

IN RE: **PETITION FOR VARIANCE**

NE/S Holmehurst Avenue, 1,660' SE of
Frederick Road

(49 Holmehurst Avenue)

1st Election District

1st Council District

William G. Rennie, et ux

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-279-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William G. Rennie, and his wife, Gail M. Rennie, through their attorney, Michael B. Sauer, Esquire. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were William Rennie, property owner, and his attorney, Michael B. Sauer, Esquire. Barbara Turos, President of the Holmehurst Community Association, appeared as a Protestant/interested citizen. It is also to be noted that letters of support were received from immediately adjacent neighbors, namely, William W. Wolf, Patsy and Al Sherwood, Reverend Leslie Metcalf and Helen Kelly Edwards. In addition, a letter of opposition was received from A. Keith Weiner, a nearby resident.

On behalf of the Petitioners, Mr. Sauer presented the site plan and offered testimony in support of the request. Testimony and evidence presented disclosed that the subject property is an irregular shaped parcel located at the terminus of Holmehurst Avenue, south of Frederick Road in Catonsville. The property contains a gross area of 9,785 sq.ft., more or less, zoned D.R.5.5, and is improved with a two-story, single family dwelling, which features an attached

ORDER RECEIVED FOR FILING

ate

16-foot wide breezeway and one-car garage on the south side of the home. The Petitioners have owned and resided on the property since June 2005. The Petitioner recently constructed a freestanding, 12' x 26' one-car garage immediately adjacent to the existing garage. Testimony indicated that the garage was needed to provide off-street parking for the family's second vehicle, and additional storage space for lawn tools and garden equipment. In conjunction with these improvements, the driveway leading into the property was widened to provide additional off-street parking. In this regard, testimony indicated that because the house is located at the end of the street, which terminates as a cul-de-sac, trucks and other vehicles use the entire circular area to turn about. Thus, parking on Holmehurst Avenue is not practical.

Further testimony indicated that subsequent to completion of the garage, a complaint was registered with the Code Enforcement Division of the Department of Permits and Development Management, and the Petitioners were advised that a variance was needed to allow the structure to remain in the side yard. Mr. Rennie testified that before he purchased the subject property, he had lived and worked in Anne Arundel County all his life. He testified that he purchased the garage from a manufacturer in Anne Arundel County and was told by the Contractor that there was no need for a building permit. He further testified that he discussed his plans with his neighbors and that no one had any objections. As noted above, letters of support were received from the immediately adjacent neighbors, including those who would be most affected by the proposal. Moreover, photographs submitted show that the property is heavily wooded to the rear and due to the angle of the property along its rear boundary, there is insufficient area to the rear of the home for the garage.

As noted above, Ms. Barbara Turos appeared and testified. She corroborated the Petitioner's testimony that parking on the cul-de-sac in front of his home can be a problem. She said this was especially true whenever delivery and garbage trucks attempt to turn around and when snowplows come through in the winter months. Ms. Turos testified that she prefers cars be parked off the street and that her objection in this case was a matter of aesthetics. She didn't feel the new garage blended with the stone and masonry pattern of the existing home and others in

FILED FOR FILING
1/25/16
APR

the neighborhood. In response to those concerns, Mr. Rennie agreed to incorporate a stone façade into the front face of the new structure to match that of the garage attached to his home.

Within his letter, Mr. Weiner raised concerns relative to preserving the architectural and historical character of the neighborhood. He argued that while the immediately adjacent neighbor had no objections to the proposal, that person does not reside on Holmehurst Avenue and thus, will not be impacted by the proposal. In this regard, that neighbor actually resides on Wade Avenue, and the rear of his property abuts the south side of the subject lot.

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. As noted above, the Petitioner's home is at the end of the road and the rear of the property is heavily wooded. Moreover, the neighbors who would be most affected support the proposal and there were no adverse comments submitted by any County reviewing agency. Thus, I am persuaded that relief can be granted without detrimental impacts to the surrounding locale. However, the grant of this relief should not serve to set any type of precedent for the granting of variances for any other property and may not be cited as such in any other zoning case.

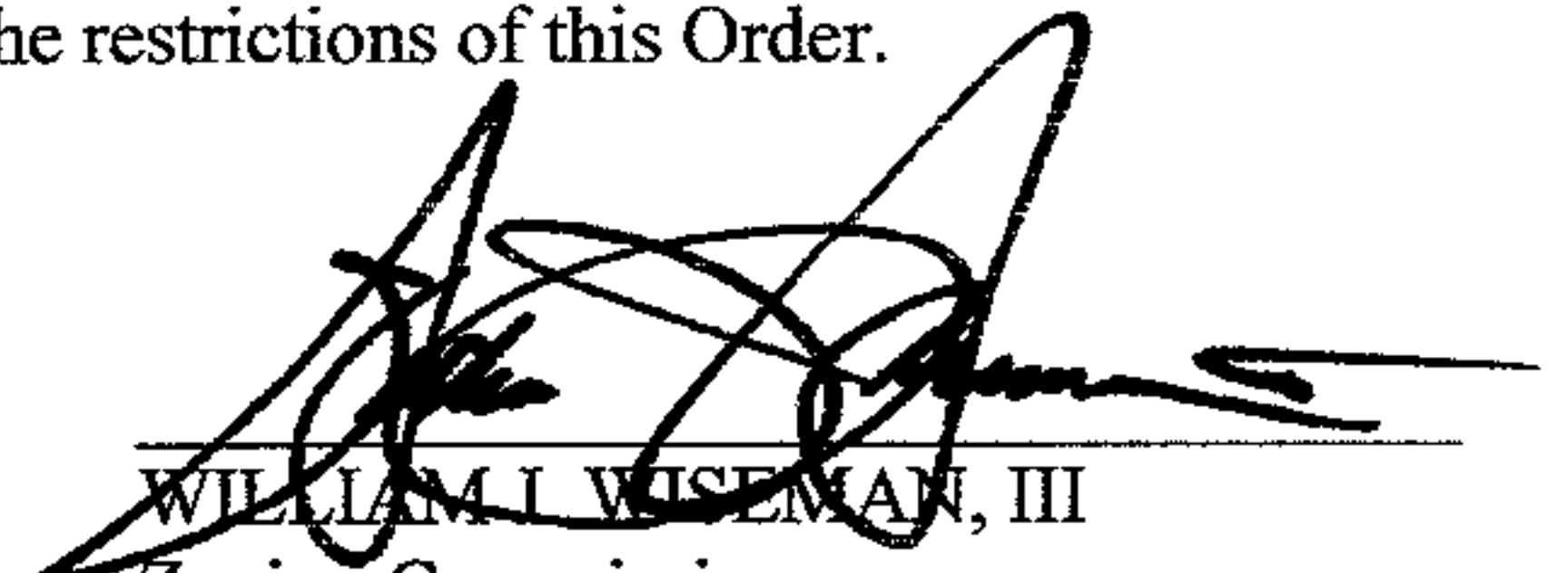
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of January 2006 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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) Within 120 days of the date of this Order, the Petitioner shall finish the front face of the new garage with a stone façade similar to that of the existing garage.
- 3) The proposed garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments.
- 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.


