

IN RE: **PETITION FOR VARIANCE**

N/S Pineview Place, 120' W of the c/l
Grantwood Place
(800 Pineview Place)
15th Election District
6th Council District

Doris Ann Granruth
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-491-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 owner of the subject property, Doris Ann Granruth, and the Contract Purchaser, Robin Lee Hoch, Ms. Granruth's daughter. As originally filed, the Petitioners sought relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 100 feet, a side yard setback of 11 feet and a sum of both sides of 22.5 feet in lieu of the minimum required 15 feet and 40 feet, respectively, for a proposed single-family dwelling, 27.5' x 60' in dimension. In addition, the Petitioners requested approval of a lot area of 7,500 sq.ft. in lieu of the minimum required 20,000 sq.ft., and approval of an undersized lot, pursuant to Section 304.2 of the B.C.Z.R., and any other relief deemed appropriate by the Zoning Commissioner to allow development of the subject property as proposed. At the hearing, the Petitioner amended her request to reflect a reduction in the size of the proposed dwelling to 26' x 52', thereby reducing the side yard setback variances requested. As shown on the redlined plan submitted and marked as Petitioner's Exhibit 1, the Petitioners now seek relief to allow a side yard setback of 12 feet and a sum of both sides of 24 feet in lieu of the minimum required 15 feet and 40 feet, respectively.

Appearing at the requisite public hearing was the Petitioner's daughter, Robin Hoch. Appearing as a Protestant was Robert C. Pegram, adjacent property owner. There were no other interested persons present.

UNDER RECEIVED FOR FILING

Date 6-12-06

By [Signature]

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the north side of Pineview Place, just north of Bengies Road, in Middle River. The property is also known as Lot 27 of Grantleigh, an older subdivision which was recorded in the Land Records of Baltimore County well prior to the effective date of zoning regulations. As is often the case with older subdivisions, many of the lots do not meet current area and/or width requirements. In this regard, the subject property is approximately 50 feet wide and 150 feet deep and contains a gross area of 7,500 sq.ft., more or less, zoned D.R.2. Those regulations require a minimum area of 20,000 sq.ft., and a minimum width of 100 feet. Thus, the subject lot is undersized by today's development standards.

Variance relief is requested as set forth above to allow development of the subject property with a single-family dwelling. Testimony indicated that the subject property and adjacent Lots 13/14 of Grantleigh have been in Ms. Granruth's family for many years. Apparently, Ms. Granruth acquired the property from her mother and has resided on the adjacent property since 1941. In this regard, adjacent Lots 13/14 are located with frontage along Wampler Road; Lot 27 is located to the rear of those lots and has frontage on Pineview Place. Ms. Granruth now wishes to convey the subject Lot 27 to her daughter, Robin Hoch, who intends to develop the property with a single-family dwelling in which she will reside. The proposed dwelling will be a one-story ranch-style structure, 26 feet wide by 52 feet deep, which will be centered on the lot so as to provide setbacks distances consistent with other homes on adjacent properties.

As noted above, the adjacent property owner, Robert Pegram, appeared in opposition to the request. Mr. Pegram owns the immediately adjacent lot (Lot 28), which is improved with a garage that serves his home on adjoining Lot 29. Mr. Pegram produced as Protestant's Exhibit 1, a large hand-drawn site plan depicting the immediately adjoining lots and existing improvements. While he is not particularly opposed to the proposed development of the property with a dwelling, Mr. Pegram expressed concern about the location of the proposed driveway and requested that it be located on the west side of the subject lot, away from his driveway. He also requested that a 6-foot high privacy fence be installed along the eastern property line to buffer his view of the subject

ORDER RECEIVED FOR FILING
Date 10/1/92
By [Signature]

property. While Ms. Hoch agreed to these conditions, it is to be noted that the regulations do not allow a 6-foot high privacy fence to extend from the front of any home.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that the subject property has existed as a lot of record since 1941 and that strict compliance with the D.R.2 zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. It is also clear that the subject lot has not been used for any purpose or in conjunction with any adjacent lot. In fact, the undisputed testimony disclosed that the subject lot has always served as a buffer between the homes located on Wampler Road and the houses to the rear along Pineview Place. There were no adverse comments from any County reviewing agency and none of the neighbors voiced any objection. Thus, I find that relief can be granted and that there will be no detrimental impact to adjacent properties or surrounding locale. However, as a condition to the relief granted, the Petitioner shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permits, and landscaping shall be provided along the public road, if consistent with existing streetscape.

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 12th day of June 2006 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 100 feet, a side yard setback of 12 feet and a sum of both sides of 24 feet in lieu of the minimum required 15 feet and 40 feet, respectively, and approval of a lot area of 7,500 sq.ft. in lieu of the minimum required 20,000 sq.ft., and approval of an undersized lot, pursuant to Section 304.2 of the B.C.Z.R. for a proposed 26' x 52' single-family dwelling, 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

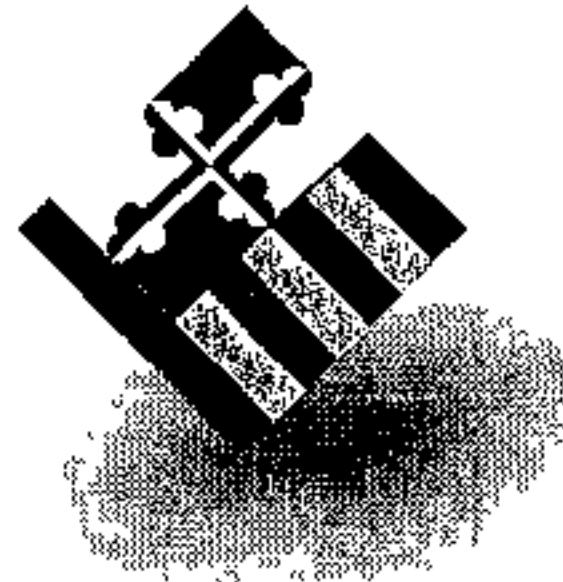
appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) Prior to the issuance of any building permits, the Petitioners shall submit building elevation drawings to the Office of Planning for review and approval. The proposed dwelling shall be constructed substantially in accordance with the elevation drawings approved by the Office of Planning. Moreover, landscaping shall be provided in front of the property along Pineview Place, if consistent with the existing streetscape.
- 3) Pursuant to the agreement reached by and between Ms. Hoch and the adjacent property owner, Robert Pegram, the proposed driveway shall be located along the west side of the property. In addition, the Petitioners shall install a privacy fence in accordance with County regulations along the eastern property line to buffer the view of the proposed dwelling from the Pegram property.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

FILED
Date 9-12-01
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 12, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Doris Ann Granruth
709 Wampler Road
Baltimore, Maryland 21220

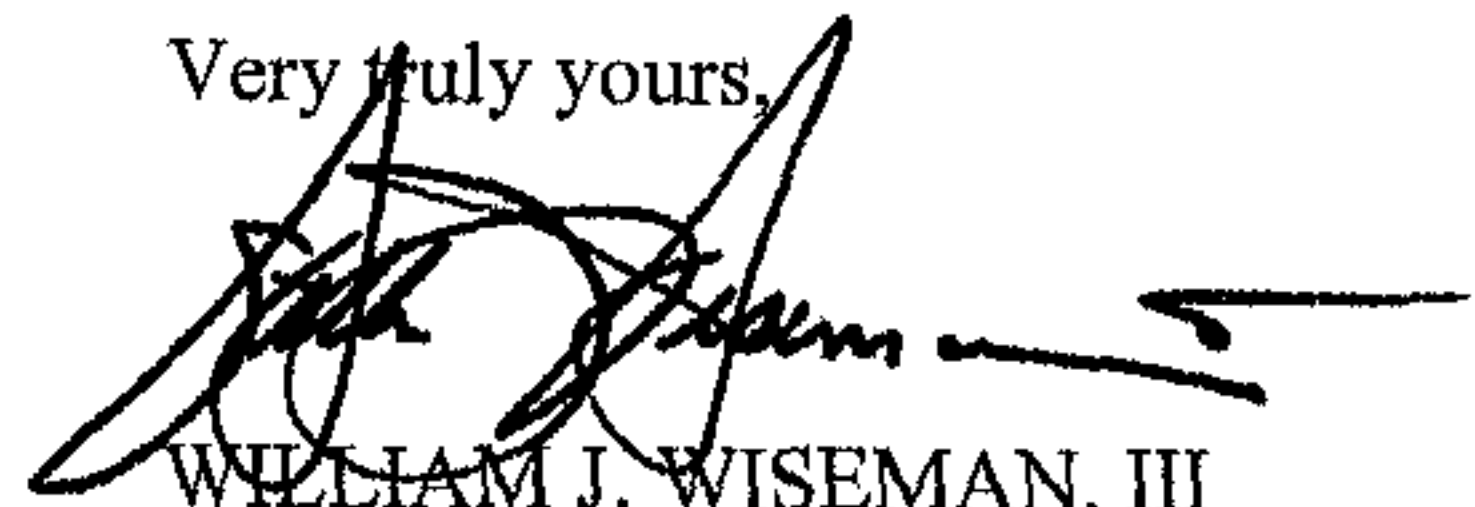
RE: PETITION FOR VARIANCE
N/S Pineview Place, 120' W of the c/l Grantwood Place
(800 Pineview Place)
15th Election District – 6th Council District
Doris Ann Granruth & Robin Lee Hoch - Petitioners
Case No. 06-491-A

Dear Ms. Granruth:

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:dlw

cc: Ms. Robin Lee Hoch
422 Delaware Avenue, Baltimore, Md. 21221
Mr. Robert Pegram, 804 Pineview Place, Baltimore, Md. 21220
Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 800 Pineview Place
which is presently zoned DR2

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) 1302.3.C.1 BC2R & 304.2 BC2R
To allow a Side yard setback of 11' and sum of both sides of 22.5' in lieu of the required minimum setbacks of 15' and 40' respectively, To Allow an area of 7,500 sq ft in lieu of the required 20,000 sq ft and a lot width of 50' in lieu of the required 100'. And to Approve an undersized lot per Section 304 & approve any other Variances deemed necessary by the Zoning Commissioner of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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 Robin Lee Hocht
Signature Robin Lee Hocht
Address 422 Delaware Ave Telephone No. 410 574-9537
City Balto. State Md. Zip Code 21221

Attorney For Petitioner:

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

Case No. 06-491-A

REV 5/98

Legal Owner(s):

Name - Type or Print _____
Signature _____
Name - Type or Print Doris Ann Granruth
Signature Doris A. Granruth
Address 709 Wampler Rd. Telephone No. 410-687-4245
City Baltimore State Md. Zip Code 21220

Representative to be Contacted:

Name Robin Lee Hocht
Address 422 Delaware Ave Telephone No. 410 574-9537
City Balto. State Md. Zip Code 21221

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

ZONING DESCRIPTION FOR 800 Pineview Place, Baltimore, Maryland 21220

Beginning at a point on the North side of
(north, south, east or west)

Pineview Place which is 40'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 120' West of the
(number of feet) (north, south, east and west)

centerline of the nearest improved intersecting street Grantwood Place

which is 40' (name of street)
(number of feet of right-of-way width) wide. *Being Lot # 27

Block _____ Section# _____ in the subdivision of Grantleigh
(name of subdivision)

as recorded in Baltimore County Plat Book # 12, Folio # 84

containing 7,500. Also known as 800 Pineview Place
(square feet or acres) (property address)

and located in the 15th Election District 6 Councilmanic District.

491

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 4-13-06 ACCOUNT 081-100-6150

AMOUNT \$ 115.52

RECEIVED
FROM:

Robin Hoch

FOR:

Variance of Budgeted List

ITEM # 491

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

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: # 06-491-A

800 Pineview Place

North side of Pineview Place at the distance of 120 feet west of centerline of Grantwood Place

15th Election District — 6th Councilmanic District

Legal Owner(s): Doris Ann Granruth

Contract Purchaser: Robin Lee Hoch

Variance: to allow a side yard setback of 11 feet and sum of both sides of 22.5 feet in lieu of the required minimum setbacks of 15 feet and 40 feet respectively. To allow an area of 7,500 square feet in lieu of the required 20,000 square feet and a lot width of 50 feet in lieu of the required 100 feet and to approve an undersized lot.

Hearing: Thursday, June 1, 2006 at 9:00 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 5/675 May 16

95278

CERTIFICATE OF PUBLICATION

5/18/, 2006

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 5/16/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 06-491-A

Petitioner/Developer: ROBIN
LEE HOCH

Date Of Hearing/Closing: 6/1/06

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

Attention:

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
at 800 PINEVIEW PLACE

This sign(s) were posted on May 16, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 5/16/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

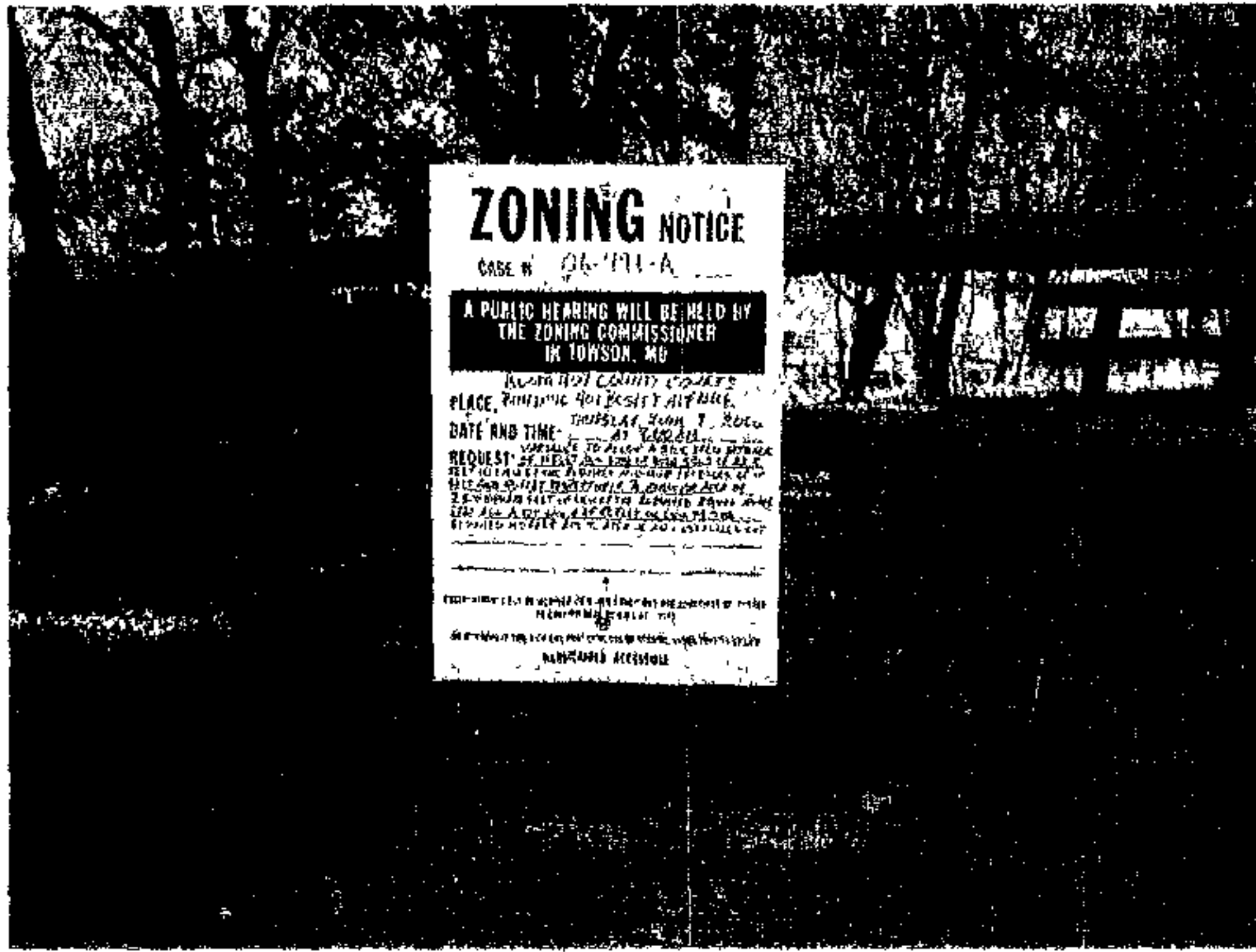
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

lm000681 (1152x864x24b jpeg)



Martin Dyle 5/10/06

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: 06-491-A
Petitioner: Doris A. Granrath
Address or Location: 800 Pineview Place

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robin Hoch
Address: 422 Delaware Avenue
Baltimore, Maryland 21221

Telephone Number: 410 574 9537 443-632-4797
(Home) (cell)

Revised 2/20/98 - SCJ

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

April 18, 2006

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: 06-491-A

800 Pineview Place

North side of Pineview Place at the distance of 120 feet west of centerline of Grantwood Place
15th Election District – 6th Councilmanic District

Legal Owners: Doris Ann Granruth

Contract Purchaser: Robin Lee Hoch

Variance to allow a side yard setback of 11 feet and sum of both sides of 22.5 feet in lieu of the required minimum setbacks of 15 feet and 40 feet respectively. To allow an area of 7,500 square feet in lieu of the required 20,000 square feet and a lot width of 50 feet in lieu of the required 100 feet and to approve an undersized lot.

Hearing: Thursday, June 1, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robin Lee Hoch, 422 Delaware Avenue, Baltimore 21221
Doris Ann Granruth, 709 Wampler Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 17, 2006.**
- (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.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 16, 2006 Issue - Jeffersonian

Please forward billing to:
Robin Hoch
422 Delaware Avenue
Baltimore, MD 21221

410-574-9537

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: 06-491-A

800 Pineview Place

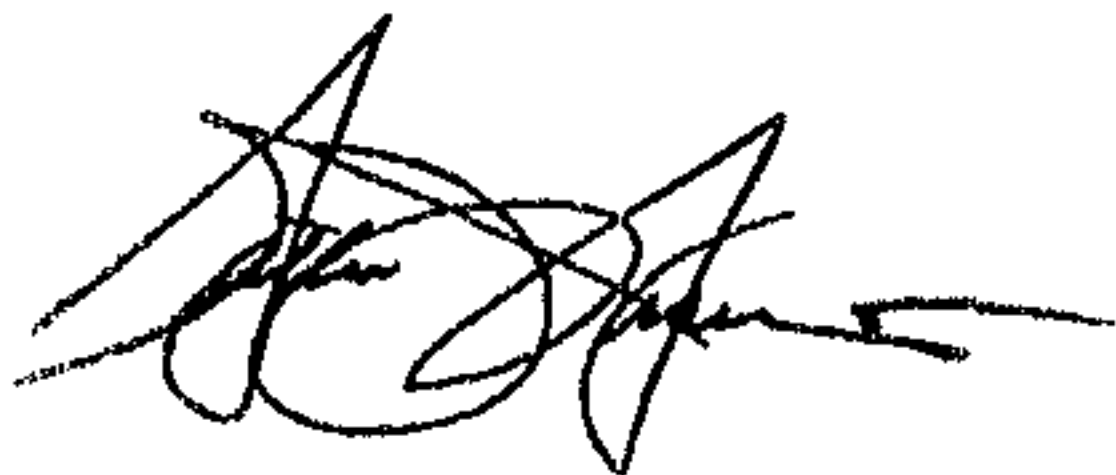
North side of Pineview Place at the distance of 120 feet west of centerline of Grantwood Place
15th Election District – 6th Councilmanic District

Legal Owners: Doris Ann Granruth

Contract Purchaser: Robin Lee Hoch

Variance to allow a side yard setback of 11 feet and sum of both sides of 22.5 feet in lieu of the required minimum setbacks of 15 feet and 40 feet respectively. To allow an area of 7,500 square feet in lieu of the required 20,000 square feet and a lot width of 50 feet in lieu of the required 100 feet and to approve an undersized lot.

