

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
N/S Shady Spring Avenue, 270' W of c/line * ZONING COMMISSIONER
Kenwood Avenue
(6014 Shady Spring Avenue) * OF
14th Election District
6th Council District * BALTIMORE COUNTY

Dominic D. Hoenig * Case No. 08-158-SPHA
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the property, Dominic Hoenig. The Petitioner requests a special hearing to approve the area of an accessory structure to exceed the size of the principal structure. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the maximum allowed 15 feet. The subject property and the requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

At the requisite public hearing in support of the requests were Dominic Hoenig, property owner, and Jeremy Clancy, a permit facilitator who was assisting the Petitioner. There were no Protestants or other interested persons present.

The subject property is a rectangular parcel located on the north side of Shady Spring Avenue (a dead end street) not far from Kenwood Avenue in Rosedale. The property contains an area of 22,780 square feet (0.52 acres), more or less, zoned D.R.3.5 and is improved by with a single-family, two-story dwelling located centrally towards the front portion of the lot. The

ORDER RECEIVED FOR FILING
Date 1-7-88
By [Signature]

dwelling encloses 1,144 square feet and was constructed in 1920.¹ The Petitioner recalls that a garage had previously existed in the rear yard in the exact area now contemplated for the proposed new 22' x 24' structure.

As stated, the Petitioner is seeking approval to allow the proposed structure to be greater in area than the principal structure and with a height greater than the maximum allowed. Mr. Hoenig indicated that the structure would be two stories, with the first floor used for the storage of his vehicles and space to store building materials while making improvements to the existing house. To that end, the Petitioner is desirous of creating a workshop on the second level and the greater than allowed height would be necessary to provide for this workspace, his tools and equipment. Due to the size of the planned structure as well as its height, the requested special hearing and variance relief are necessary.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested special hearing and variance relief. Anthony Cellini (6100 Shady Spring Avenue) and Patrick Nixon (6012 Shady Spring Avenue), the most affected, have no objections to the proposal. To the west or rear of the property is the Shady Spring Elementary school grounds. It is clear that strict compliance with the zoning regulations would be unreasonably burdensome and that there will be no detriment to the health, safety or general welfare of the surrounding locale. Furthermore, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and no person appeared or submitted opposition to the request. Thus, I find that the relief requested is appropriate in this instance after reviewing the architectural elevations which provide for a stick built structure, stone treatment on the front side with gray vinyl "dutch lap" clapboard siding on the rear and sides with window treatments

¹ Mr. Hoenig grew up in this home. It was one of the first homes built on the block which is part of the Kenwood Subdivision. His father had rented the property for over 25 years and the Petitioner purchased the property with intentions to enlarge the home at a later time. He states that when the renovations are complete, the principal dwelling will be much larger than the proposed accessory structure and that this requested relief is temporary in nature.

By
Date 1-7-08
COURT RECEIVED FOR FILING

on the side facades. The structure will be tastefully done and match the exterior of the remodeled principal structure and should, therefore, be granted.

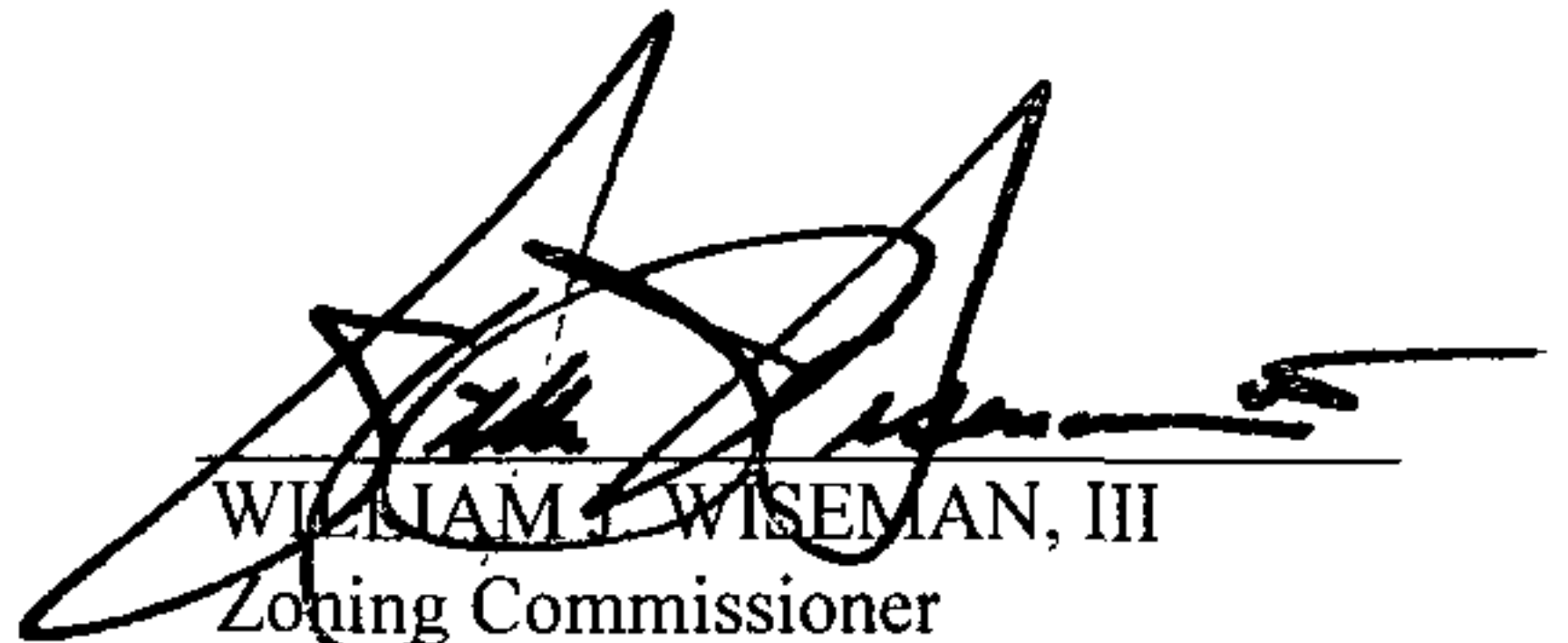
Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of January 2008, that the Petition for Special Hearing to approve an accessory structure (detached garage) bigger than the principal dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the required 15 feet, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.

Any appeal of this decision shall be made within thirty (30) days of the date of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 1-7-08
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 7, 2008

Dominic D. Hoenig
6014 Shady Spring Avenue
Baltimore, Maryland 21217

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
N/S Shady Spring Avenue, 270' W of c/line Kenwood Avenue
(6014 Shady Spring Avenue)
14th Election District - 6th Council District
Dominic D. Hoenig - Petitioner
Case No. 08-158-SPHA

Dear Mr. Hoenig:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted with restrictions 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersberg, MD 21784
People's Counsel; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6014 Shady Spring Ave
which is presently zoned DR 3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*an accessory structure (detached garage) bigger than
the principal dwelling.*

Property is to be posted and advertised as prescribed by the zoning regulations.