WILLIAM L. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

OFFICE OF THE ZONING COMMISSIONER
1/25/16
Bjs



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 25, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Michael B. Sauer, Esquire
401 Washington Avenue
Towson, Maryland 21204

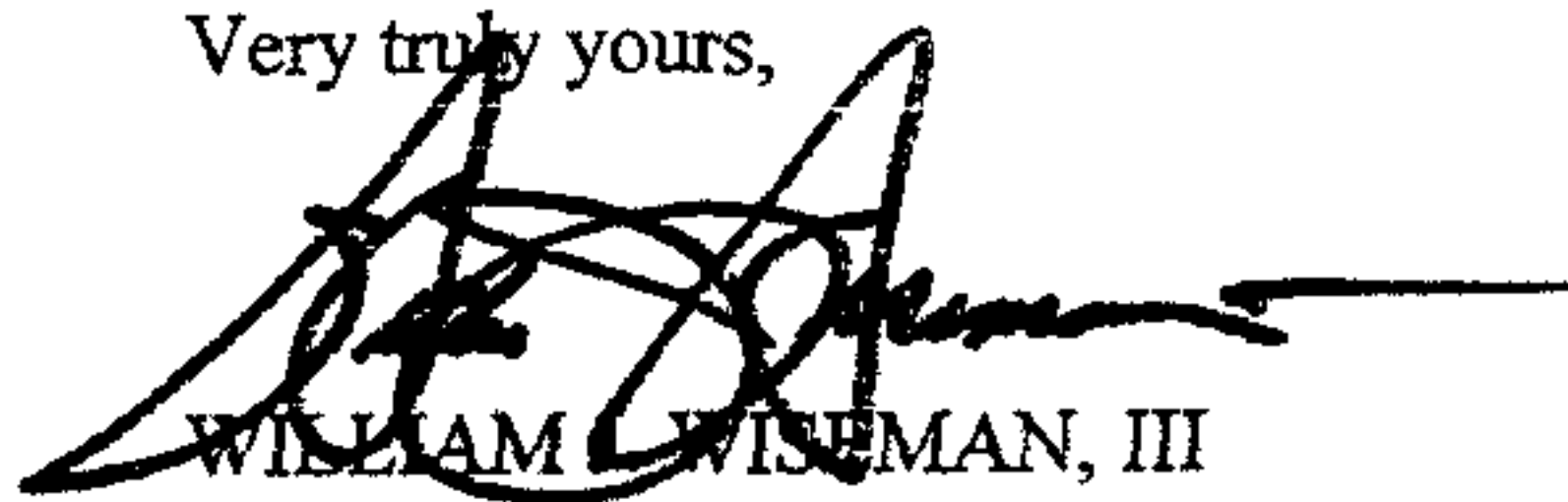
RE: **PETITION FOR VARIANCE**
NE/S Holmehurst Avenue, 1,660' SE of the c/I Frederick Road
(49 Holmehurst Avenue)
1st Election District – 1st Council District
William G. Rennie, et ux - Petitioners
Case No. 06-279-A

Dear Mr. Sauer:

~~Enclosed please find a copy of the decision rendered in the above-captioned matter.~~
The Petition for 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. William G. Rennie
49 Holmehurst Avenue, Catonsville, Md. 21228
Ms. Barbara Turos, 8 Holmehurst Avenue, Baltimore, Md. 21228
Mr. A. Keith Weiner, 35 Holmehurst Avenue, Baltimore, Md. 21228
Code Enforcement Division, DPDM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 49 HOLMFURST AVENUE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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, BCZR, to permit a proposed accessory building (detached garage) to be located in the side yard in lieu of the required rear yard.

