

**IN RE: PETITION FOR ADMIN. VARIANCE**  
S side Longdale Road, 115 feet W of  
c/l Reuter Road  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
**(117 Longdale Road)**

Eugene P. Helldorfer  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-453-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Eugene P. Helldorfer for property located at 117 Longdale Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 22.5 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a detached garage measuring 24 feet x 28 feet in size. The additional garage height will be used for the storage of outside tools, porch furniture, automobile restoration parts and personal belongings. There are a number of detached garages with loft storage in the neighborhood. No neighbors voiced any objection to the proposed garage height.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 21, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

COPIES RECEIVED FOR FILING  
4.23.08  
M

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 4, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of April, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 22.5 feet in lieu of the maximum allowed 15 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the 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.

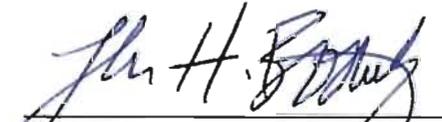
ORDER RECEIVED FOR FILED

4-23-08

*[Handwritten signature]*

3. The accessory structure shall not be used for commercial purposes.

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

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

STANDARD RECEIVED FROM PLANNING  
DATE 4-23-08  
BY pz



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 117 LONGDALE RD DR 5.5 which is presently zoned RESIDENTIAL

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 - to permit a proposed

detached accessory structure (garage) to have a height of 22 1/2 feet in lieu of the maximum allowed 15

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

EUGENE P. HELLDORFER TREE.  
Name - Type or Print  
E. P. Helldorfer  
Signature  
Name - Type or Print  
Signature  
117 LONGDALE RD. 410-258-6182  
Address Telephone No.  
TIMONIUM MD 21093  
City State Zip Code

### Representative to be Contacted:

Name  
Address Telephone No.  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County  
Reviewed By KID Date 3/25/08  
CASE NO. 08-453-A (20080453)  
REV 10/25/01  
Estimated Posting Date 4/6/08  
4-23-08

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 117 LONGDAKE RD.  
Address  
TIMONIUM MD. 21083  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. CONSTRUCT 2 CAR GARAGE
2. WITH LOFT FOR STORAGE ONLY

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Eugene P. Hell Dorfer  
Signature  
EUGENE P. HELL DORFER TR  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of FEBRUARY 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EUGENE P. HELL DORFER  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Cynthia M. Chelly  
Notary Public  
My Commission Expires 4/1/2011





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 117 LONGDALE RD DR 5.5  
which is presently zoned RESIDENTIAL

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 - to permit a proposed

*detached accessory structure (garage) to have a height of 22 1/2 feet in lieu of the maximum allowed 15*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):**

*EUGENE P. HELLDORFER*  
Name - Type or Print  
*E. P. Helldorfer*  
Signature  
Name - Type or Print  
Signature  
*117 LONGDALE RD. 410-252-6182*  
Address Telephone No.  
*TIMONIUM MD. 21093*  
City State Zip Code

**Representative to be Contacted:**

Name  
Address Telephone No.  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-453-A (20080453) Reviewed By [Signature] Date 3/28/08  
REV 10/25/01 4-23-08 Estimated Posting Date 4/6/08

ZONING DESCRIPTION FOR 117 Longdale Road

Beginning at a point on the south side of Longdale Road

which is 50 feet wide at the distance of 115 feet west of

the centerline of the nearest improved intersecting street Reuter

Road which is 50 feet wide. Being Lot #8 Block Q,

Section #6 in the subdivision of Haverford as recorded in Baltimore

County Plat Book #GLB 25, Folio #17, containing 1/4 acre.

(10,680 sq ft)

Also known as 117 Longdale Road and located in the 8th

Election District, 3rd Councilmanic District.

Item #453



# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATTHEWS

**DATE:** 04/07/08

**Case Number:** 08-453-A

**Petitioner / Developer:** EUGENE HELLDORFER

**Date of Hearing (Closing):** APRIL 21, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
117 LONGDALE ROAD

The sign(s) were posted on: 04/04/08



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 08- 453 -A Address 117 Longdale Rd

Contact Person: David Duvall Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/28/08 Posting Date: 4/06/08 Closing Date: 4/21/08

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 08- 453 -A Address 117 Longdale Rd

Petitioner's Name Eugene Helldorfer Telephone 410-252-6182

Posting Date: 4/6/08 Closing Date: 4/21/08

Wording for Sign: To Permit a proposed detached accessory structure (garage) to have a height of 22 1/2 feet in lieu of the maximum allowed 15