Hearing: Thursday, June 1, 2006 at 9:00 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 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**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

May 25, 2006

Doris Ann Granruth
709 Wampler Road
Baltimore, MD 21220

Dear Ms. Granruth:

RE: Case Number: 06-491-A, 800 Pineview Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 2006.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Robin Lee Hoch 422 Delaware Avenue Baltimore 21221

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



BWS
6/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 25, 2006

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

RECEIVED

MAY 26 2006

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-491- Variance

ZONING DEPARTMENT

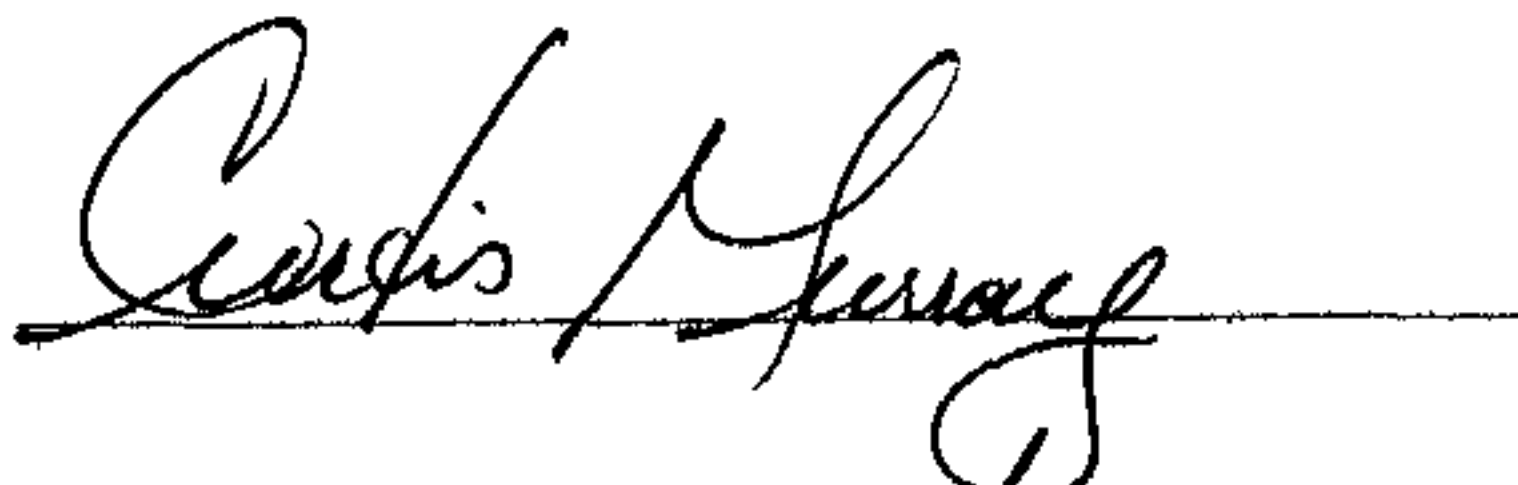
The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

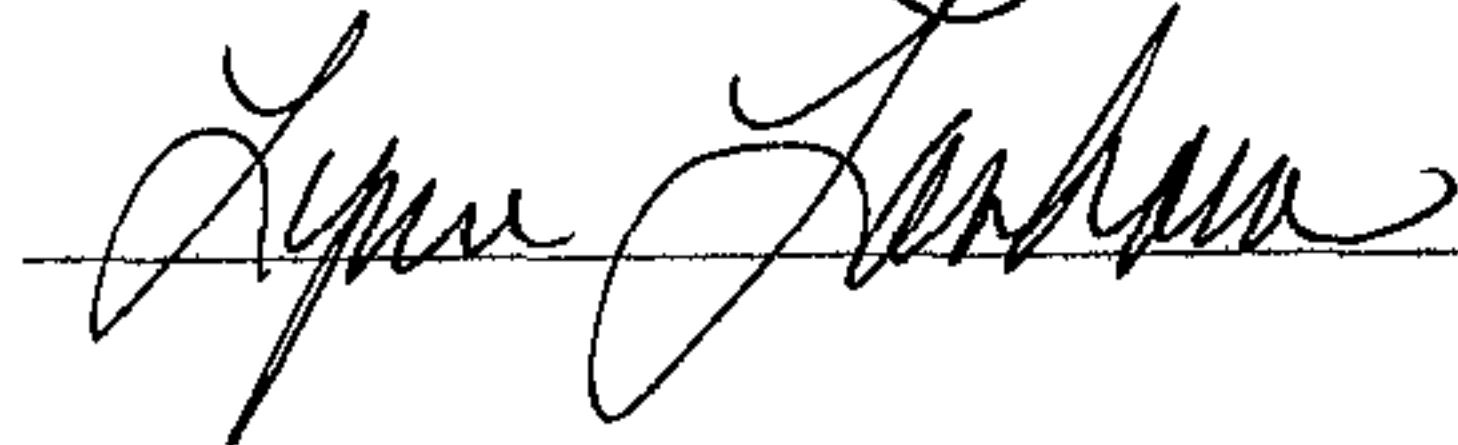
1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2006

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2006
Item Nos. (491), 492, 493, 494, 495, 498,
499, 500, 502, 504, 505, 507, 508, 509,
511, 513, 514, 515, 516, 517

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

DAK:CE~~N~~:clw

cc: File

ZAC-NO COMMENTS-04252006.doc

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

April 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

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.

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

Lieutenant Roland P. Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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



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

Maryland Department of Transportation

Date: 4.21.06

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

RE: Baltimore County
Item No. 491 JRF

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

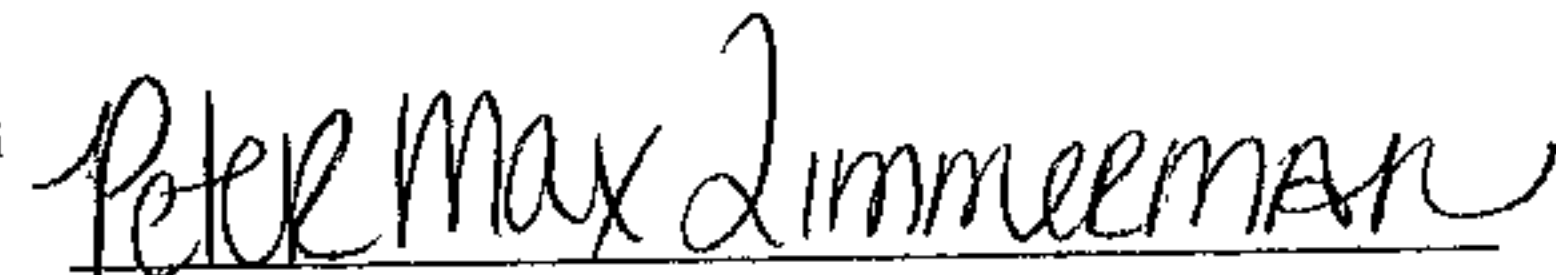
RE: PETITION FOR VARIANCE
800 Pineview Place; N/S Pineview Place,
120' W c/line Grantwood Place
15th Election & 6th Councilmanic Districts
Legal Owner(s): Doris Ann Granruth
Contract Purchaser(s): Robin Lee Hoch
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* 06-491-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
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

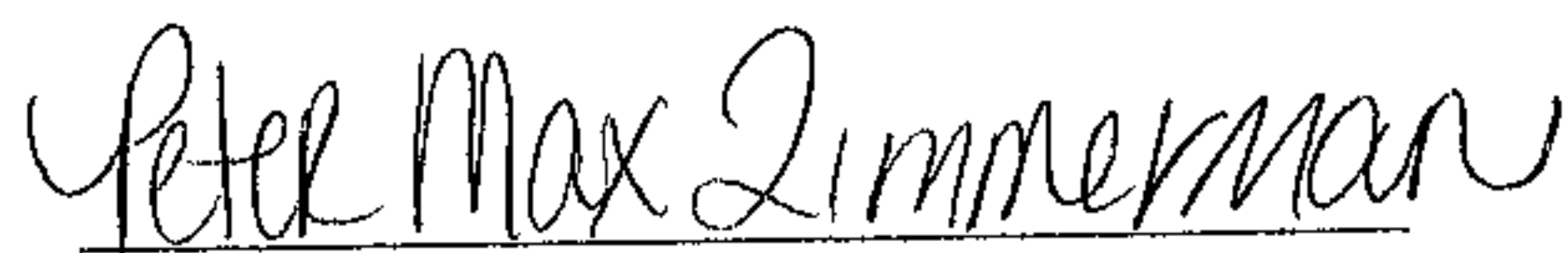
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of April, 2006, a copy of the foregoing Entry of Appearance was mailed to, Robin Lee Hoch, 422 Delaware Avenue, Baltimore, MD 21221, Petitioner(s).