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

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Dominic Hoenig

Name - Type or Print

Dominic Hoenig

Signature

Name - Type or Print

Signature

6014 Shady Spring Ave (443) 600-9692

Address

Telephone No.

Baltimore

City

md

State

21237

Zip Code

Representative to be Contacted:

Jeremy Clancy

Name

7051 Macbeth Way (443) 340-1229

Address

Telephone No.

Eldersburg

City

MD

State

21784

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-158-JPH

Reviewed By JK Date 10-2-07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 1-7-08

By DW



TAX. ACCOUNT # 1416089625

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6014 Shady Spring Ave

which is presently zoned DR 3.5

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) 400.3 BC2R

To permit an accessory structure (detached garage) with a height of 21' in lieu of the required 15'.

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

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Dominic Hoenig

Name - Type or Print

Signature

Name - Type or Print

Signature

6014 Shady Spring Ave (443) 600-9692

Address Telephone No.

Baltimore MD 21237

City State Zip Code

Representative to be Contacted:

Jeremy Clancy

Name

7051 Macbeth Way (443) 340-1229

Address Telephone No.

Eldersburg MD 21784

City State Zip Code

OFFICE USE ONLY

Case No. 08-158-SPHA

ESTIMATED LENGTH OF HEARING

ORDER RECEIVED FOR FILING

UNAVAILABLE FOR HEARING

Date 1-7-08 Reviewed By JF Date 10/2/07

By DW

Zoning Description

Zoning Description for 6014 Shady Spring Ave., Baltimore Md. 21237

Beginning at a point on the north side of Shady Spring Ave. which is 30' wide at the distance of 270' west of the centerline of the nearest improved intersecting street Kenwood Ave., which is 60' wide. Being Lot #5, Block A, in the subdivision of Kenwood as recorded in Baltimore County Plat Book #7, Folio #112 containing 22,780 square feet. Also known as 6014 Shady Spring Avenue and located in the 14th Election District, 6th Councilmanic District.

**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: 08-158-SPHA

Petitioner: Dominic Hoenig

Address or Location: 6014 Shady Spring Ave Boct md 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: DOMINIC HOENIG

Address: 6014 Shady Spring Ave.
Boct. md 21237

Telephone Number: (443) 600-9692

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 06116

PAID RECEIPT

Date: 10-2-07

BUSINESS ACTUAL TIME 0000
10/02/2007 10:00/2007 (MISTAKE) 2

RECEIVED FOR BALTIMORE COUNTY
OFFICE OF BUDGET AND FINANCE
3500 WILSON AVENUE
BALTIMORE, MD 21201
RECEIVED FOR BALTIMORE COUNTY
OFFICE OF BUDGET AND FINANCE
3500 WILSON AVENUE
BALTIMORE, MD 21201

Fund	Agcy	Orgn	Sub	Rev	Source	Rev	Sub	Rept	BS	Acct	Amount
001	000				6150						130.00

Total: 130.00

Rec

From:

Jersey City

For:

SPADA Agency Shady Spring Ave.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
VALIDATION

1754 # 154

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: #06-15 SPHA

6014 Shady Spring Avenue
N/side of Shady Spring Avenue, at the distance of 270 feet west of c/l of Kenwood Avenue
14th Election District - 6th Councilmanic District

Legal Owner(s): Dominic Hornig

Special Hearing: to approve an accessory structure (detached garage) bigger than the principal dwelling. **Variance:** to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Wednesday, December 19, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bostey 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) 887-3868.

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

JT/12/607 Dec. 4 157070

CERTIFICATE OF PUBLICATION

12/6/2007

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 12/4/2007.

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

S. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 08-K8-SPHA

Petitioner/Developer:
TEREMY CLANCY

Date Of Hearing/Closing: 12/19/07

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 6014 SHADY SPRING AVENUE

This sign(s) were posted on

December 4, 2007

(Month, Day, Year)

Sincerely,

Martin Ogle 12/4/07
(Signature of sign Poster and Date)

Martin Ogle

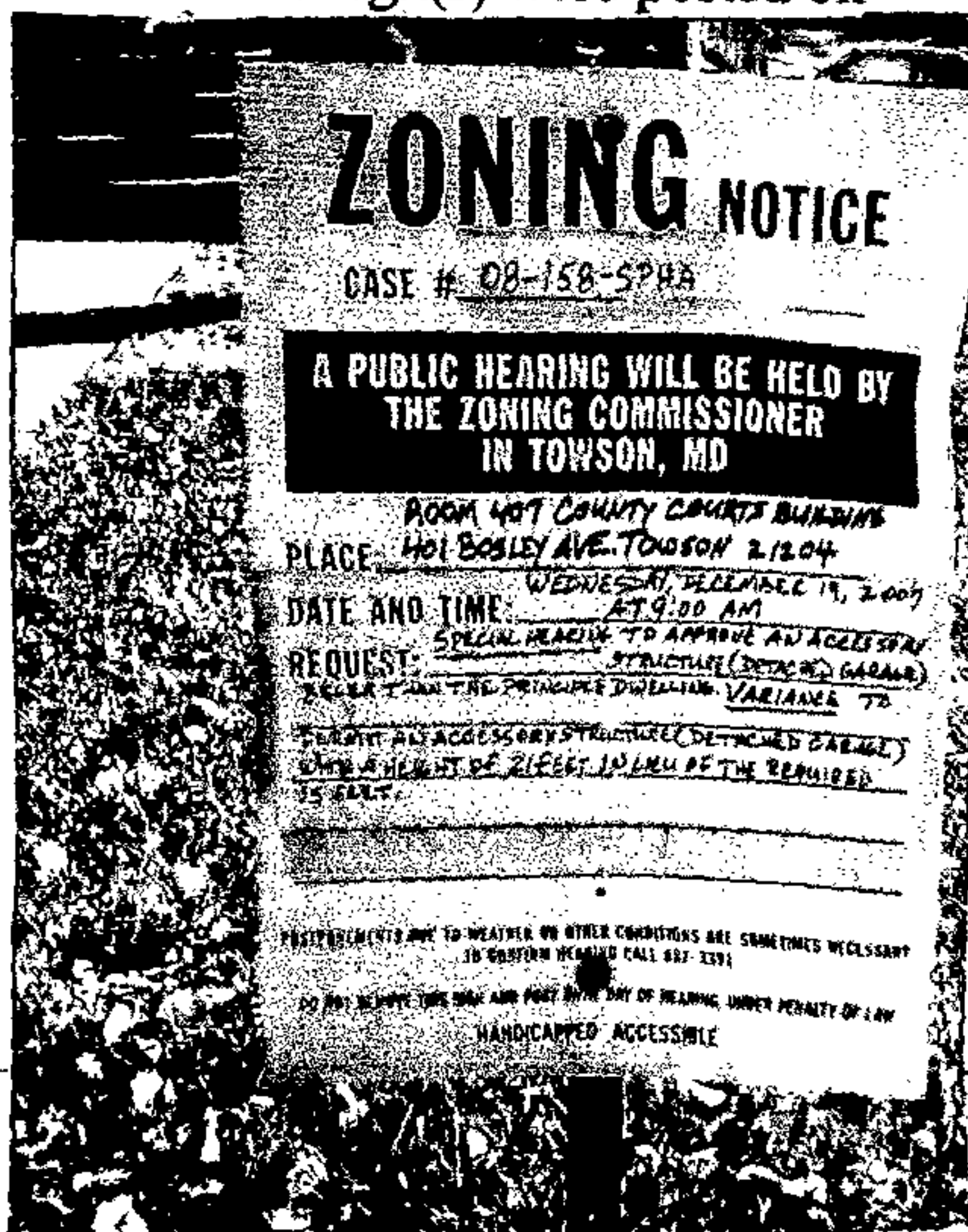
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 15, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 08-158-SPHA

