	
SCALE: 1" = 50'	
DRAWING NO. 1 OF 1	





VICINITY MAP
SCALE 1" 1000'

LOCATION INFORMATION:

1. COUNCILMANIC DISTRICT 2
2. ELECTION DISTRICT 2
3. 1" = 200' SCALE MAP # NW 5L
4. ZONING: RC 2
5. LOT SIZE: 451 ACRES OR 196,455.6 SQ.FT.
6. SEWER: PRIVATE
   WATER: PRIVATE
7. CHESAPEAKE BAY CRITICAL AREA: NO
8. PRIOR ZONING HEARINGS: NONE

99-10-A

10

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
FOR

THE KOHLER PROPERTY

#2020 HERNWOOD ROAD

2ND COUNCILMANIC DISTRICT
ZONED RC 2

2ND ELECTION DISTRICT
BALTIMORE CO., MARYLAND

OWNER
CHARLOTTE KOHLER
2020 HERNWOOD ROAD
WOODSTOCK, MD 21163
PHONE: 410 461-5116

1"=200' SCALE MAP NW. 5-L

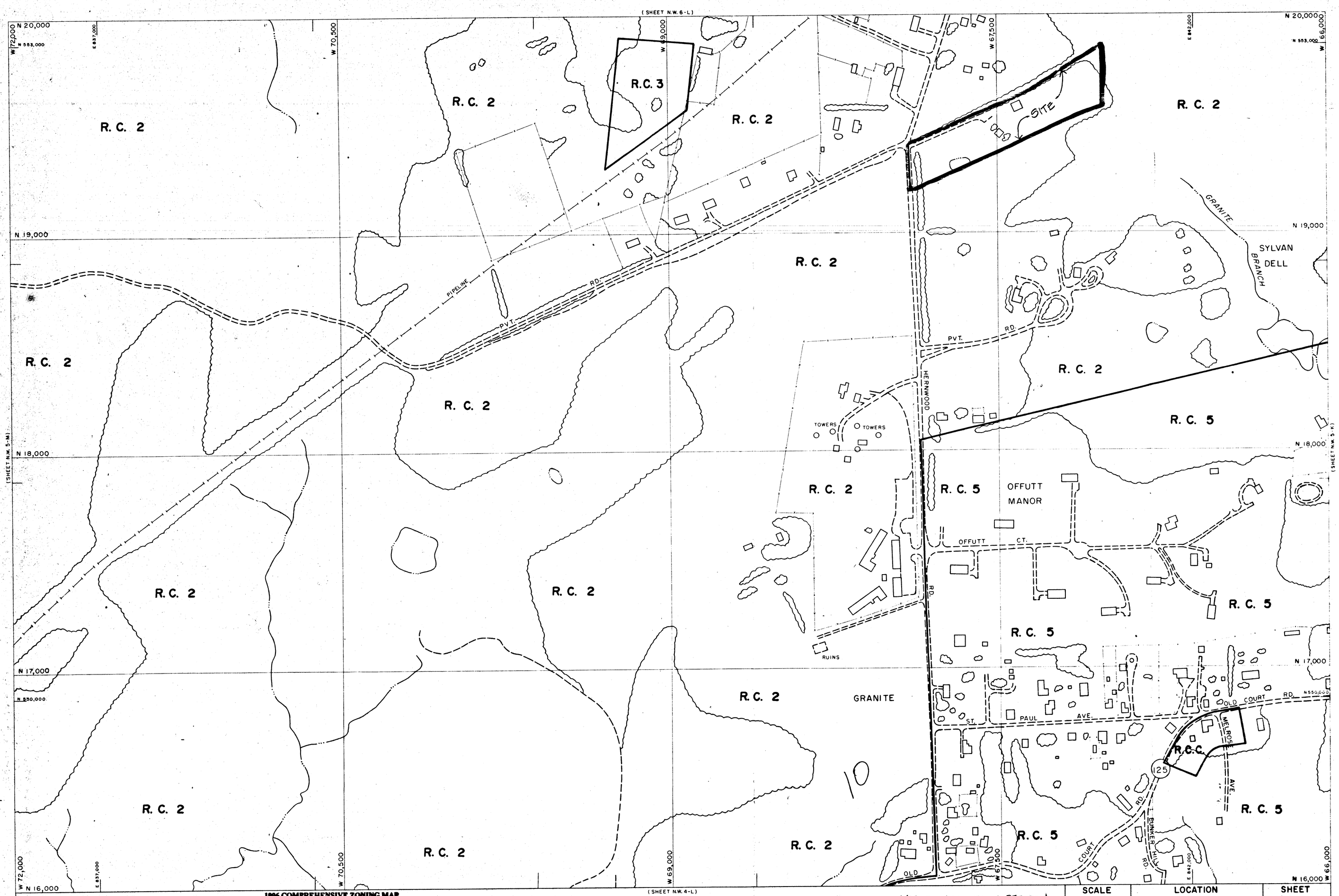
CURRENT TITLE REFERENCE:
JAMES G KOHLER & CHARLOTTE L. KOHLER
TO
CHARLOTTE L. KOHLER
12-16-1991
LIBER 5000, FOLIO 597

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (410) 549-2708

6-22-98
DATE

PROFESSIONAL ENGINEER NO. 7895

TAX MAP 76	PARCEL 6 PAR 20
DESIGNED BY: CHC	
DRAWN BY: CHC	
PROJECT NO.:	
DATE: 6-22-98	
SCALE: 1" 90	
DRAWING NO. 1 OF 1	



LL-NE
PP-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenetz
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

MAP TO ACCOMPANY PETITION
FOR ZONING VARIANCE FOR
KOHLER PROPERTY
2929 HERNWOOD RD.

99-10-A

SCALE	LOCATION	SHEET
1" = 200'±	GRANITE	N.W. 5-L
DATE OF PHOTOGRAPHY JANUARY 1986		