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.**

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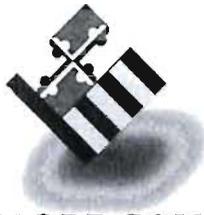
**For Newspaper Advertising:**

Item Number or Case Number: 08-453-A  
Petitioner: EUGENE P. HELLDORFER  
Address or Location: 117 LONGDALE RD; TIM. MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: EUGENE P. HELLDORFER  
Address: 117 LONGDALE RD.  
TIM. MD. 21093  
\_\_\_\_\_  
Telephone Number: 410-252-6182

Revised 2/20/98 - SCJ



**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*

April 22, 2008

Eugene P. Helldorfer  
117 Longdale Road  
Timonium, Maryland 21093

Dear Mr. Helldorfer:

RE: Case Number: 2008-0453-A, 117 Longdale Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2008. 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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: APRIL 14, 2008

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

RE: Baltimore County  
Item No. 8-453-A  
117 LONGDALE RD  
HELLDORFER PROPERTY  
ADMINISTRATIVE 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. 8-453-A.

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,

For a

Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 21, 2008

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

RECEIVED  
APR 23 2008

**SUBJECT:** 8-453 – Administrative Variance

BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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 information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:



AFK/LL: CM

PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

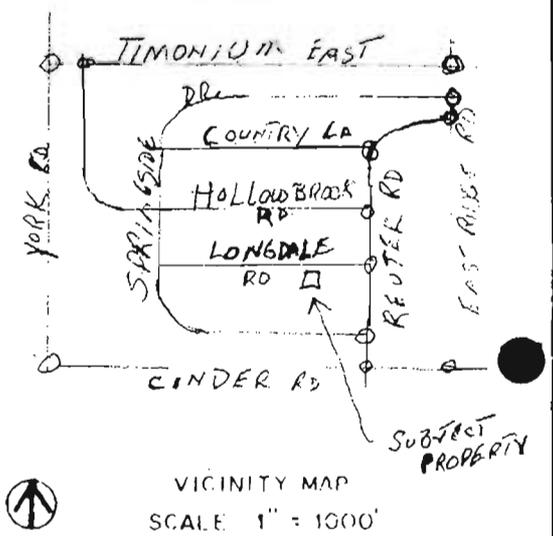
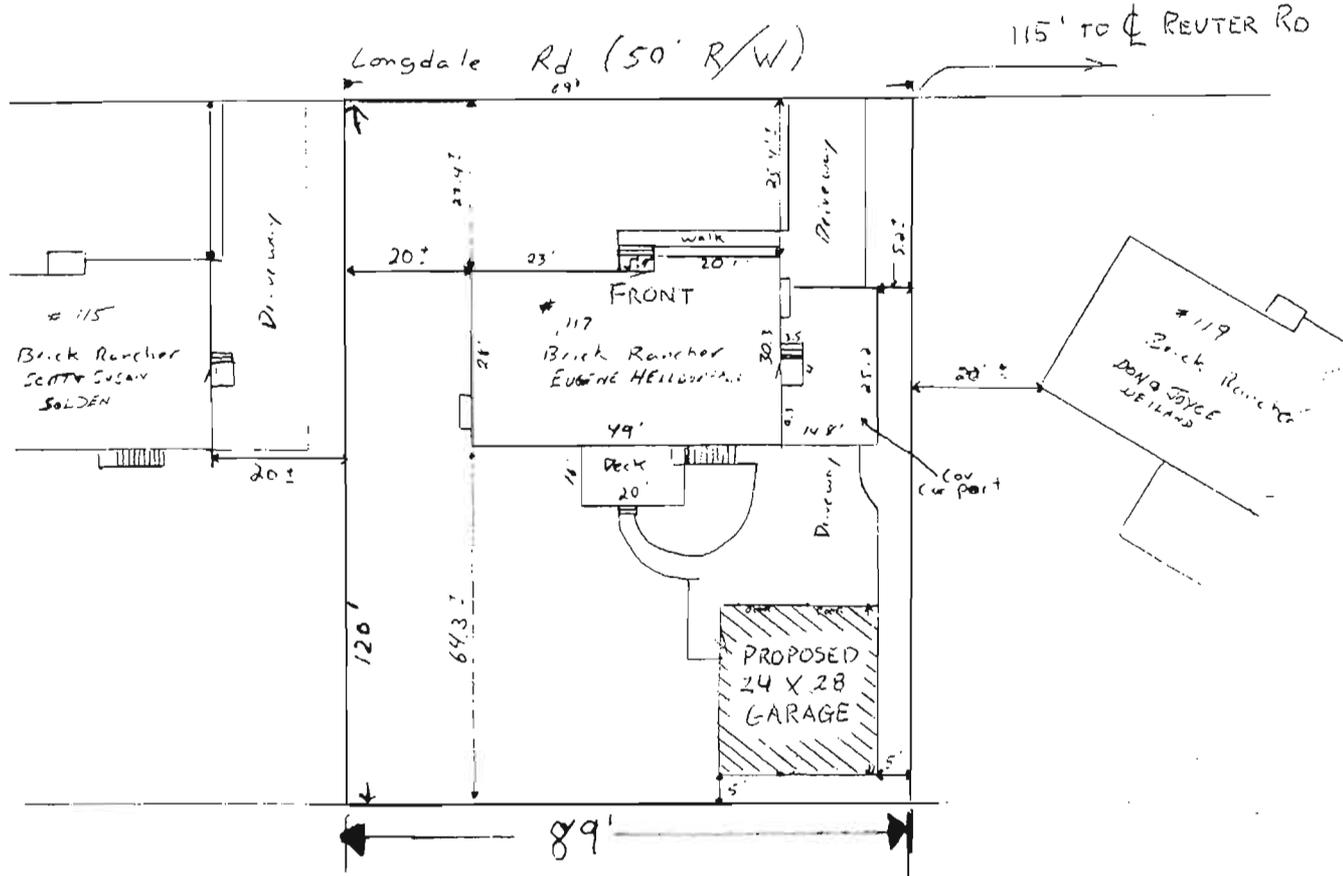
PROPERTY ADDRESS 117 LONGDALE RD