6014 Shady Spring Avenue

N/side of Shady Spring Avenue, at the distance of 270 feet west of c/line of Kenwood Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Dominic Hornig

Special Hearing to approve an accessory structure (detached garage) bigger than the principal dwelling. Variance to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Tuesday, December 4, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Dominic Hornig, 6014 Shady Spring Avenue, Baltimore 21237
Jeremy Clancy, 7051 Macbeth Way, Eldersburg 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 19, 2007.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 20, 2007 Issue - Jeffersonian

Please forward billing to:

Dominic Hornig
6014 Shady Spring Avenue
Baltimore, MD 21237

443-600-9692

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: 08-158-SPHA

6014 Shady Spring Avenue

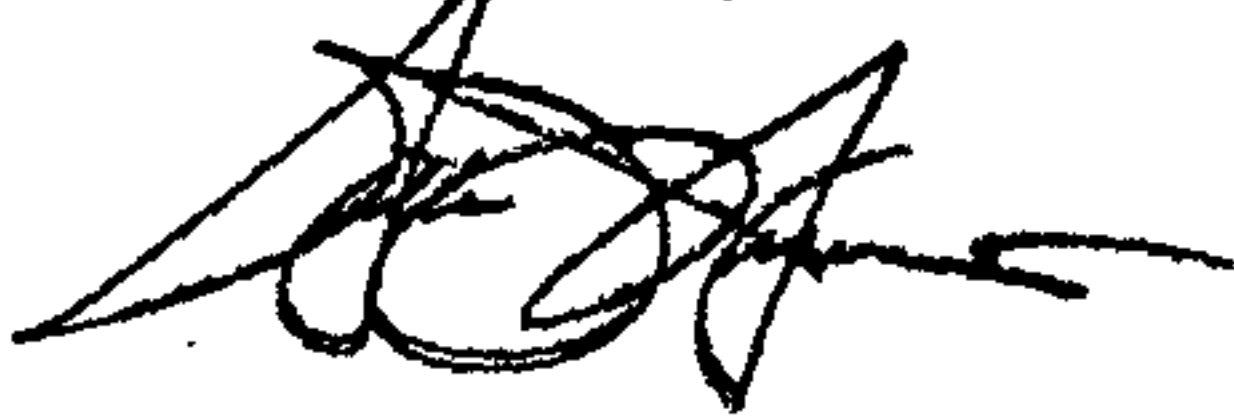
N/side of Shady Spring Avenue, at the distance of 270 feet west of c/line of Kenwood Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Dominic Hornig

Special Hearing to approve an accessory structure (detached garage) bigger than the principal dwelling. Variance to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Tuesday, December 4, 2007 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 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 29, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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: 08-158-SPHA

6014 Shady Spring Avenue

N/side of Shady Spring Avenue, at the distance of 270 feet west of c/line of Kenwood Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Dominic Hornig

Special Hearing to approve an accessory structure (detached garage) bigger than the principal dwelling. Variance to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Wednesday, December 19, 2007 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Handwritten signature of Timothy Kotroco.
Timothy Kotroco
Director

TK:klm

C: Dominic Hornig, 6014 Shady Spring Avenue, Baltimore 21237
Jeremy Clancy, 7051 Macbeth Way, Eldersburg 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 4, 2007.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 4, 2007 Issue - Jeffersonian

Please forward billing to:
Dominic Hornig
6014 Shady Spring Avenue
Baltimore, MD 21237

443-600-9692

NEW 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: 08-158-SPHA

6014 Shady Spring Avenue

N/side of Shady Spring Avenue, at the distance of 270 feet west of c/line of Kenwood Avenue
14th Election District – 6th Councilmanic District

Legal Owner: Dominic Hornig

Special Hearing to approve an accessory structure (detached garage) bigger than the principal dwelling. Variance to permit an accessory structure (detached garage) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Wednesday, December 19, 2007 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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 12, 2007

Dominic Hoenig
6014 Shady Spring Avenue
Baltimore, MD 21237

Dear Mr. Hoenig:

RE: Case Number: 08-158-SPHA, 6014 Shady Spring Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 2, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

From: Debra Wiley
To: Matthews, Kristen
Date: 01/11/08 2:51:59 PM
Subject: Case No. 08-158-SPHA

Hi Kristen,

The above-referenced file was just returned to your department this week. Unfortunately, I need to retrieve it to prepare a Corrective Order.

Can you pull it for me and let me know where you'll leave it - perhaps I'll pick it up Monday morning on my way in.