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

NEED ADDITIONAL STORAGE AREA FOR VEHICLE + EQUIPMENT
CONFIGURATION OF LOT + DWELLING PRECLUDES USE OF REAR YARD
SIDE YARD ONLY AREA AVAILABLE, ACCESS ONLY PERMITS USE OF SIDE YARD

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print MICHAEL B. SAUER
Signature [Signature]
Company _____
Address 401 WASHINGTON AVE Telephone No. _____
TOWSON MD 21204
City State Zip Code

Legal Owner(s):

Name - Type or Print WILLIAM GLENN RENNIE
Signature [Signature]
Name - Type or Print GAIL M. RENNIE
Signature [Signature]

Address 49 HOLMFURST AVE Telephone No. (410) 744-2793
City CATONSVILLE State MD Zip Code 21218

Representative to be Contacted:

Name MICHAEL B. SAUER
Address 401 WASHINGTON AVE Telephone No. (410) 296-2151
City TOWSON State MD Zip Code 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 11/28/05

DROP-OFF

RECEIVED
DATE 11/28/05
CASE NO. 06-279-A
REV 15/98

ZONING DESCRIPTION FOR 49 HOLMEHURST AVENUE

Beginning at a point on the northeast side of Holmehurst Avenue which is 40 feet wide at the distance of 1,660 southeast of the centerline of the nearest improved intersecting street Frederick Road which is 54 feet wide. Being Lot #36 in the subdivision of Holmehurst as recorded in Baltimore County Plat Book #7, Folio #57, containing 9,785 square feet. Also known as 49 Holmehurst Avenue and located in the 1st Election District, 1st Councilmanic District.

06-279-A
(DROP-OFF)

NOTICE OF ZONING 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: #06-279-A

49 Holmehurst Avenue

N/east side of Holmehurst Avenue, 1,660 feet southeast of Frederick Road

1st Election District - 1st Councilmanic District

Legal Owner(s): William Glenn and Gail M. Rennie

Variance: to permit a proposed accessory building (detached garage) to be located in the side yard in lieu of the required rear yard.

Hearing: Wednesday, January 11, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/12/736 Dec. 27

79204

CERTIFICATE OF PUBLICATION

12/29, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/27, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1588

DATE 11/28/05 ACCOUNT 2-001-006-6150
AMOUNT \$ 65.00

RECEIVED FROM: Rennie

FOR: Variance (Violation Case 05-7703) - 49 Holmehurst Ave
06-279-A (Rennie)

DISTRIBUTION

WHITE - CASHIER

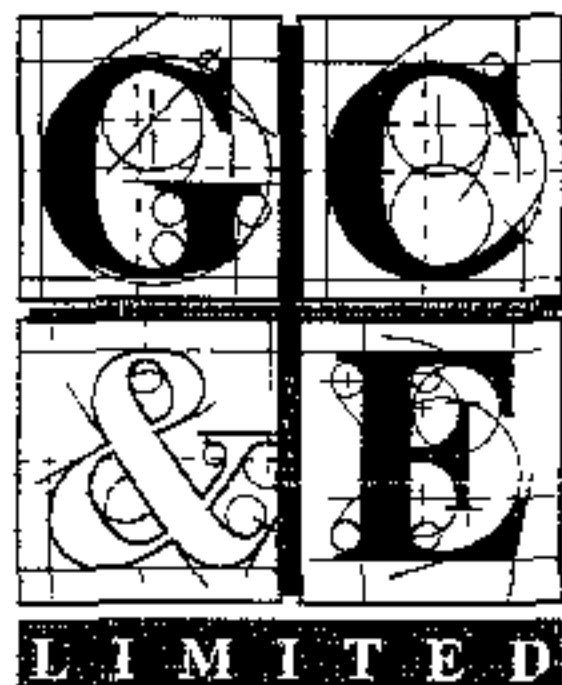
PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DEBIT
11/30/2005 11/29/2005 10:40:59 2
REG 0802 MAIL JENIA 1ET
D>RECEIPT # 442111 11 12 2005 DE LA
Debit \$ 52.00 JENIA 1ET 11/29/05
OR NO. 001/205
Receipt # 11/29/05 \$65.00
\$65.00 DE \$65.00 DE
BALANCE \$ 11.00 11/29/05

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone. (410) 823-4470 • Fax. (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-279-A

PETITIONER/DEVELOPER:

William Glenn & Gail M. Rennie

DATE OF HEARING: Jan. 11, 2006

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size photo)

POSTED ON: December 23, 2005

LOCATION:

49 Holmehurst Avenue
Catonsville, Maryland 21228

SIGNATURE OF SIGN-POSTER

John J. Dill

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

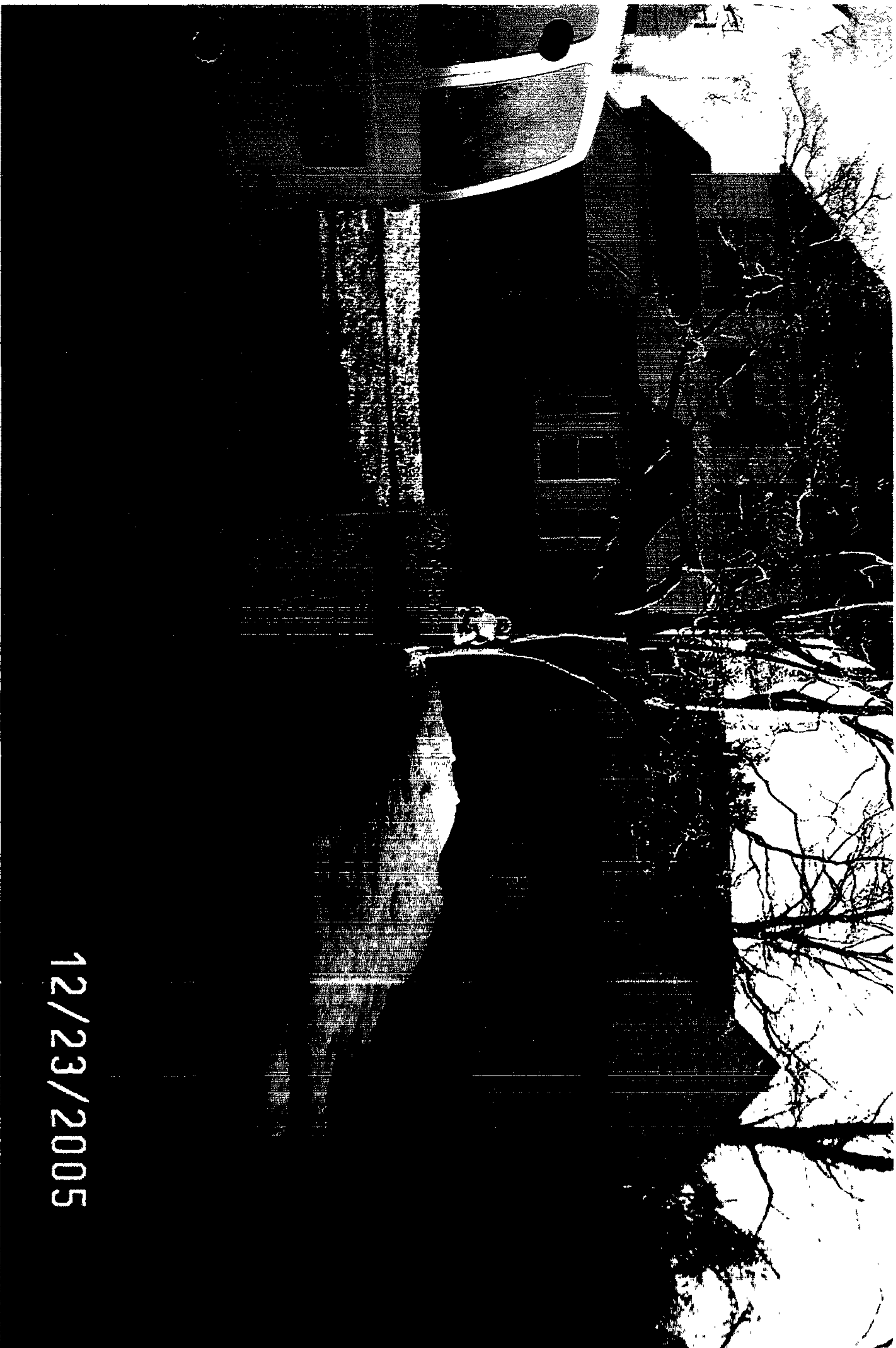
320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

12/23/2005



12/23/2005

RE: PETITION FOR VARIANCE * BEFORE THE
49 Holmehurst Avenue; NE/S Holmehurst *
Avenue, 1,660' SE of Frederick Road * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): William & Gail Rennie * FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-279-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of December, 2005, a copy of the foregoing Entry of Appearance was mailed to, Michael B. Sauer, Esquire, 401 Washington Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

DEC 06 2005

Per...*[Signature]*...

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 27, 2005 Issue - Jeffersonian

Please forward billing to:
William Glenn Rennie (410-744-2993)
49 Holmehurst Avenue
Catonsville, MD 21228

NOTICE OF ZONING 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: 06-279-A

49 Holmehurst Avenue

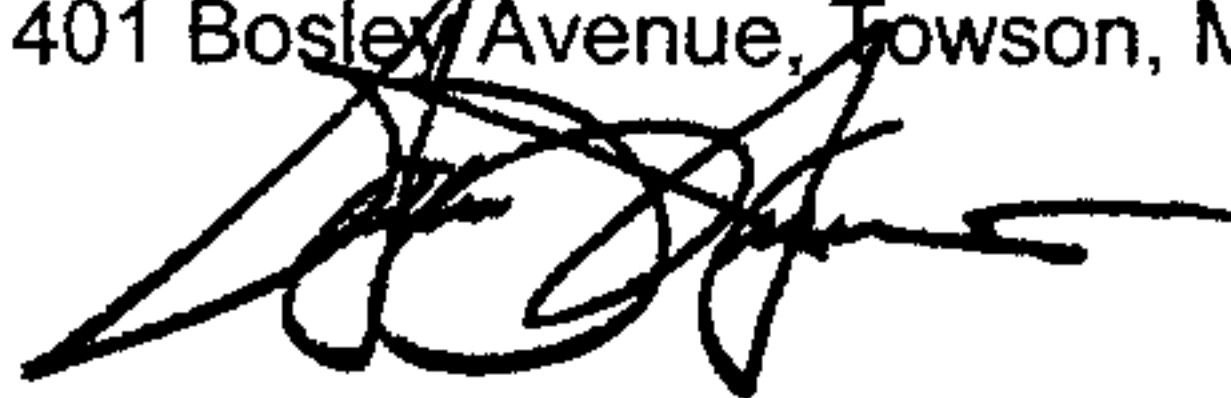
N//east side of Holmehurst Avenue, 1,660 feet southeast of Frederick Road

1st Election District – 1st Councilmanic District

Legal Owner: William Glenn and Gail M. Rennie

Variance to permit a proposed accessory building (detached garage) to be located in the side yard in lieu of the required rear yard.

Hearing: Wednesday, January 11, 2006 @ 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204



WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

December 6, 2005

NOTICE OF ZONING 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: 06-279-A

49 Holmehurst Avenue

N//east side of Holmehurst Avenue, 1,660 feet southeast of Frederick Road

1st Election District – 1st Councilmanic District

Legal Owner: William Glenn and Gail M. Rennie

Variance to permit a proposed accessory building (detached garage) to be located in the side yard in lieu of the required rear yard.