RECEIVED

APR 21 2006

Per.....



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

June 8, 2006

Zoning Commissioner's Office
401 Bosley Avenue
Room 405
Towson, MD 21204

06-491-A BW
6/1
RECEIVED

JUN 1 2006

ZONING COMMISSION

Subject: Hearing Date: **June 1, 2006**
Property: **800 Pine View Place**
Variance for: **Robin Hoch**

Dear Commissioner:

I was unavailable to attend the hearing on the abovementioned date. I would, however, like to comment on the pending decision and possible appeal that maybe heard from a neighbor who did, in fact attend.

It is my understanding that the person, who wants this property, is interested in putting a modular on the property. I do not feel that there is enough room to put any building, besides a storage shed, perhaps on this small plot of ground. There will be little, if no ground at all to provide adequate parking for 3 to 4 vehicles which I understand this family will need.

It is my understanding that the person who had petitioned this property is advising that it is to help her mother. Being in the presents of both of these people recently, I do not feel this is the case, in fact, I believe the mother has nothing to say about the matter and does not want the petitioner to reside there.

Furthermore, I believe that the neighbor who did in fact attend the hearing did so, not just for himself, but for other neighbors who were unable to attend, but feel the same way. The property, if disturbed will render drainage problems for other residents who border the property.

In conclusion, I would like to have this recorded as a negative vote, if there is still time to voice an opinion. It is a quiet neighborhood now, however, with the passing of this variance for the 800 Pine View Place property will bring havoc to residing neighbors.

Sincerely,

A Concerned Resident

OK
C. Miller

[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 - 15 Account Number - 1519074120

Owner Information

Owner Name:	PEGRAM ROBERT CLAYTON PEGRAM KATHY JEAN	Use:	RESIDENTIAL
Mailing Address:	804 PINEVIEW PL BALTIMORE MD 21220-1806	Principal Residence:	YES
		Deed Reference:	1) /21368/ 347 2)

Location & Structure Information

Premises Address	Legal Description
804 PINEVIEW PL	804 PINEVIEW PL GRANTLEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	6	658					29	3	Plat Ref: 12/ 84

Special Tax Areas	Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,530 SF	11,250.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2006	Phase-In Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	32,810	62,810		
Improvements:	116,840	178,700		
Total:	149,650	241,510	149,650	180,270
Preferential Land:	0	0	0	0

Transfer Information

Seller: PEGRAM ROBERT	Date: 02/02/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21368/ 347	Deed2:
Seller: SCHOLZ HERMAN R	Date: 10/31/2001	Price: \$175,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15710/ 200	Deed2:
Seller: SCHOLZ HERMAN R	Date: 04/04/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12114/ 46	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 *

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 06-491-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by JF
Date 4/10/06

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant Robin Lee Hoch Address 422 Delaware Avenue Telephone Number 410-574-9537
Lot Address 800 Pineview Place Election District 15th Councilmanic District 6 Square Feet 7,500

Lot Location: NE S W side/corner of Pineview Pl 120 feet from NE S W corner of Grantberg Pl
(street) (street)

Land Owner: Doris Granrath Tax Account Number 1504350940
Address: 709 Wampler Rd Telephone Number (410) 687-4245

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings (pictures) modular	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings (property) Surroundings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 2</u>	☐	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by _____
for the Director, Office of Planning and Community Conservation

Date _____

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 06-491-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by JP
Date 4/10/06

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit

MINIMUM APPLICANT SUPPLIED INFORMATION:

Robin Lee Hoot 422 Delaware Avenue 410-574-9537
Print Name of Applicant Address Telephone Number
800 Pineview Place 15th 6 7,500
Lot Address Section District Councilmanic District Square Feet
Lot Location: (N) S W side/corner of Pineview Pl 120 feet from NE (N) corner of Granleigh Pl
(street) (street)
Land Owner: Doris Granvull Tax Account Number 1504350940
Address: 7092 Wampler Rd Telephone Number (410) 687-4245

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings (pictures) <u>modular</u>	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings <u>(property) surroundings</u>	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification <u>DR 2</u>	☐	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following:

Signed by Lamin He
for the Director, Office of Planning and Community Conservation

APR 11 2006

Date: 4/24/06

Date	4-26-06	# of pages	1
To	Mr. Yernando	From	J. Germain
Co./Dept.	PDM	Co.	Planning
Phone #		Phone #	X 3480
Fax #	X 2824	Fax #	