Thanks and have a great weekend !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 14 **Account Number -** 1416089625

Owner Information

Owner Name: HOENIG DOMINIC D **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 6014 SHADY SPRING AVE **Deed Reference:** 1) /24498/ 265
 BALTIMORE MD 21237-2028 2)

Location & Structure Information

Premises Address

6014 SHADY SPRING AVE

Legal Description

6014 SHADY SPRING AVE
 E KENWOOD PK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	5	604				A	5	3	Plat Ref: 7/ 112

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	1,144 SF	22,780.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	36,400	75,100		
Improvements:	47,300	66,730		
Total:	83,700	141,830	122,452	141,830
Preferential Land:	0	0	0	0

Transfer Information

Seller: WALDHAUSER ROBERT C	Date: 09/20/2006	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: /24498/ 265	Deed2:
Seller: PSCHERER JOHN G,JR	Date: 10/27/1978	Price: \$37,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5962/ 167	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:** * NONE *

BW 12/19
9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2007

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

RECEIVED
NOV 01 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-158

The Office of Planning has reviewed the above referenced case(s) and has the following comments:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared By: *A. Bruce Feltz*

Division Chief: *Lynn Lanham /PLMS*

rbs



Baltimore County
Fire Department

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

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

October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 8, 2007

Item Number: Item Number 136, 145, 146, 147, 148, 149, 150, 151, 152, 154, 155, 158, 159 and 161

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: OCTOBER 19, 2007

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

RE: Baltimore County
Item No. 8-138-SPHA
6014 SHADY SPRING AVE
HOENIG PROPERTY
SPECIAL HEARING
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-138-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 11, 2007

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2007
Item Nos. 08-136, 145, 146, 147, 148,
149, 151, 152, 154, 158 and 161

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-10112007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-158

The Office of Planning has reviewed the above referenced case(s) and has the following comments:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared By: *R. Bruce Auley*

Division Chief: *Lynn Lanham /AMS*

rhs

Case No.:

08-158 - SPHA

6014 SHADY SPRING AVE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	LETTERS FROM ADJACENT NEIGHBORS	
No. 3	ZONING MAP	
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

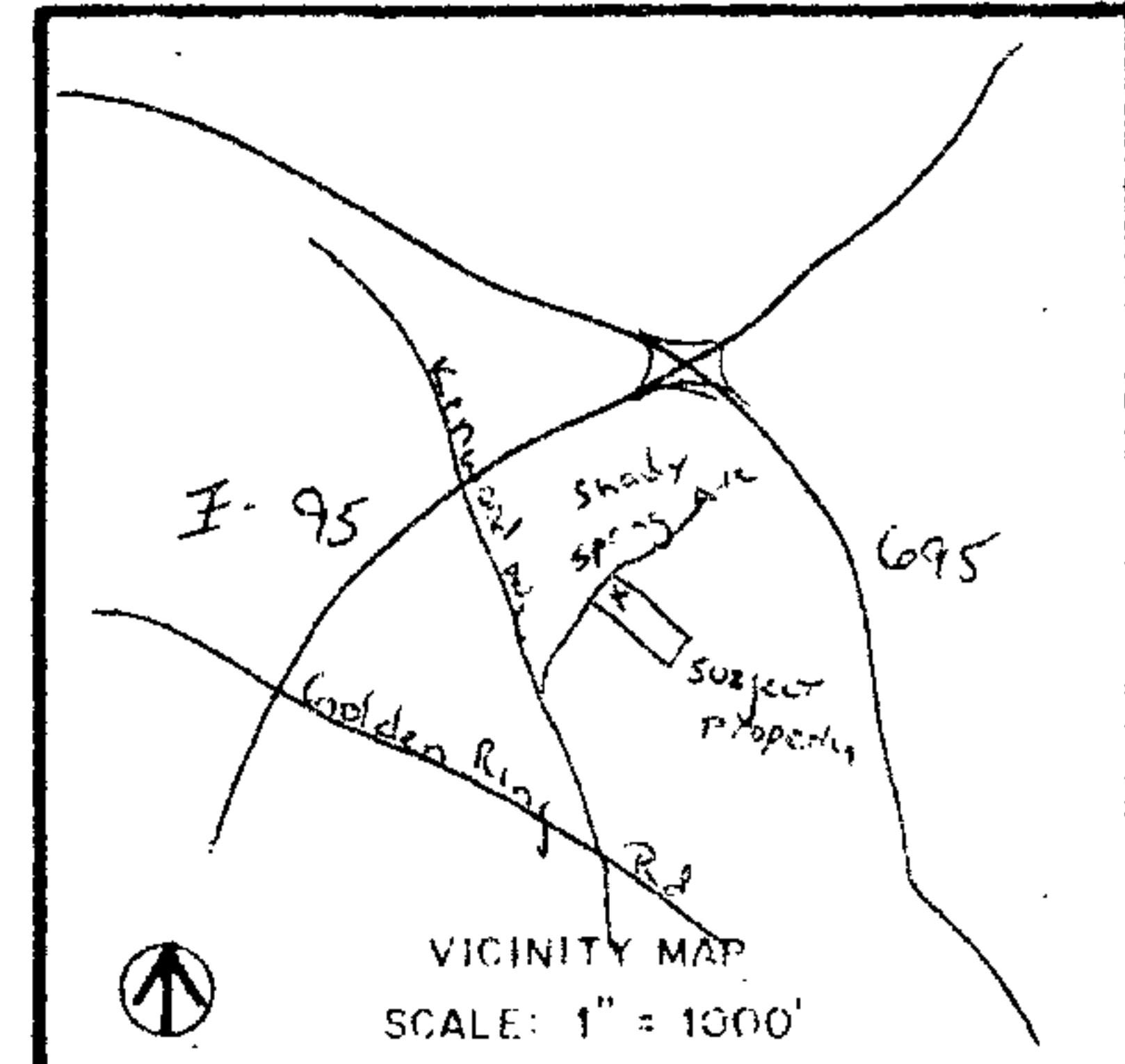
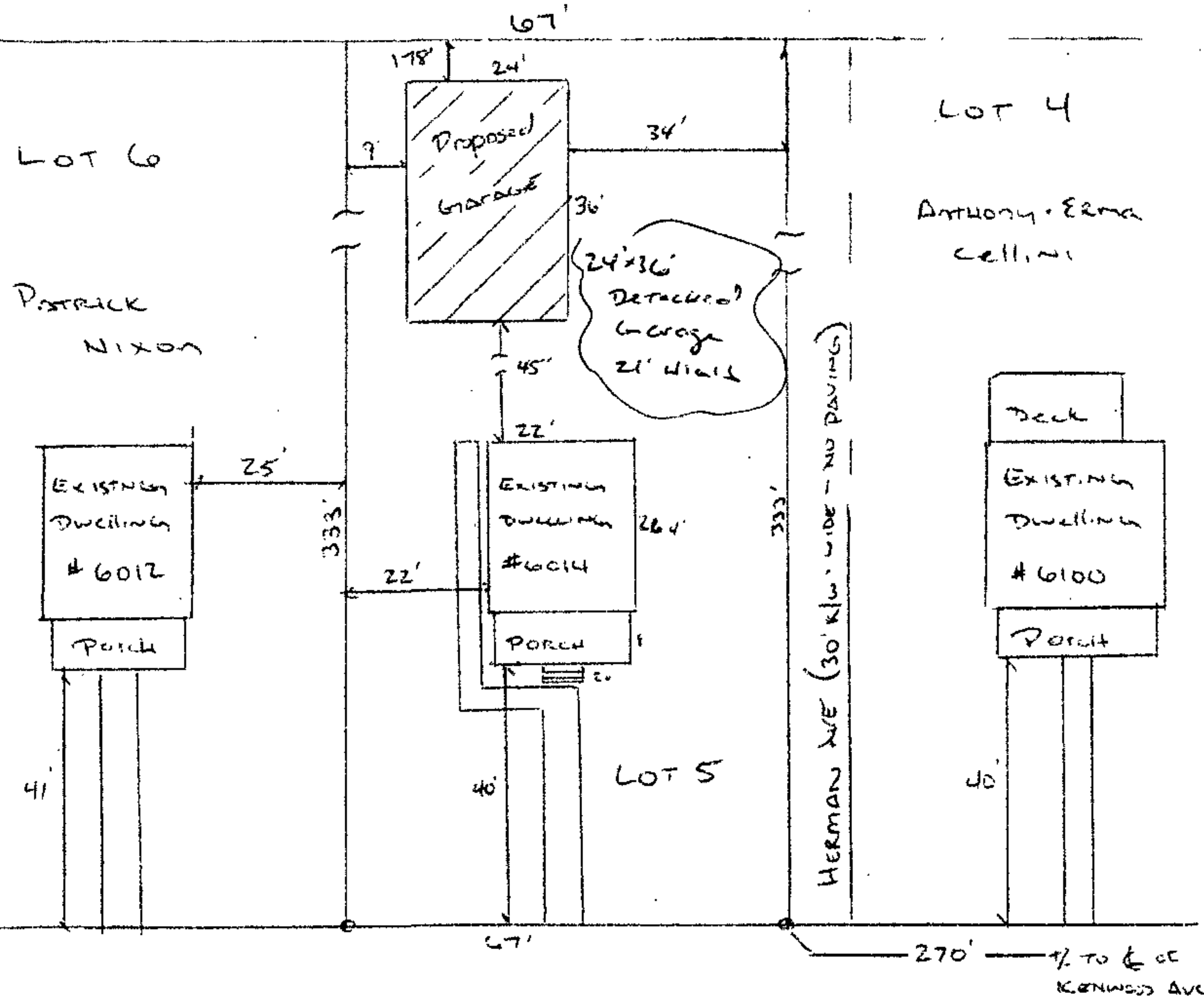
PROPERTY ADDRESS 6014 Shady Springs Ave.