Hearing: Wednesday, January 11, 2006 @ 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Michael B. Sauer, Esquire, 401 Washington Avenue, Towson, MD 21204
Mr. & Mrs. William Glenn Rennie, 49 Holmehurst Avenue, Catonsville, MD 21228

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 27, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 06-279-A (PROP-OFF)
Petitioner WILLIAM & GAIL RENNIE
Address or Location 49 HOLMEHURST AVENUE

PLEASE FORWARD ADVERTISING BILL TO

Name WILLIAM GLEN RENNIE
Address 49 HOLMEHURST AVE
CATONSVILLE MD 21228
Telephone Number (410) 744-2993

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

January 9, 2006

Michael B. Sauer
401 Washington Avenue
Towson, Maryland 21204

Dear Mr. Sauer:

RE: Case Number: 06-279-A, 49 Holmehurst Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 28, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
William Glenn Rennie 49 Holmehurst Avenue Catonsville 21228

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 7, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 28, 2005

Item No.: 265, 267, 271, 272, 273, 274, 275, 276, 277, 279, 280, 282, 283, 284, 285.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: December 20, 2005

FROM: ~~DAK~~ Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2005
Item Nos. 251, 267, 271, 272, 273, 274, 275,
276, 277, 278, ~~279~~, 280, 282, 283, 284, 285

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:c/w

cc: File

ZAC-NO COMMENTS-12202005 doc

BW
1/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 20, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-279- Variance**

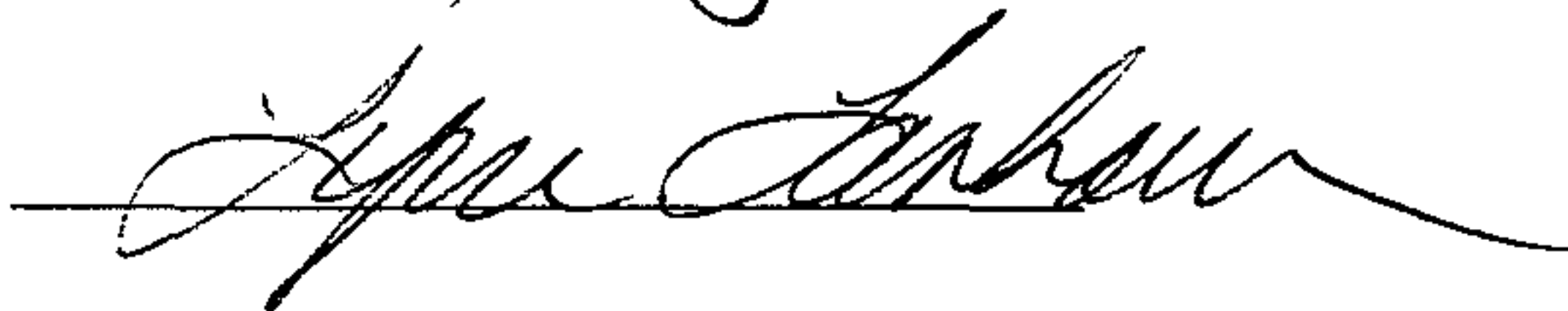
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 12.2.05

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

RE: Baltimore County
Item No. 279 JHP

Dear Ms. Matthews:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

MICHAEL B. SAUER

ATTORNEY AT LAW

SUITE 802, 401 WASHINGTON AVENUE, TOWSON, MARYLAND 21204

TELEPHONE (410) 296-2151

FAX (410) 321-1820

November 22, 2005

Zoning Office for Baltimore County
1st Floor, County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

ATTN: Jeff Perlow

Re: Petition for a Sideyard Variance
Property: 49 Holmehurst Avenue
Catonsville, MD 21228
Property Owner: William Glenn Rennie and Gail M. Rennie

Dear Mr. Perlow:

As a follow up to our zoning review meeting today I have made the necessary changes and now enclose for filing in triplicate:

- 1, Copies of Petition for Variance.
 2. Description of property.
 3. Zoning map.
- and
4. (12) copies of Plat to accompany Petition.
 5. Advertising Requirements Form.
 6. Check in the amount of \$65.00 for filing.

Please "date stamp" copy of this letter and return to me in enclosed self addressed envelope with copy of case number and hearing date, if any.

Very truly yours,


MICHAEL B. SAUER

MBS/ms
Code Enforcement, Baltimore County, FAX 410-887-8081
William Glenn Rennie

06-279-A
(DROP-OFF)

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 01 Account Number - 0103002790

Owner Information

Owner Name: RENNIE WILLIAM GLENN
RENNIE GAIL M Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 49 HOLMEHURST AVE
BALTIMORE MD 21228-4631 Deed Reference: 1) /22135/ 343
2)

Location & Structure Information

Premises Address
49 HOLMEHURST AVE

Legal Description

49 HOLMEHURST AVE
HOLMEHURST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
101	8	1095					36	1	7/ 57

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,594 SF	9,785.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 STUCCO SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	45,780	61,780		
Improvements:	109,760	130,000		
Total:	155,540	191,780	179,700	191,780
Preferential Land:	0	0	0	0

Transfer Information

Seller: GOLDSTEIN RONALD J	Date: 06/29/2005	Price: \$439,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22135/ 343	Deed2:
Seller: CALAS ANDRES E	Date: 05/16/1979	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6021/ 675	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
BARBARA TUEOS	8 HOWMELWEST AVE	BALTIMORE MD 21228	CLARKBARBAR@VERIZON.NET
<i>354/3 - See Protestants Exh 13, 17 -</i> <i>Send Warner a copy of ORDER -</i> <i>He lives at 35 HOWMELWEST</i>			