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

DATE _____

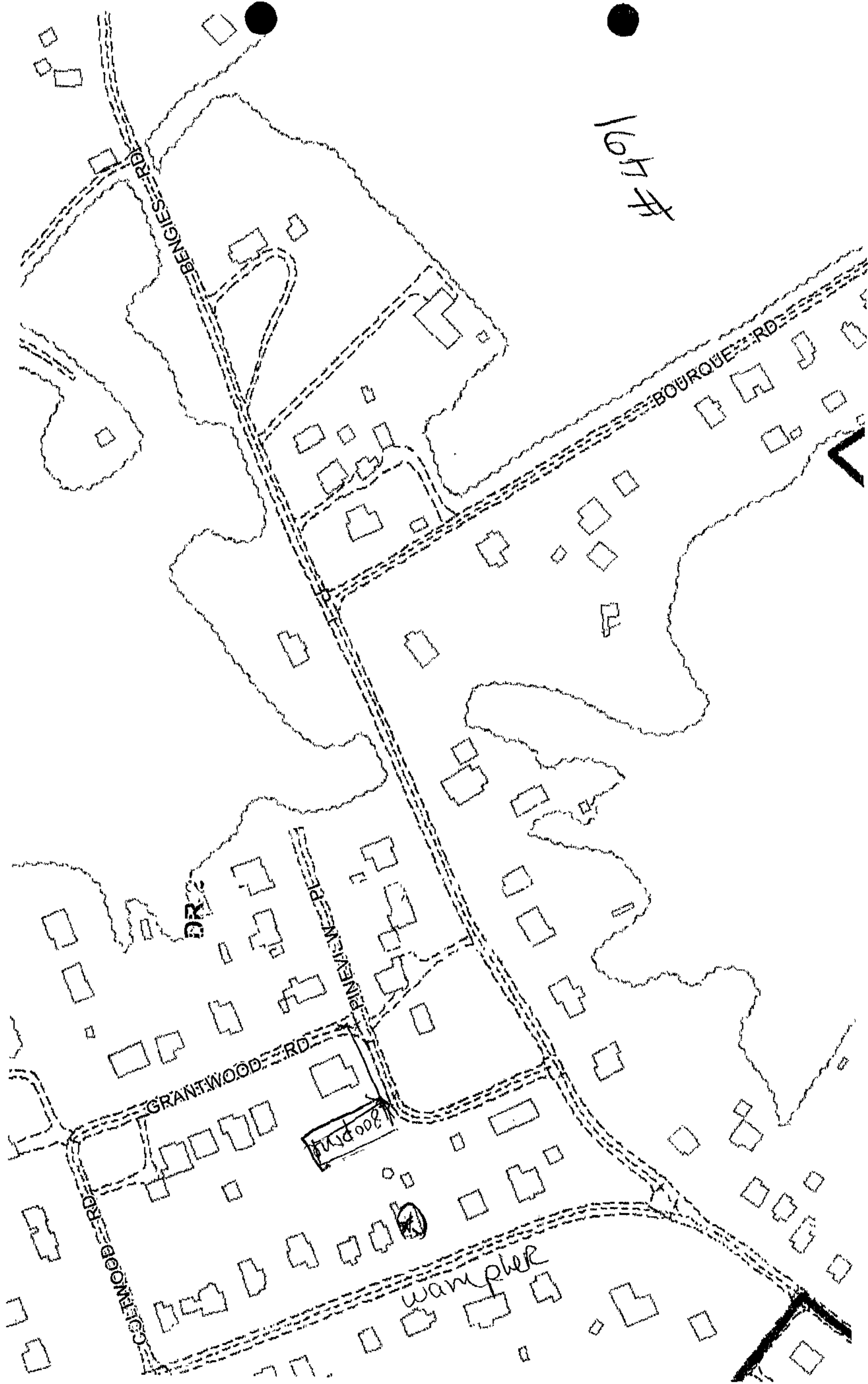
E-MAIL

robin hock 6

robin hock 6

zoning map # 0901

167 #



Case No.: 06-491-A 800 PINEVIEW PLACE

Exhibit Sheet

Petitioner/Developer

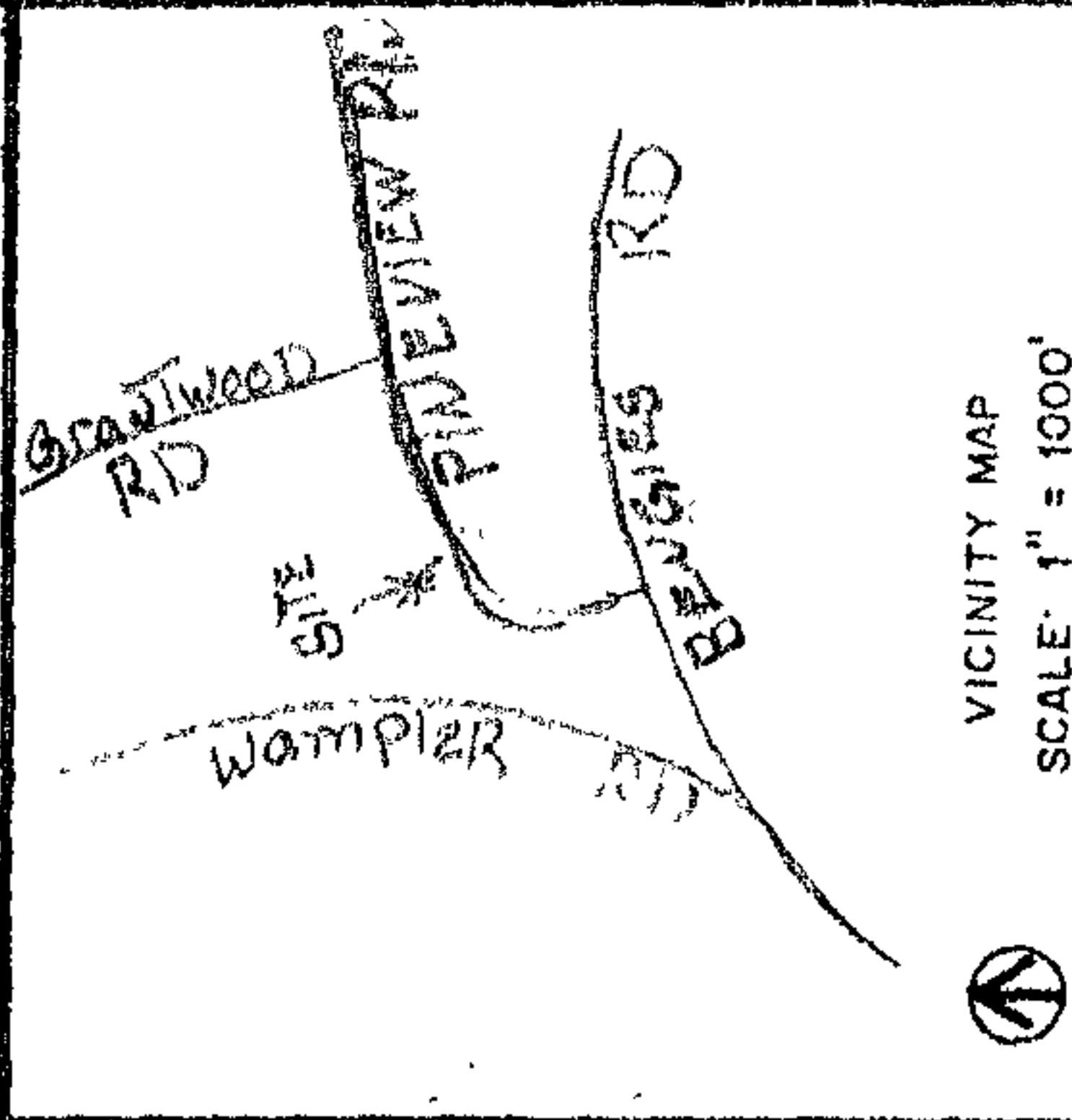
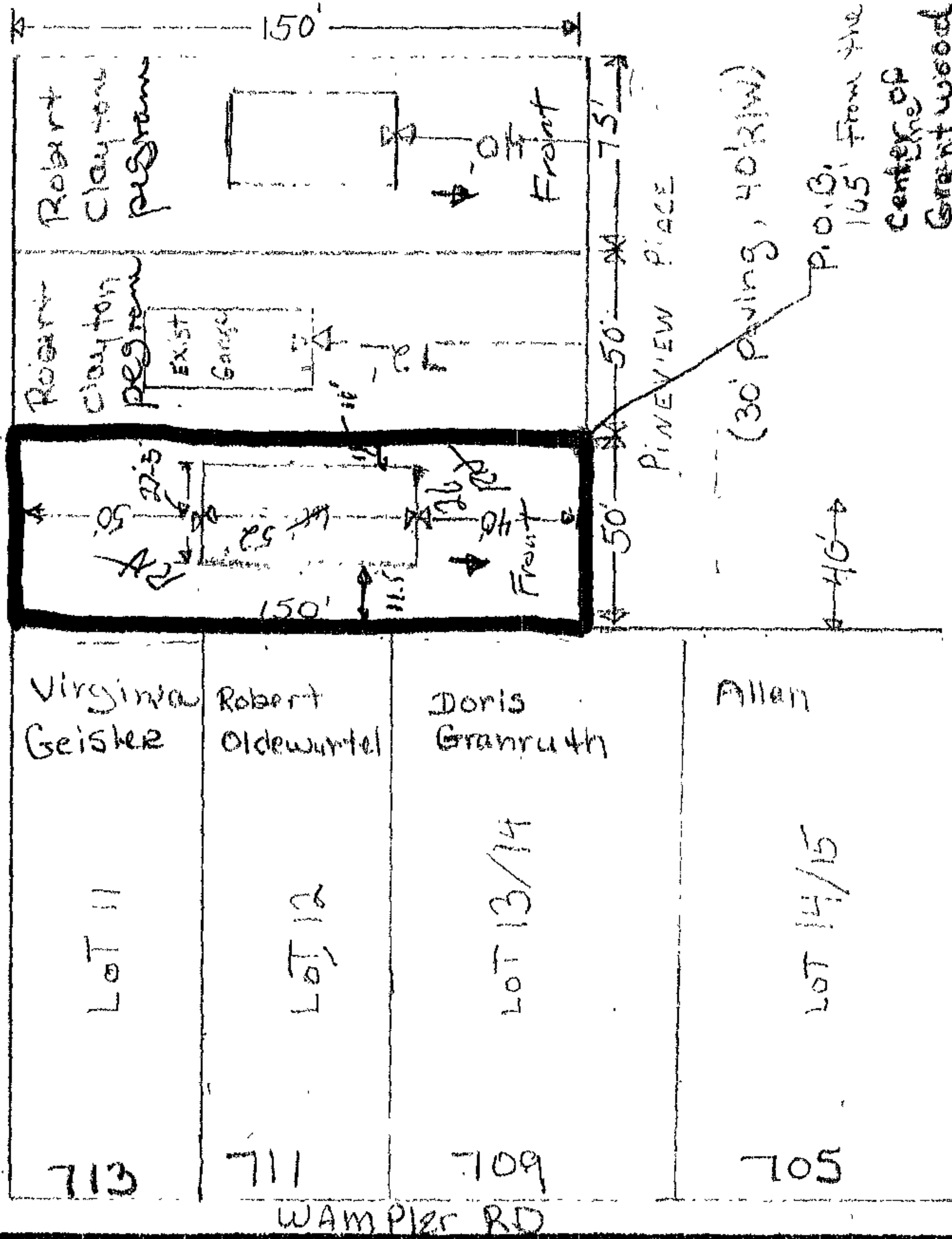
Protestant

No. 1	Revised Site Plan	Site Plan WITH DRIVEWAY + FENCE locations
No. 2	Photo's OF ADJACENT PROPERTIES IN LOCAL	Photographs of Driveway FENCE
No. 3	Proposed Home FLOOR PLAN	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 800 Pineview Place
SUBDIVISION NAME Grantleigh Middle River
PLAT BOOK # 12 FOLIO # 84 LOT # 27 SECTION # ---
OWNER Doris Granruth



LOCATION INFORMATION

ELECTION DISTRICT 15Th
COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 09001

ZONING DR2

LOT SIZE

ACREAGE 7,500 [±] SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

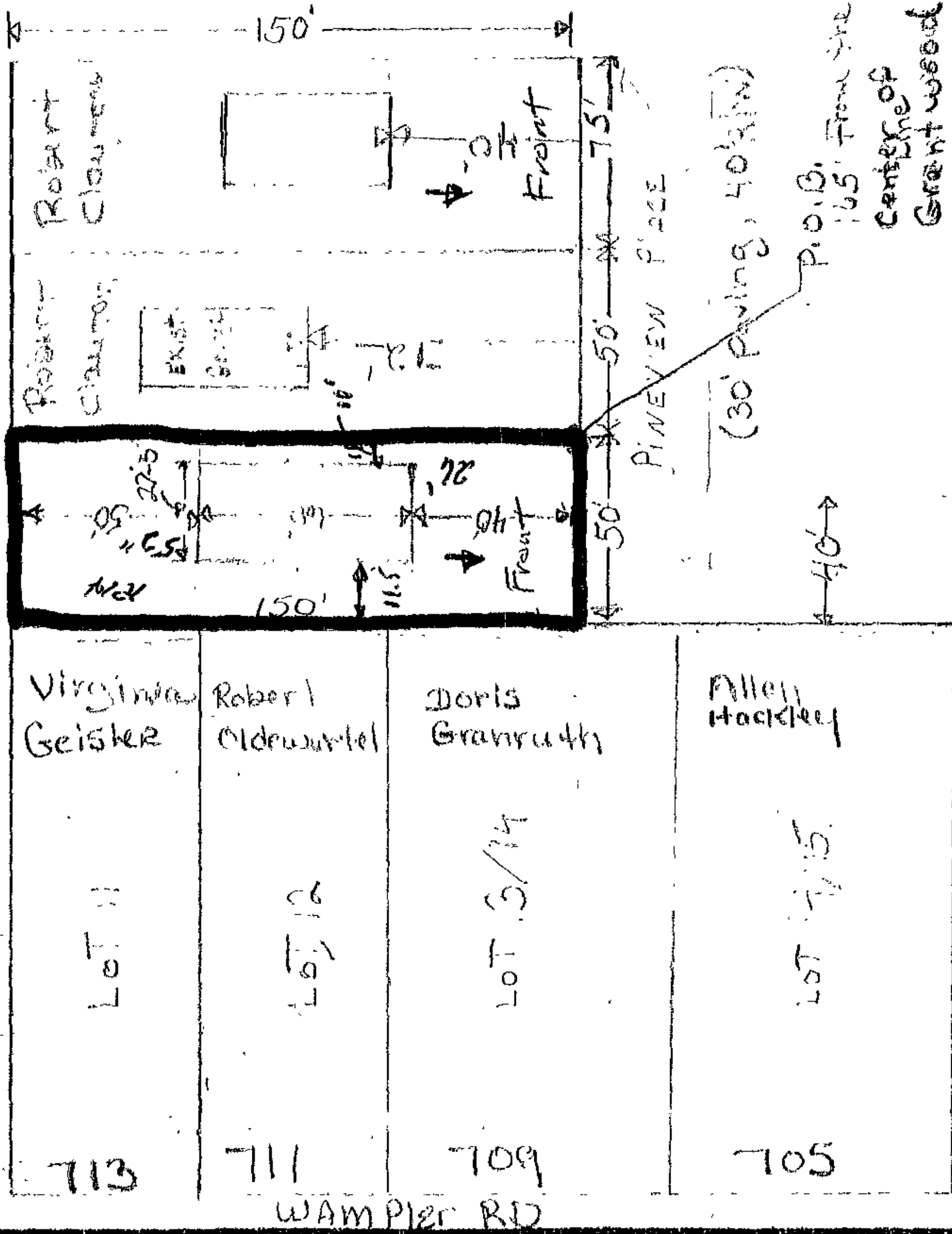
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY IF ITEM # 491 CASE # 06-491-A