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

SUBDIVISION NAME EAST KENWOOD

PLAT BOOK # 7 FOLIO # 112 LOT # 5 SECTION #

OWNER Dominic Hornig



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 089C1

ZONING DR 3.5

LOT SIZE .52 22,780
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
----------------------	--------------------------	-------------------------------------

HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

JP 152

EXHIBIT NO. 1

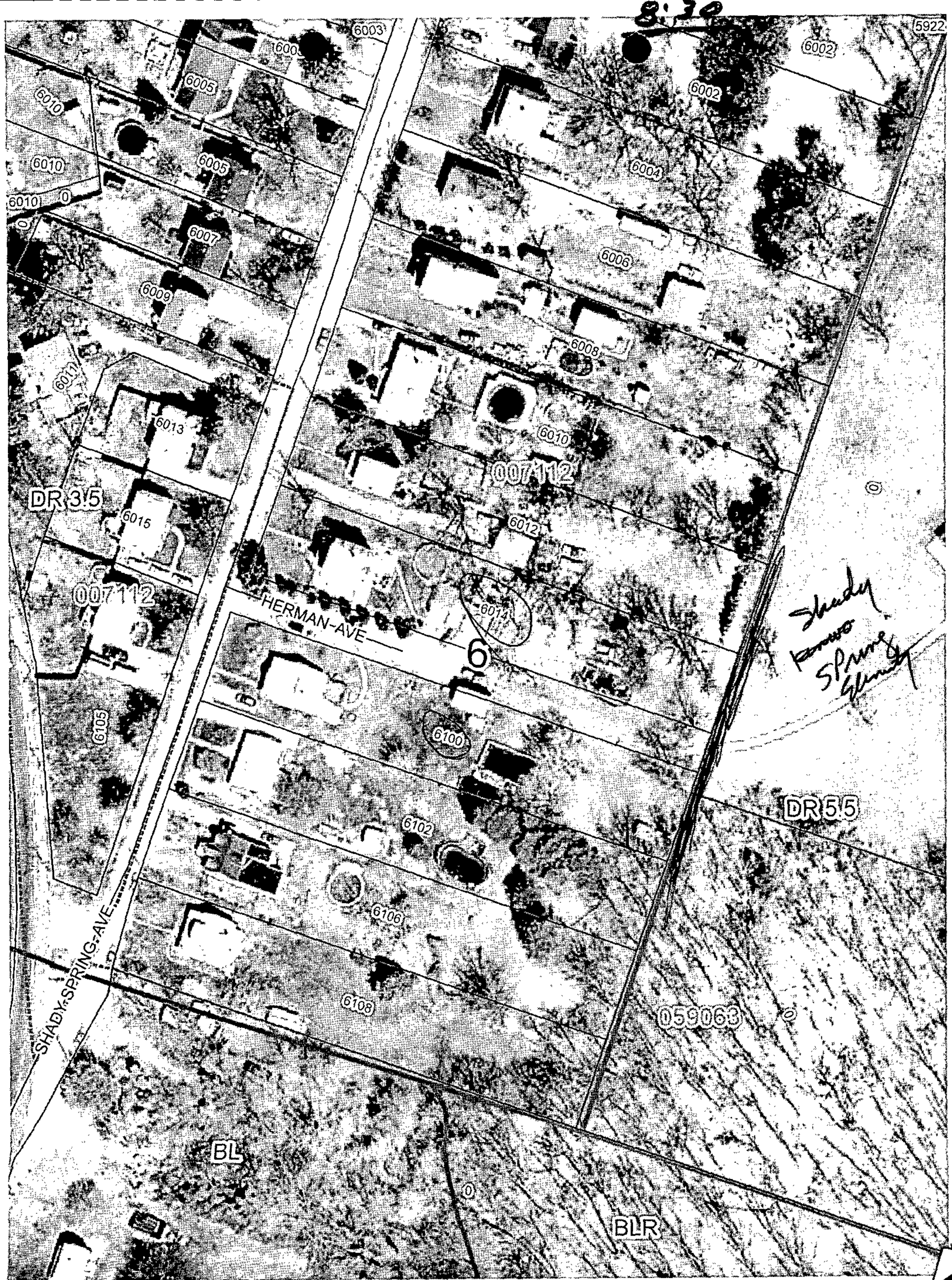
PETITIONER'S



NORTH

PREPARED BY Jeremy Clancy

SCALE OF DRAWING: 1" = 30'