E-MAIL

CLARK BARR & VERIZON.NET

Bst/s - See Protestants (Excl. B.T.) -

Send wherever a copy of ORDER
he lives at 35 HOLMETHURST

Map 101A2
101B2

Baltimore County - My Neighborhood



(DROP-OFF) 06-279-A

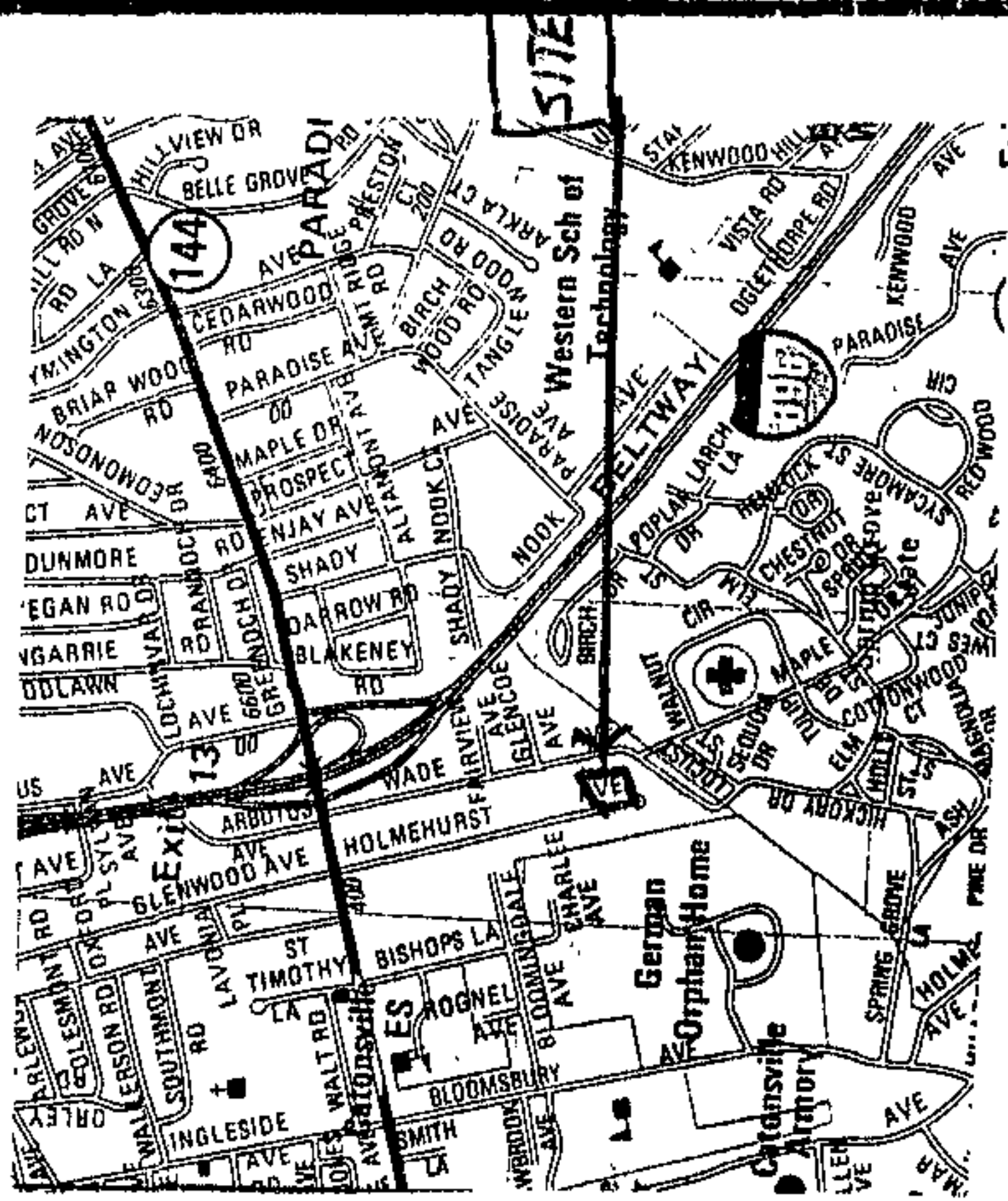
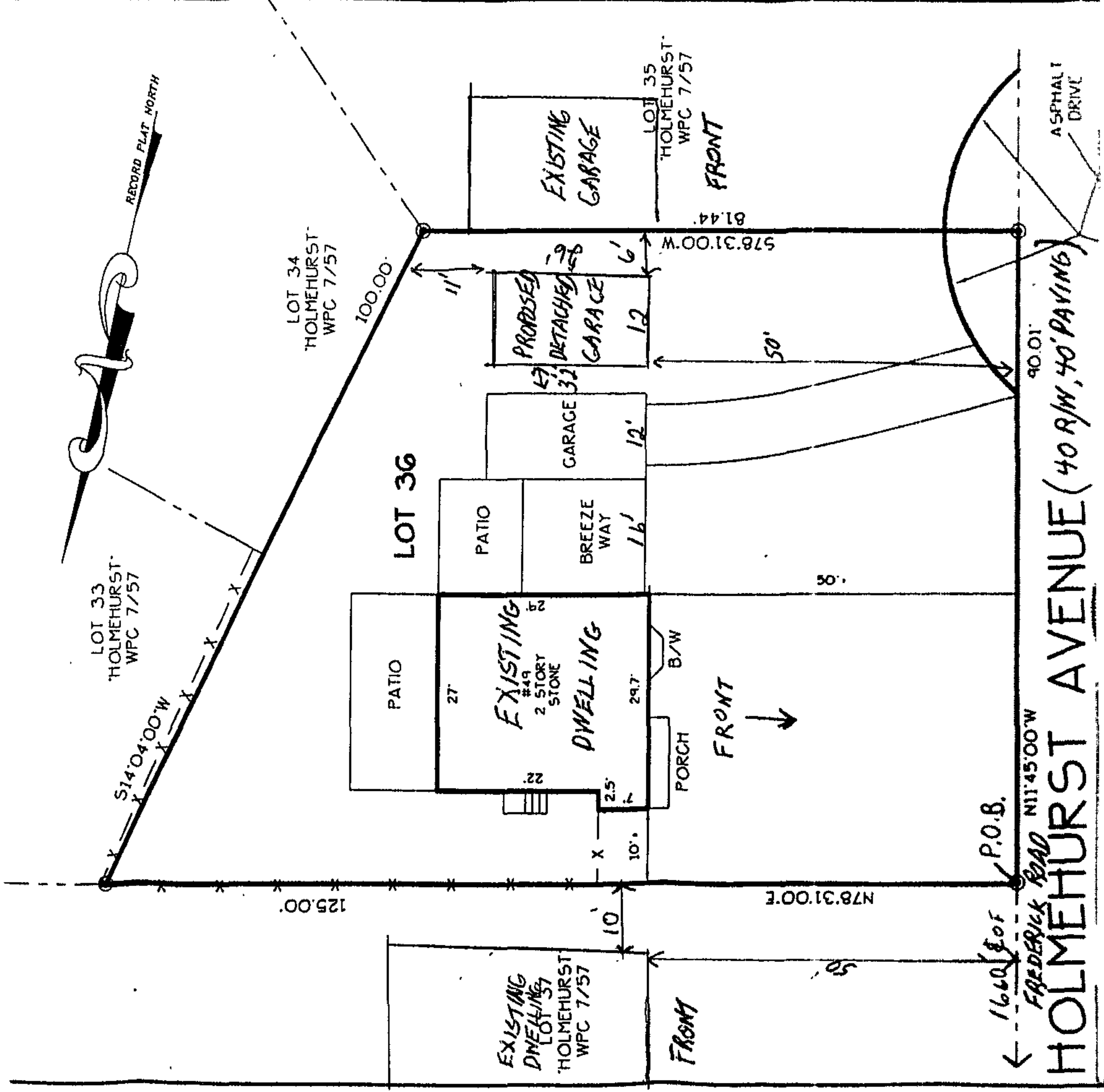
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 49 HOLMEHURST AVENUE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HOLMEHURST