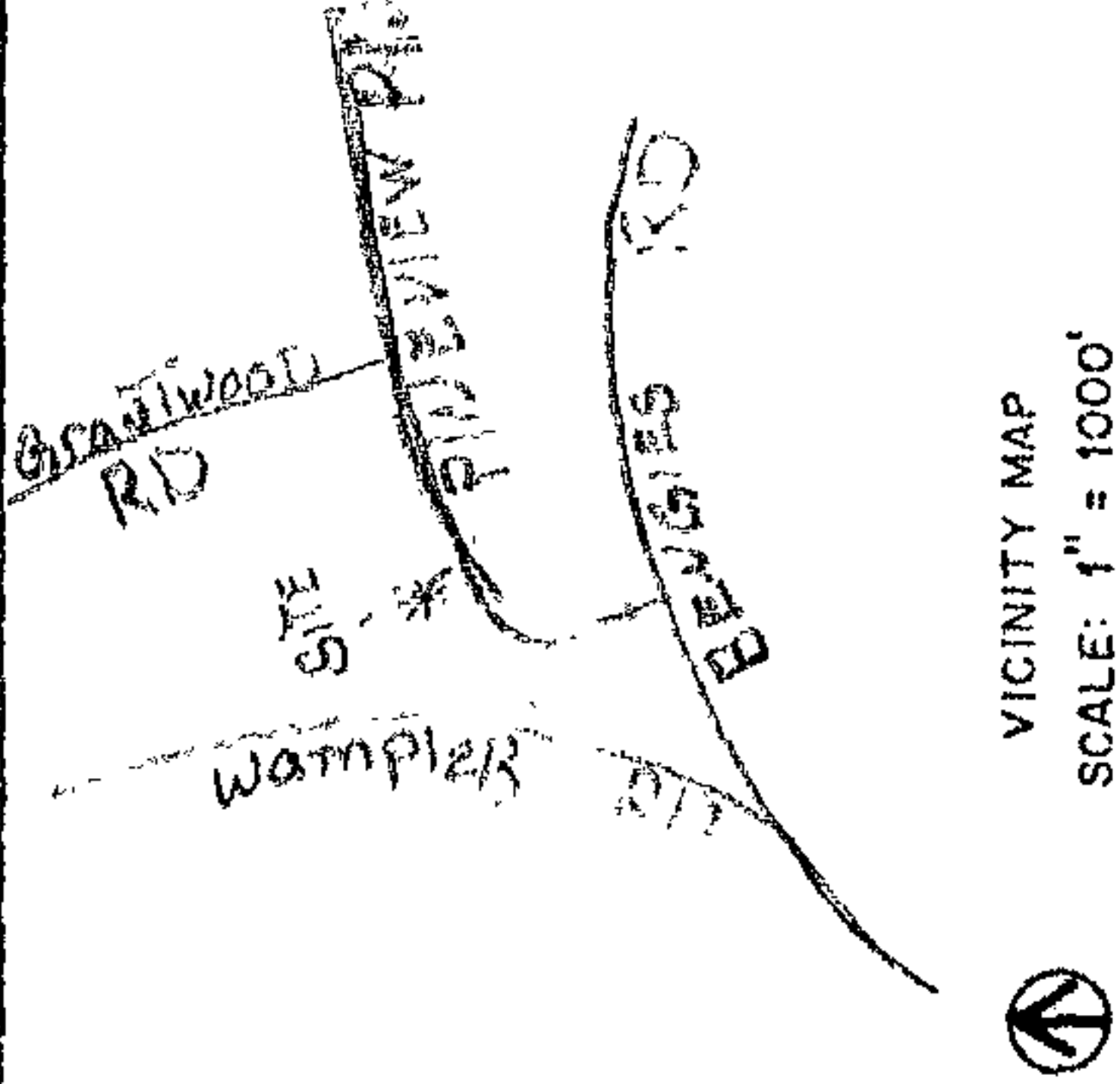
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 800 Pineview Place
 SUBDIVISION NAME Grantleigh Middle River
 PLAT BOOK # 12 FOLIO # 84 LOT # 27 SECTION #
 OWNER Doris Granruth



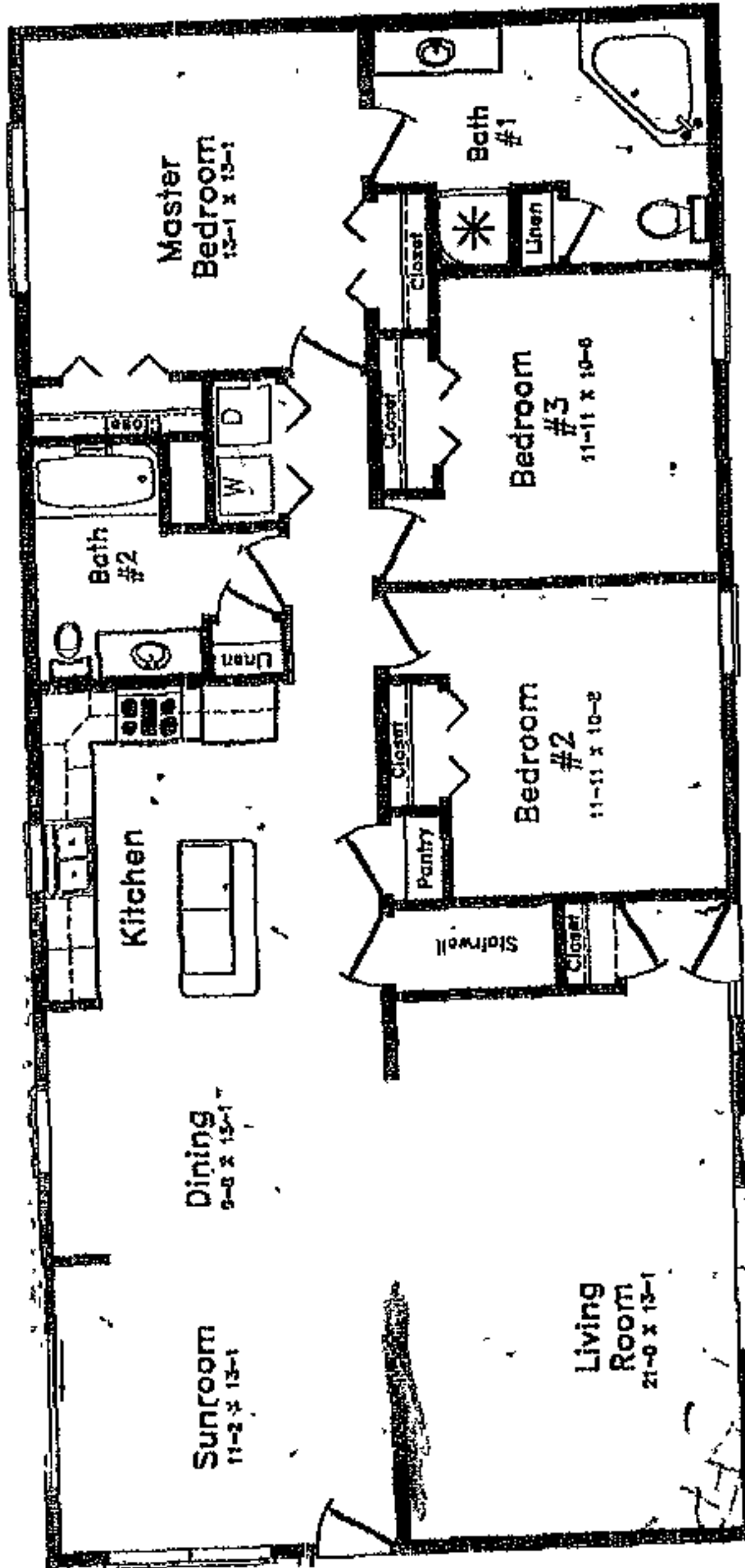
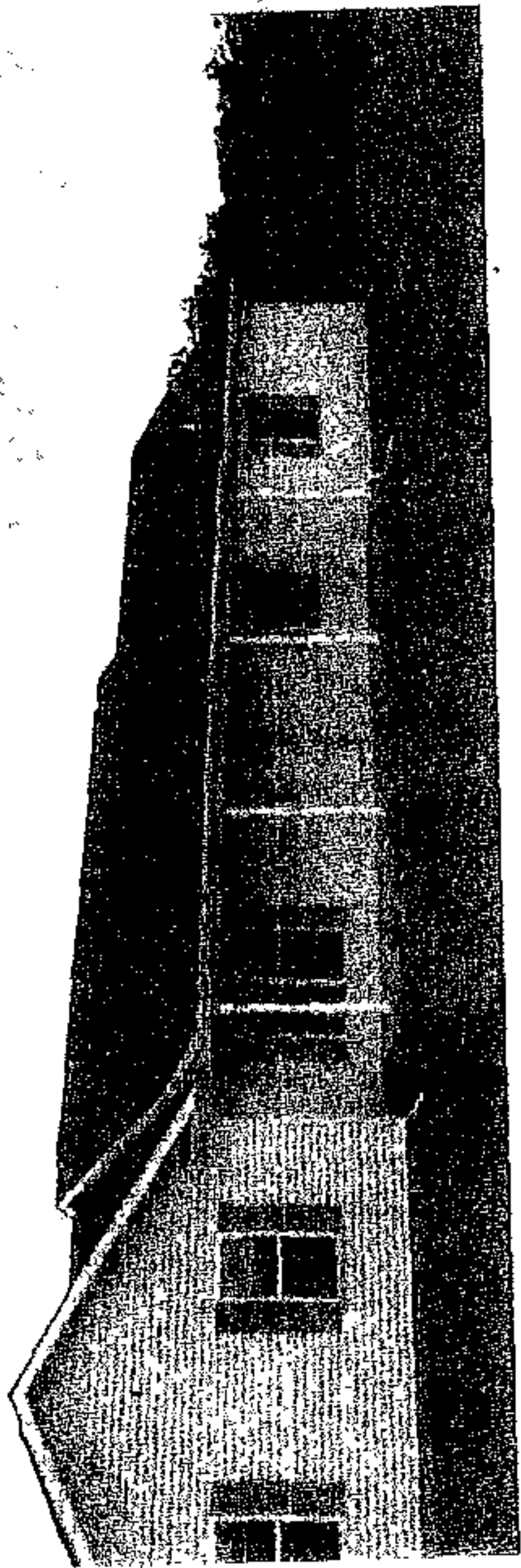
PREPARED BY Steven Lambros Sr. SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION
 ELECTION DISTRICT 15th
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # 09001
 ZONING DR2
 LOT SIZE 7,500 sq ft
 ACREAGE 0.17 SQUARE FEET
 PUBLIC ☒ PRIVATE ☐
 SEWER ☒ WATER ☒
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒
 HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY JP ITEM # 491 CASE # 06-491-A