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

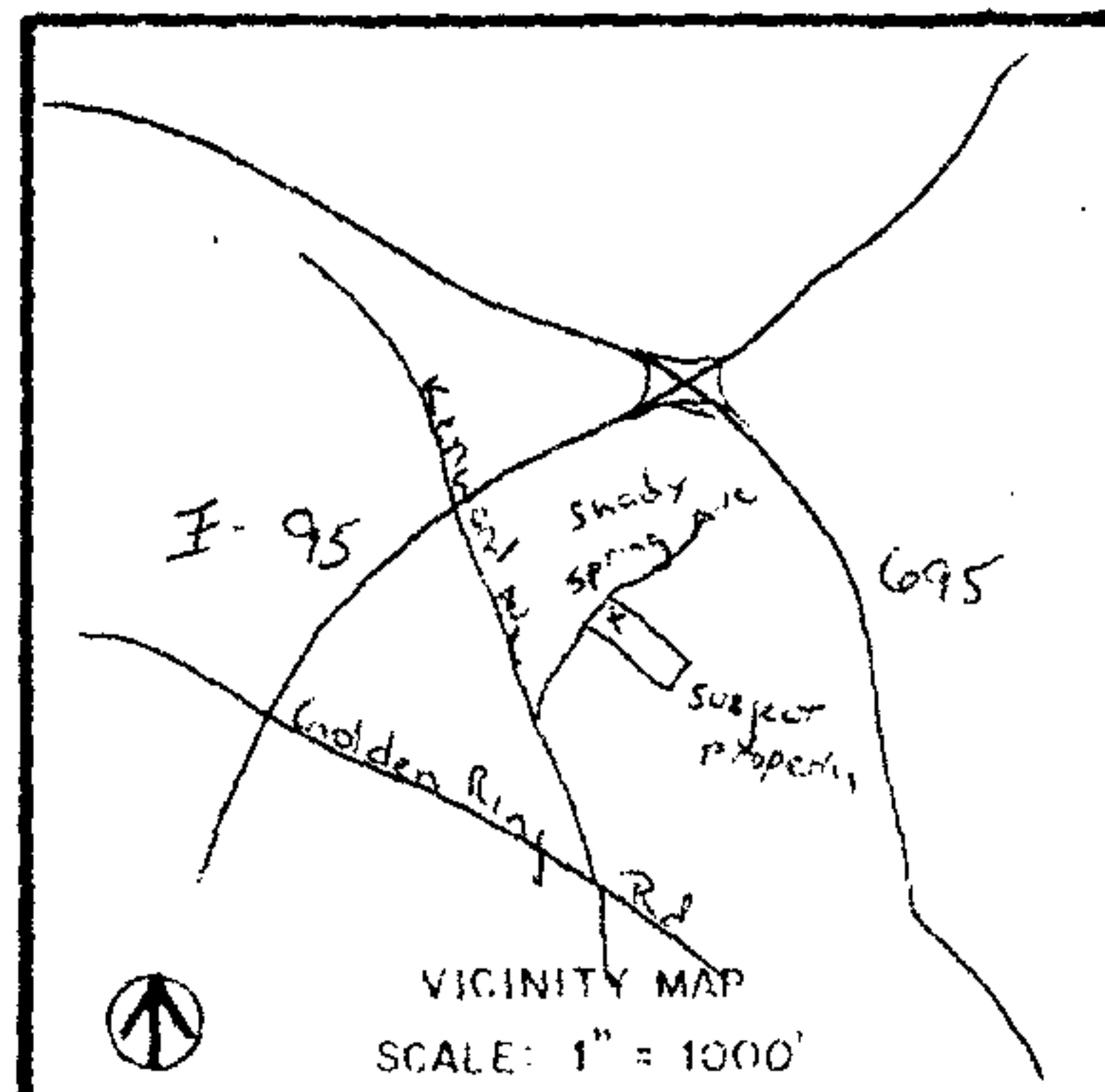
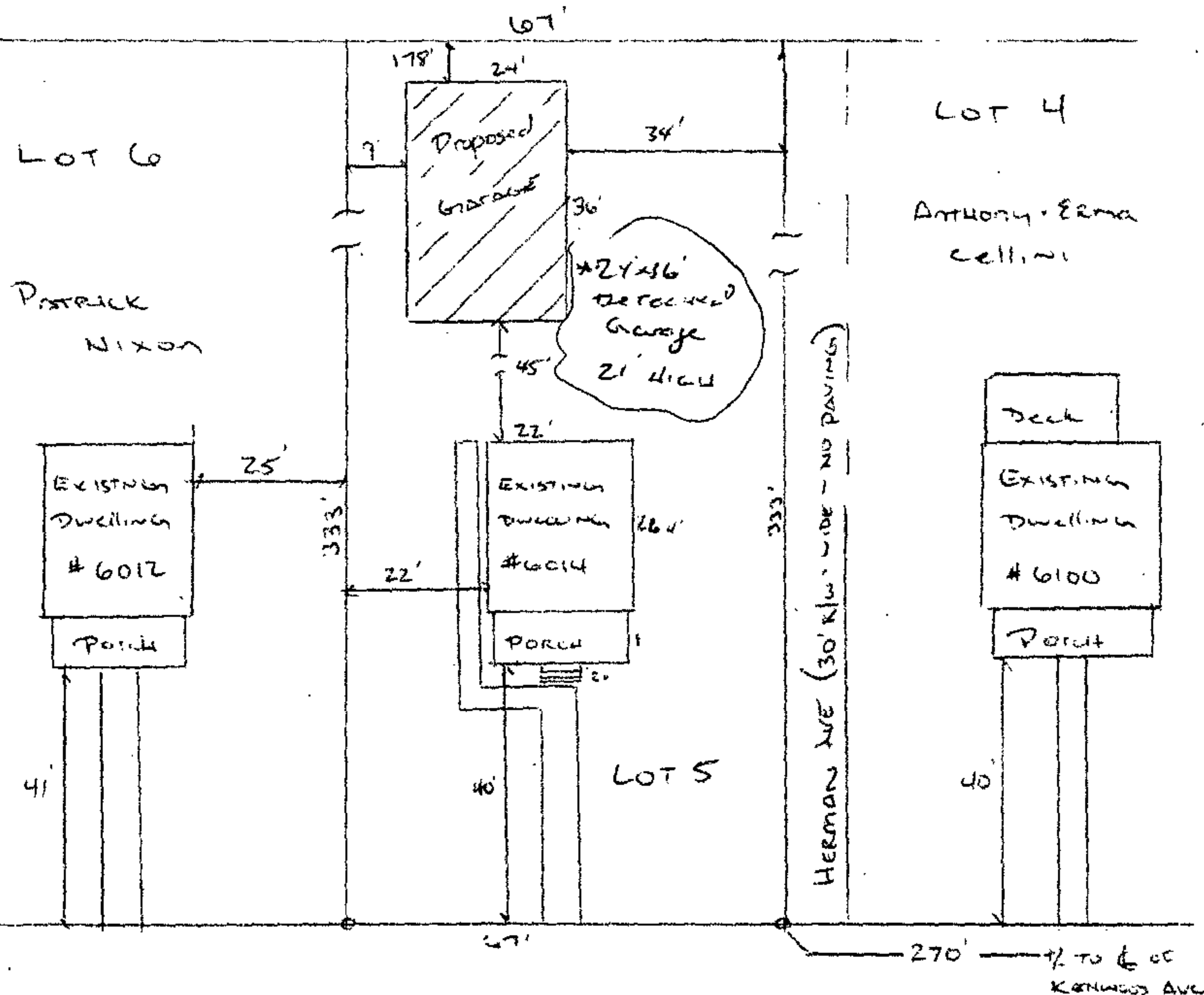
PROPERTY ADDRESS 6014 Shady Spring Ave.