PLAT BOOK # 7 FOLIO # 57 LOT # 36 SECTION # 1

OWNER WILLIAM GLENN RENNIE & GAIL M RENNIE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 1ST

1" = 200' SCALE MAP # 101A2+101B2

ZONING DA5.5

LOT SIZE 9,785 ACRES
SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

VIOLATION CASE # 05-7203
CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY/
BUILDING ☐

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 279 CASE # 06-279-A

PREPARED BY WILLIAM G. RENNIE SCALE OF DRAWING: 1" = 20'

Case No.:

06-279 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	Letter IN OPPOSITION A. KEITH WEINER
No. 2	PHOTO OF PROPERTY	
No. 3	Letter OF SUPPORT Mr. Way. - Man of Property	
No. 4	Letter OF Support Pat + AL Sherwood	
No. 5	48 Holmeshurst Rev. Metcalf	
No. 6	Letter of Support - to Rev. Helen Kelly Edwards	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



September 15, 2005

Mr. William J. Wiseman
Zoning Commissioner for Baltimore County
401 Bosley Avenue
M.S. 3401
Towson, Maryland 21204

Re: Request for a Sideyard Variance
Property: 49 Holmehurst Avenue
Catonsville, MD 21228
Property Owner: William Glenn Rennie and
Gail M. Rennie, his wife

Dear Commissioner Wiseman:

I reside at 58 Wade Avenue, Catonsville, Maryland adjacent to the above property on the same side that the variance is being requested for a garage.

I have absolutely no objections to the granting of a variance to allow Mr. Rennie to construct his garage which he needs.

I have no objections to the size, dimensions, appearance and location of the garage as set out in the drawing attached to Mr. Rennie's request for a variance.

Very truly yours,



William W. Wolf
58 Wade Avenue
Catonsville, MD 21228

WWW:ms

cc: Mr. William Glenn Rennie

Patterson * 3

September 15, 2005

Mr. William J. Wiseman
Zoning Commissioner for Baltimore County
401 Bosley Avenue
M.S. 3401
Towson, Maryland 21204

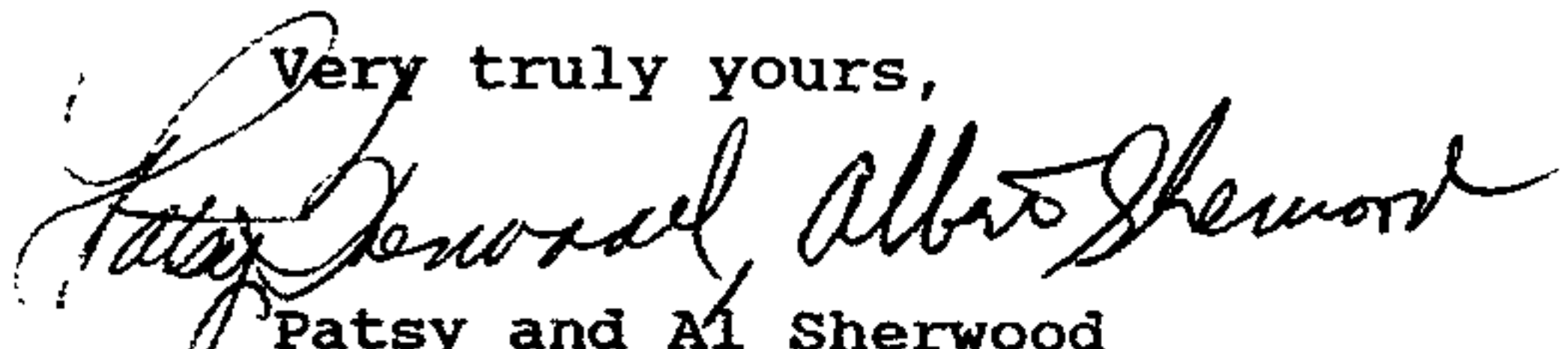
Re: Request for a Sideyard Variance
Property: 49 Holmehurst Avenue
Catonsville, MD 21228
Property Owner: William Glenn Rennie and
Gail M. Rennie, his wife

Dear Commissioner Wiseman:

We reside at 52 Wade Avenue, Catonsville, Maryland 21228. Our property is located behind and is adjacent to Mr. Rennie's property. We have observed the garage that he has erected on the side of his property which is visible to us.