Return to Exhibit #1



26 52
27.5 x 60

3 bedroom, 2 bath
1650 sq. ft.

Elevation shown with
optional saddle roof

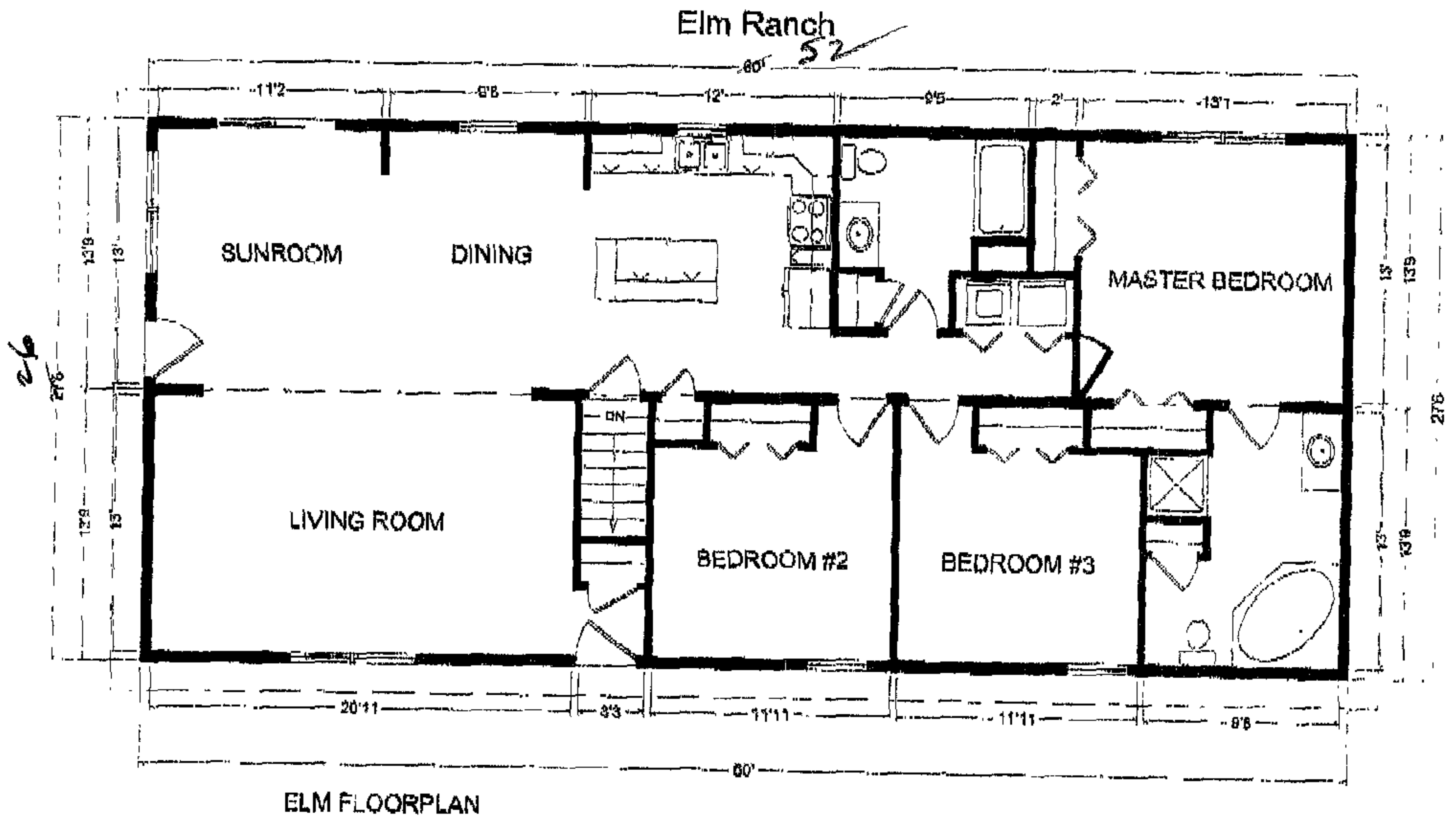
800 Pineview Pl.

Suggested Site Built
Garage Location

PETITIONER'S

EXHIBIT NO.

3





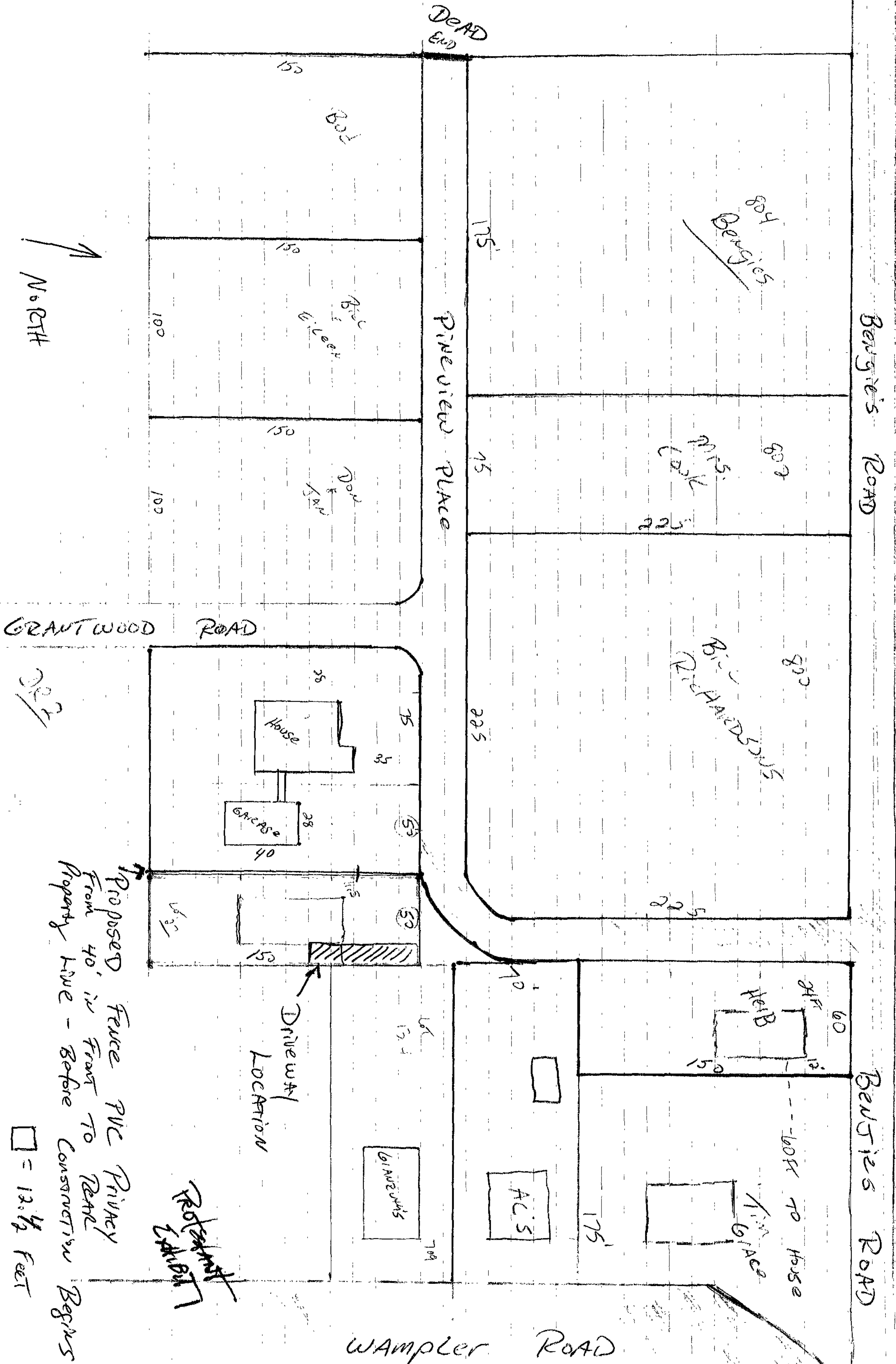
PROTESTANT'S
EXHIBIT NO. 2

52706



PROTESTANT'S
EXHIBIT 2

Woods



□ = 13 1/2 Feet

Bengies Road (straight) Pineview Place (street left)



PETITIONER'S

EXHIBIT NO.