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

SUBDIVISION NAME EAST KENWOOD

PLAT BOOK # 7 FOLIO # 112 LOT # 5 SECTION #

OWNER Dominic Hornig



LOCATION INFORMATION

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	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY JP ITEM # 158 CASE #

PREPARED BY JEREMY CLANCY

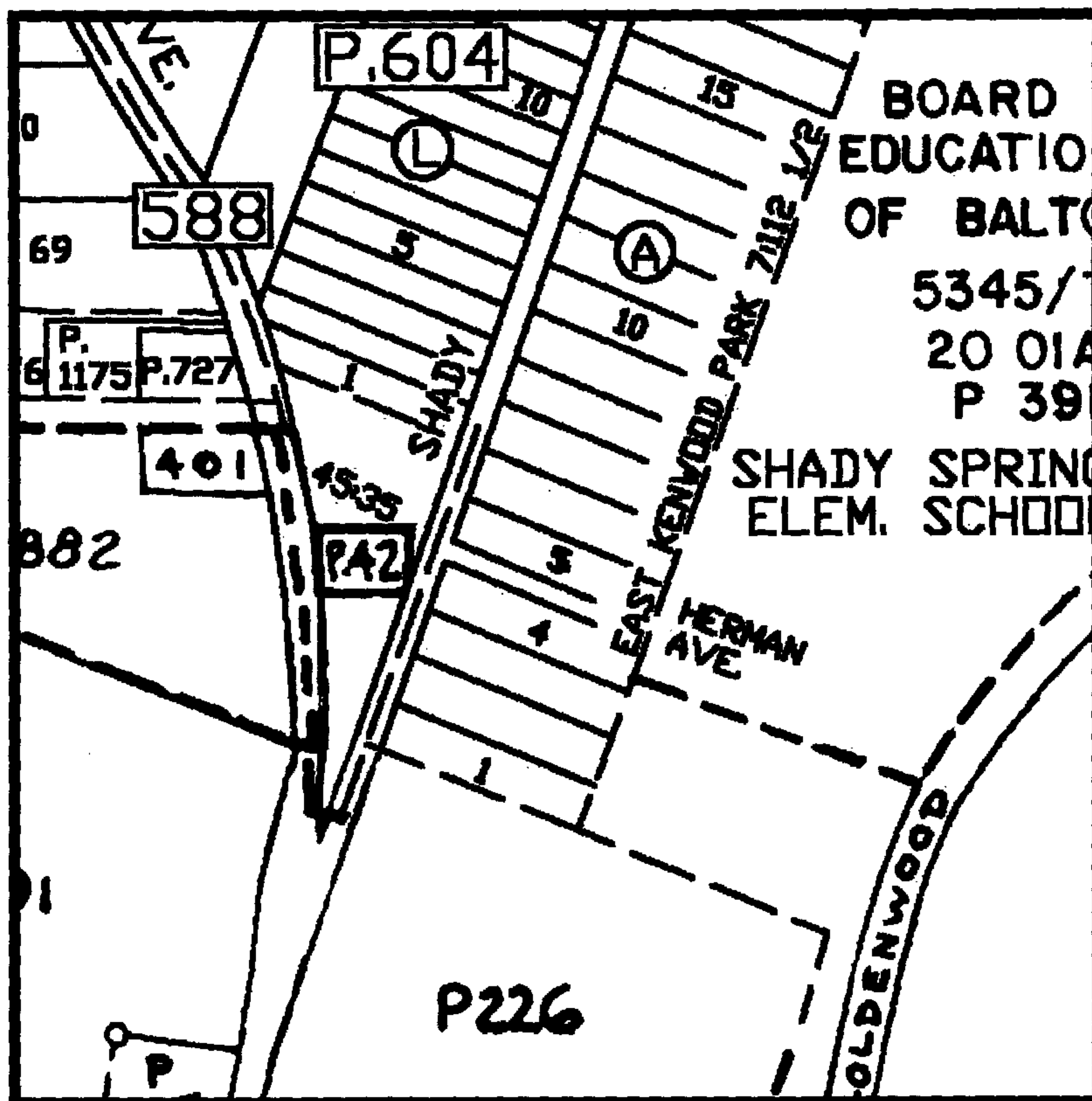
SCALE OF DRAWING: 1" = 30'