We have no objection to the requested variance to allow the garage at its location. Its appearance, size and location are acceptable to us.

Very truly yours,


Patsy and Al Sherwood
52 Wade Avenue
Catonsville, MD 21228

HKE:PS
cc: Mr. William Glenn Rennie

Petitioner # 4

September 15, 2005

Mr. William J. Wiseman
Zoning Commissioner for Baltimore County
401 Bosley Avenue
M.S. 3401
Towson, Maryland 21204

Re: Request for a Sideyard Variance
Property: 49 Holmhurst Avenue
Catonsville, MD 21228
Property Owner: William Glenn Rennie and
Gail M. Rennie, his wife

Dear Commissioner Wiseman:

I reside at 48 Holmhurst Avenue, Catonsville, Maryland directly across from the property at 49 Holmhurst Avenue.

I have absolutely no objections to the granting of a variance to allow Mr. Rennie to construct his garage which he needs.

The size, dimensions, appearance and location of the garage as set out in the drawing attached to Mr. Rennie's request for a variance is acceptable to me.

Very truly yours,

Leslie Metcalf

Reverend Leslie Metcalf
48 Holmhurst Avenue
Catonsville, MD 21228

RLM:ms

cc: Mr. William Glenn Rennie

*Petitioner # 5
across street*

September 15, 2005

Mr. William J. Wiseman
Zoning Commissioner for Baltimore County
401 Bosley Avenue
M.S. 3401
Towson, Maryland 21204

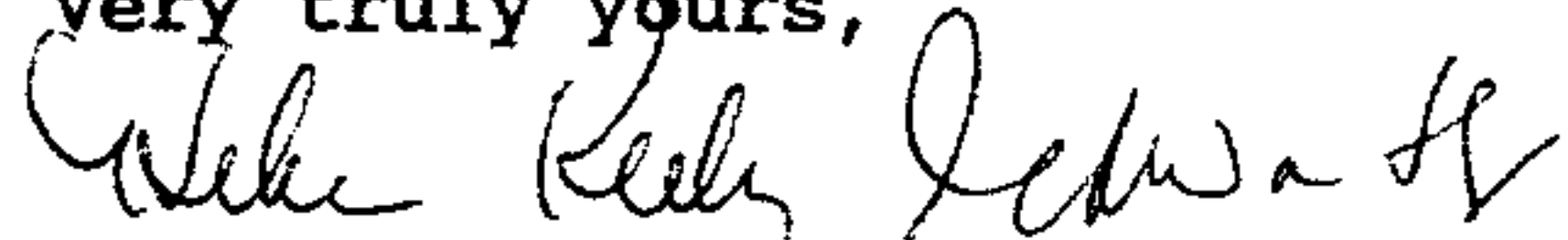
Re: Request for a Sideyard Variance
Property: 49 Holmehurst Avenue
Catonsville, MD 21228
Property Owner: William Glenn Rennie and
Gail M. Rennie, his wife

Dear Commissioner Wiseman:

I reside directly behind Mr. Rennie's property at 54 Wade Avenue, Catonsville, Maryland.

Mr. Rennie's proposed garage located on the sideyard of his property is visible by me from my property. The purpose of this letter is to inform you that I have no objections to the proposed variance and garage on the sideyard. The dimensions, location and appearance of the garage are certainly acceptable to me as an adjacent property owner.

Very truly yours,



Helen Kelly Edwards
54 Wade Avenue
Catonsville, MD 21228

HKE:ms

cc: Mr. William Glenn Rennie

Pet. 1.01285 #6

1-10-06

William Wiseman,
Zoning Commissioner

Re: Case No. 06-279-A
49 Holmehurst Ave. Side Set Back Variance

Dear Mr. Wiseman:

I am writing in regard to the above referenced zoning case. I had expected to attend the meeting tomorrow, but my work schedule makes that impossible. I hope that you can take my views into account in any event even though only in writing.

I live at 35 Holmehurst Ave., am a past president of the community association, and 16 year resident. We live in a small, mostly close knit community, with a community association that has been very active over the years in preserving the character of our neighborhood even to the point of negotiating with local business people in helping to, as best we can, maintain the residential nature of Frederick Road. Some examples are Paul Funk's Allstate Agency at the entrance to our neighborhood, the owners of the lawyers office on the other corner, and all the development by Steve Whelan in our area. My point is that there has been a concerted effort to maintain the status quo.

In the instant case, it is not a matter of residential versus commercial, but more the character of the neighborhood. It is a narrow street and everyone could use more parking. No one wants extra garage space more than I, having three cars and several motorcycles, but I do not believe we should sacrifice the aesthetic nature of the neighborhood for myself or anyone to satisfy that need. Nearly everyone on the street would like more garage space, but there simply is not room. One fear of mine (as well as that of some others with whom I have spoken) is that if this variance is granted, it will set a precedent for other such projects that are not in keeping with the character of the neighborhood and, quite frankly, not in keeping with the zoning ordinance or Master Plan.

I deeply regret that the owners have already expended the monies they have in placing the illegal structure on their property, but I have to reiterate that I am opposed to the granting of the variance. I have been told that the immediately adjoining neighbor does not oppose the variance. Two notes on that point. First, that one person's opinion should not be given more weight than others in the neighborhood and the zoning law. Second, his house does not face Holmehurst Ave., i.e., his house faces either Wade Ave. or the small side street near the entrance to Spring Grove. The back of his property is accessed from Holmehurst Ave. so he is not affected in the same way as those who are actually Holmehurst residents.

Protestants # 1

Again, if the variance is denied, I express my regrets to the owners, but the structure is illegal and does not fit with the character of the neighborhood.

Thank you for your attention to this matter.

Best regards,

A handwritten signature in cursive script, appearing to read "A. Keith Weiner".

A. Keith Weiner, Esq.