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

SUBDIVISION NAME HAVERFORD

PLAT BOOK # 25 FOLIO # 17 LOT # 8 SECTION # 6

OWNER EUGENE P. HELLDORFER



LOCATION INFORMATION

ELECTION DISTRICT **8**

COUNCILMANIC DISTRICT **3**

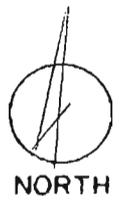
1" = 200' SCALE MAP # **061A1**

ZONING **DR 5.5**

LOT SIZE  $\frac{1}{4}$  ACREAGE **10,680** SQUARE FEET

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE	



PREPARED BY OWNER

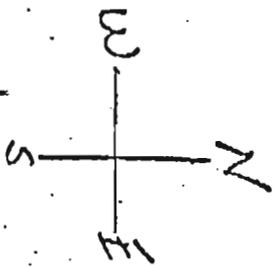
SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY

REVIEWED BY [Signature] ITEM #            CASE # 08-453-A

(20080453)





16

I 83 YORK - HARRISBURG

I 83

EXIT EAST

Tim.

YORK RD

Timonburn Rd EAST

EUGENE WELLDORFER  
117 LONGDALE RD  
TIM. RD 21093  
252-6182

HOLLOW BROOK

LONGDALE RD  
117

SPRINGSIDE

SPRINGSIDE  
COUNTRY HOME

REUTER

REUTER

CINDER

RD

EAST RIDGE RD

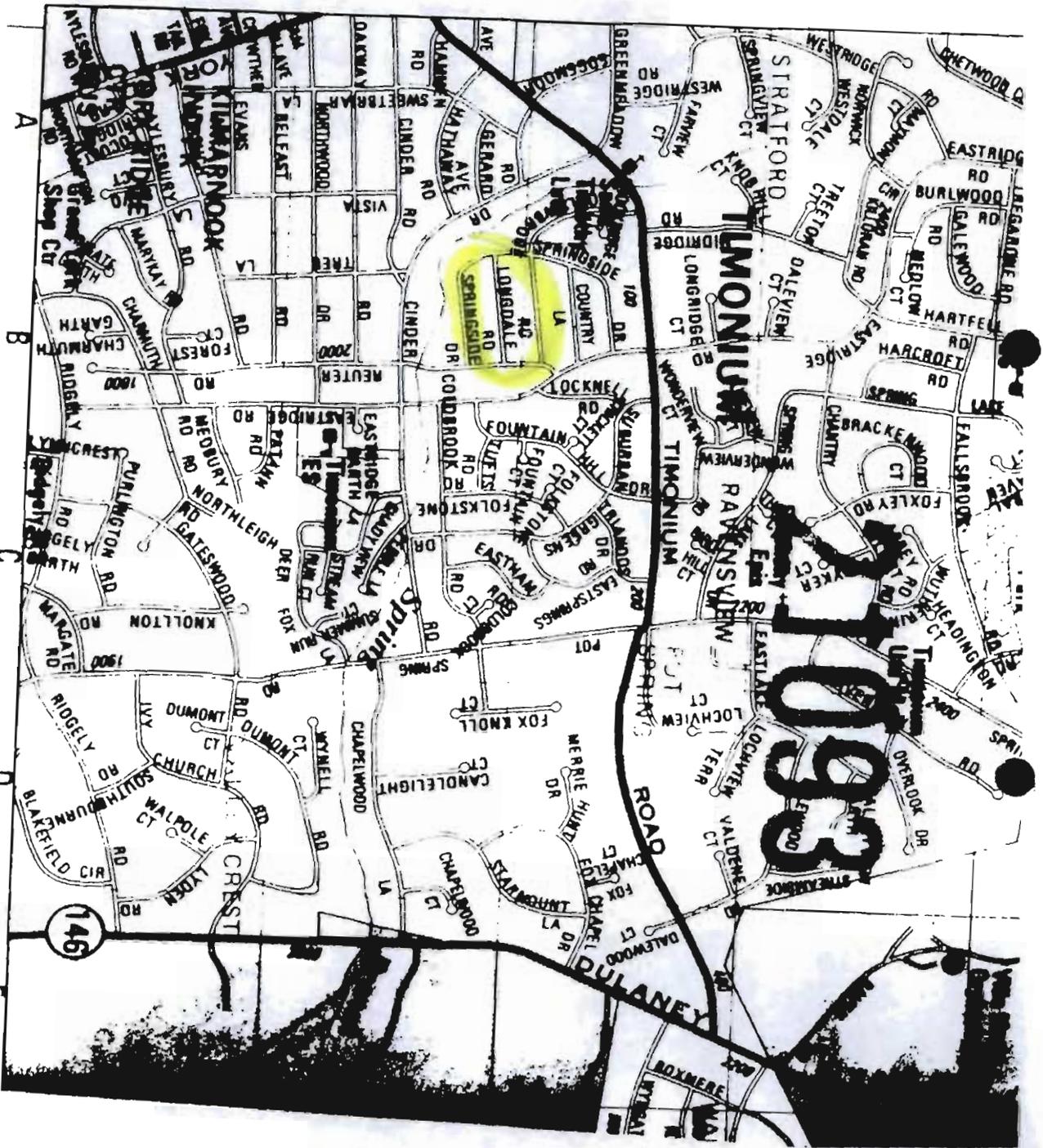
POT SPRING RD

DURANEY VALLEY RD

RELTWAY-1

625

Item # 453



76°37'30"

910,000 FT

Joins

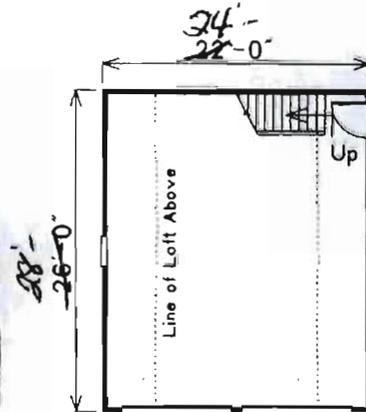
Item #453



DESIGN "GM3-002D-6000

Price Code P8

## 2-CAR GARAGE WITH LOFT - GAMBREL ROOF



- Size - ~~24 x 26~~ *24 x 28*
- Building height - ~~20'7"~~ *22'3"*
- Roof pitch - 7/12, 12/7
- Ceiling height - 8'-0"
- Loft ceiling height - 7'-4"
- Two 9' x 7' overhead doors
- Complete list of materials
- Step-by-step instructions

Item # 453



Page 1

April 12, 2008

Zoning Commissioner of Baltimore County  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Affidavit Support of Administration Variance  
Case #08-453-A

Dear Sir:

I am requesting a change in height of a two (2) car garage with a storage loft. I have three (3) cars, two for daily use and one that is Historic, a 1974 Buick Electra 225. I have acquired over time a replacement hood and trunk lid etc. This car is 20 feet long and it has 44,000 miles. The Chevrolet Van is 19 ½ feet long. The 1974 Buick has been in the family since it was purchased new.

We live in a rancher and the lower level is a finished family room. The storage area in the house is in the furnace room along with some very limited shelving in the laundry room.