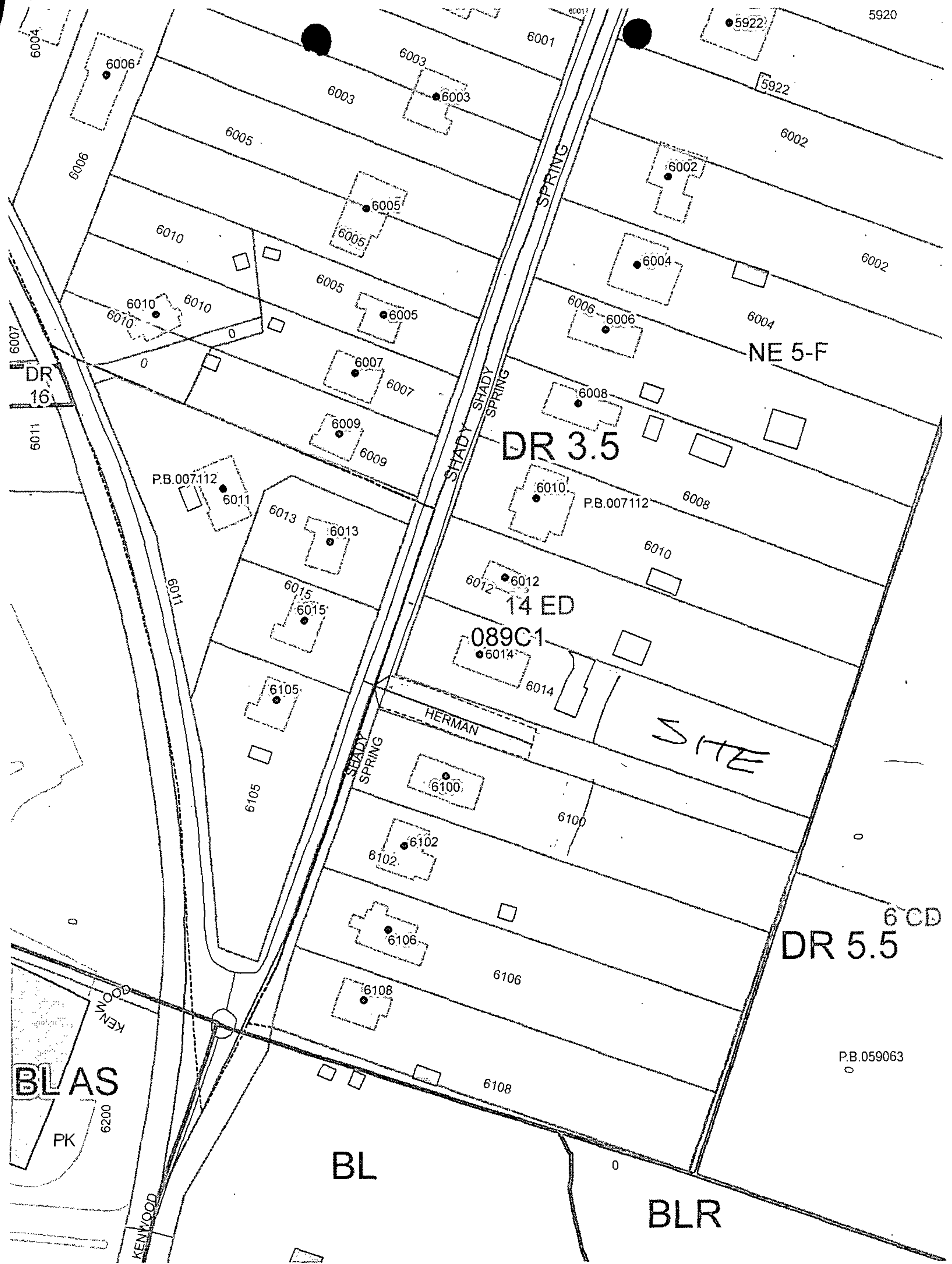
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 14 Account Number - 1416089625



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html



5920

5922

5922

6002

6002

NE 5-F

DR 3.5

14 ED

089C1

SITE

DR 5.5

6 CD

P.B.059063

BL

BLR

BLAS

PK

DR 16

HERMAN

SHADY SPRING

SHADY SPRING

SHADY SPRING

KENWOOD

KENWOOD

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

6014 Shady Spring Avenue; N/S Shady
Spring Avenue, 270' W c/line Kenwood Ave
14th Election & 6th Councilmanic Districts
Legal Owner(s): Dominic Hoenig

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-158-SPHA

* * * * *

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/ 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 11th day of October, 2007, a copy of the foregoing Entry of Appearance was mailed Jeremy Clancy, 7051 Macbeth Way, Eldersburg, MD 21784, Representative for Petitioner(s).

RECEIVED

OCT 11 2007

Per *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Kristen:
OK to postpone
JMK

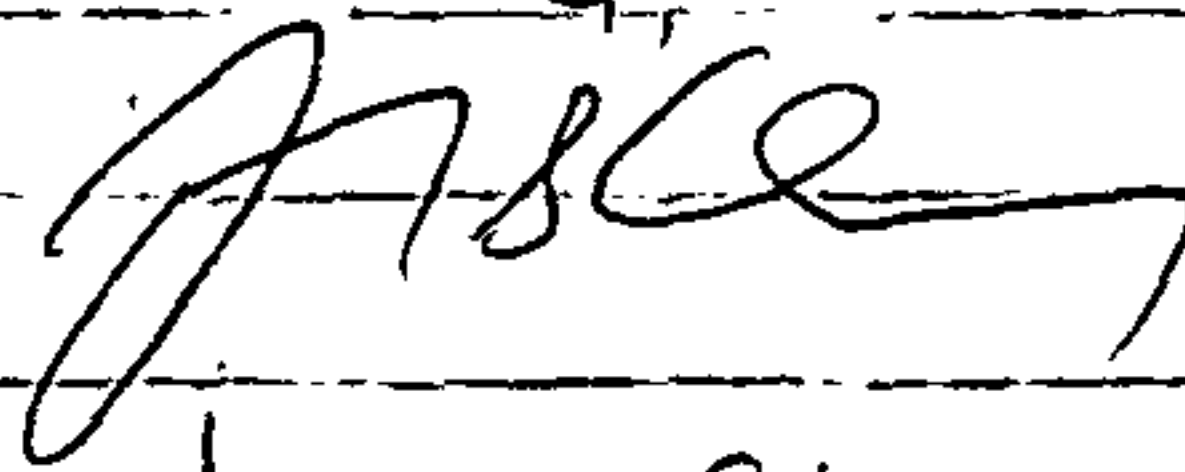
To whom it may concern

10/23/07

Our Zoning Hearing, Case # 08-158-SPHA, has been scheduled for 12/4/07. We are unable to appear on that date and are requesting a date later if possible. To be sure, anything after 12/16/07 would be great. If you have any questions, please call me @ (443) 340-1229. Thank you in advance for your cooperation on this matter.

RE: 6014 Shady Spring Ave
Balt. md 21237

Sincerely,



Jeremy Clancy

7051 Macbeth Way
Eldersburg md 21784

RECEIVED

OCT 23 2007

Per 

December 26, 2007

RECEIVED
JAN 10 2008

BY:.....

To Whom It May Concern:

I have reviewed Mr. Hoenig's proposed plans for the detached garage and have no objections to the size, or height of the structure.

Anthony Cellini

Anthony Cellini
6100 Shady Spring Ave.
Rosedale, MD 21237

08-158-SPHA

Per Exhibit
File

BW 12/19

08-158 -
SPHA

Order completed
1-7-08

To Mr. William J. Wiseman III,

Enclosed you will find letters from each of my neighbors concerning the detached garage at 6014 Shady Spring Ave. I'd like to thank you once again for your guidance in this matter.



Dominic Hoenig
6014 Shady Spring Ave.
Rosedale, MD 21237

December 26, 2007

To whom it may concern,

I have reviewed Mr. Hoenig's proposed plans for the detached garage and have no objections to the size, or height of the structure.

A handwritten signature in cursive script, appearing to read "Patrick Nixon".

Patrick Nixon
6012 Shady Spring Ave.
Rosedale, MD 21237