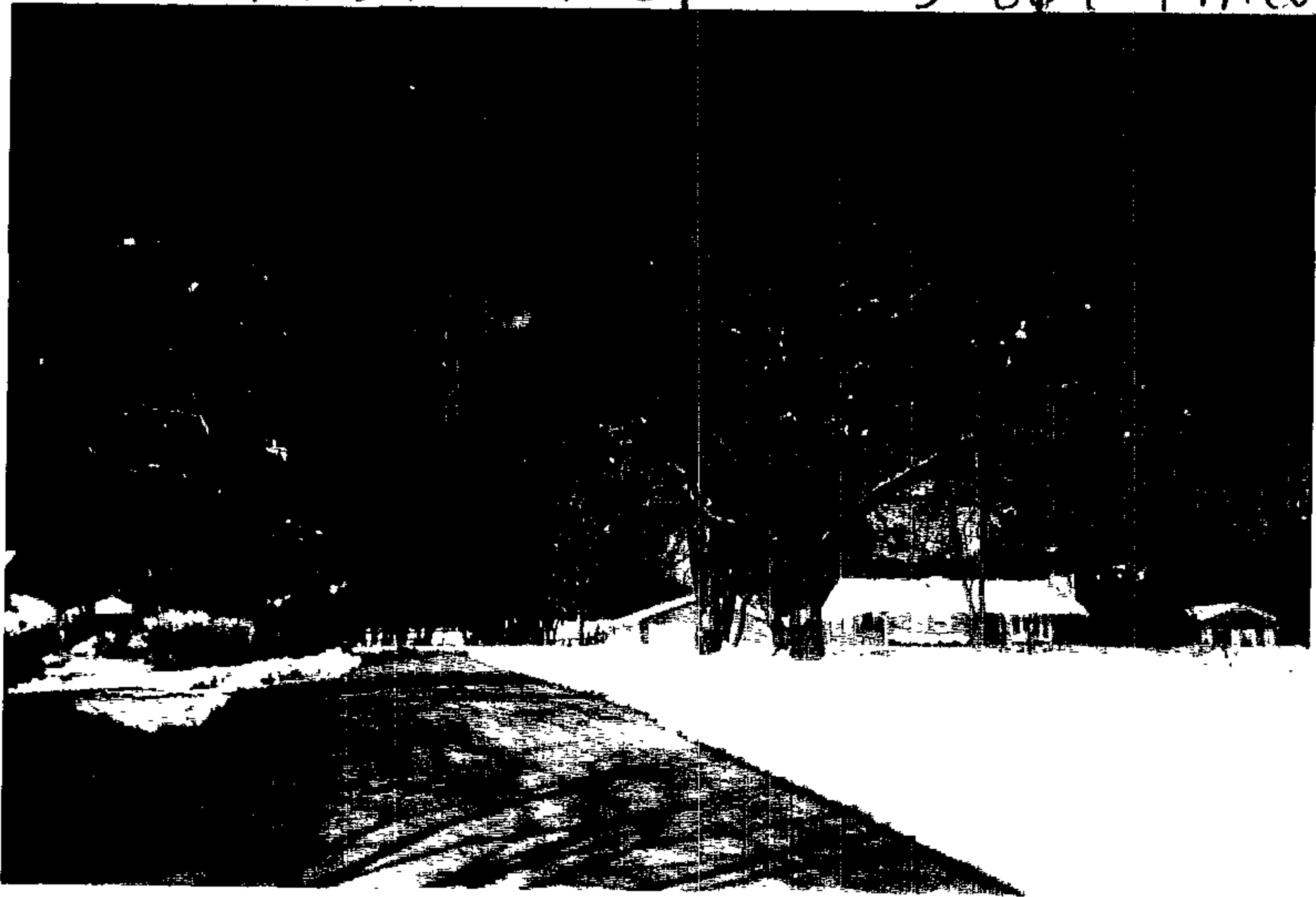
2



Pineview Place

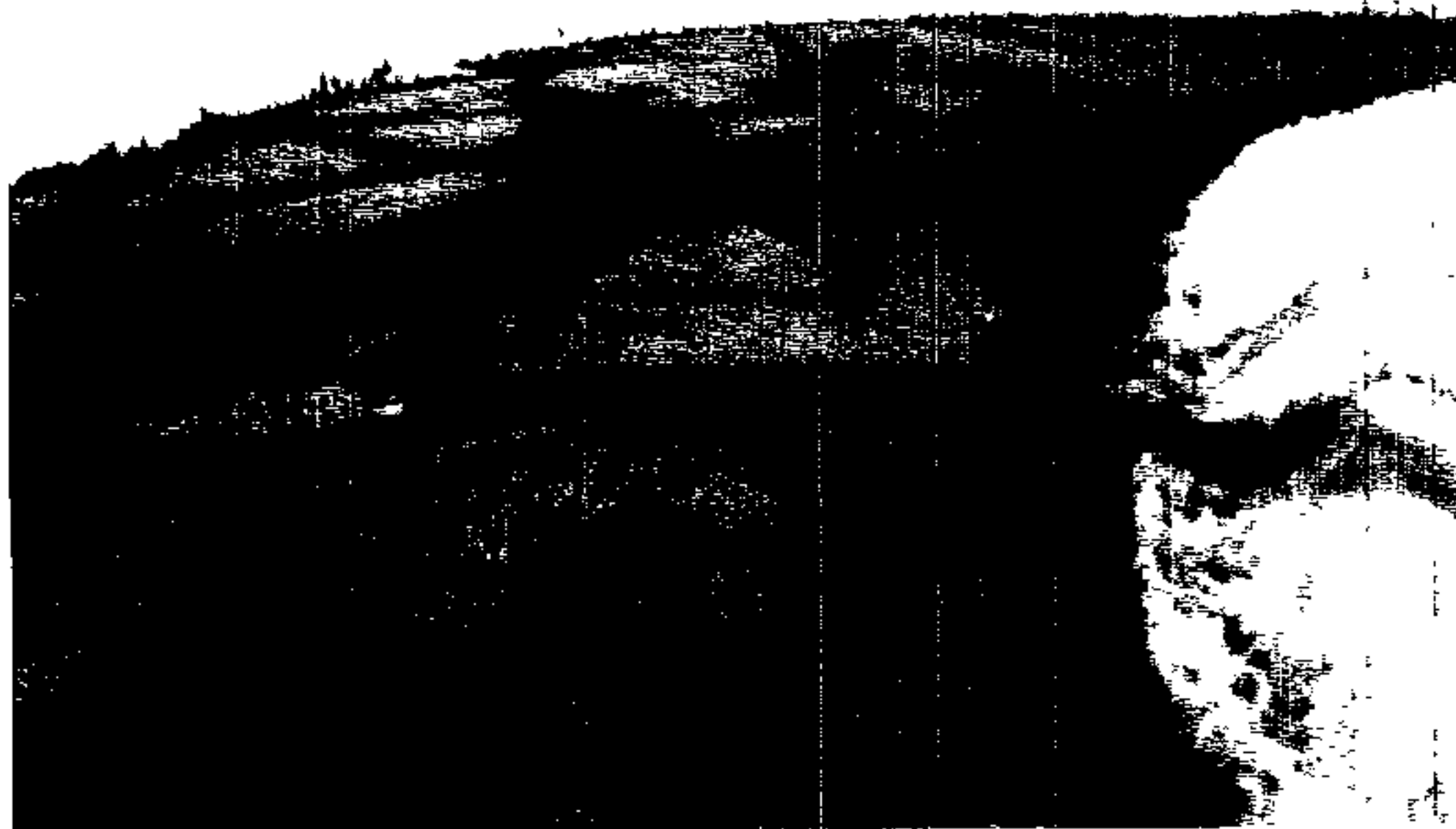
street left

802 (House)
Pineview Place, (Garage) 804 Pineview Place



Pineview Place

Pine view
Place



prosperal
lot

802
Pine
view
Place
(neigh
bors)
Garage

(Garage) 802 Pineview Place



800 Pineview Place (Front or prospect view)

800 Pineview Place (Front of
not - Right
Side)





Side view of 800 prairie Place
prospective lot (left side)



Back OR hot Prospective
hot



800 Pineview Place (modular 27.5' x 60')
prospective hot House