We are a family of four (4) adults and two (2) grandchildren. We are in desperate need of additional storage for clothing and the usual household items. It is my intention to build additional closet space for clothing on one side of the furnace room and add shelving for normal household items that are needed frequently. In doing this it will relieve the congestion throughout the house that we are now living with.

The neighborhood is going through many changes. Young families are adding second floors on ranchers, and split levels are building higher to add a third floor. Some homeowners are adding extensions across the entire rear of the house enlarging these small rooms.

Item # 453

Page 2  
Case #08-453-A

I am enclosing pictures of garages in the neighborhood that have storage lofts and the buildings are the size that I am requesting. I also enclose picture of some of the homes that have been enlarged.

I will be using the garage loft to store items that are not subject to weather changes such as outside tools, porch furniture, and automobile parts etc. This will relieve the constant moving of things in and out of the furnace room when it is the season of the year to make changes to the house inside or out. It will also give a contractor space for replacing or repairing the furnace, air conditioner or other systems in the house.

Sincerely,



EUGENE P. HELLDORFER  
117 Longdale Road  
Timonium, Maryland - 21093  
410-252-6182

Enclosure

Item # 453









I  
Len #453

Case #08-453-A

1537 Charmuth Road – Rancher with new garage and loft.



Item # 453

Case #08-453-A

1537 Charmuth Road – Additional view of garage.



Item #453

Case #08-453-A

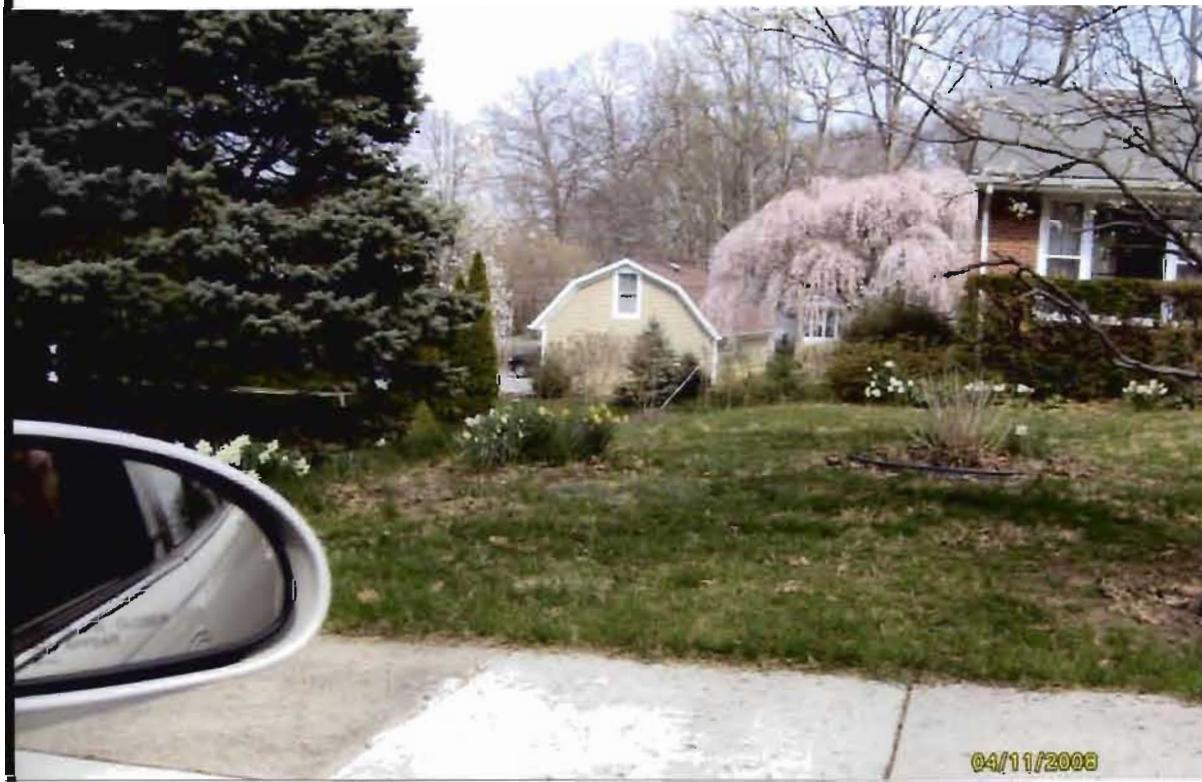
2407 Eastridge Road – New garage with loft.



I  
Team #4153

Case #08-453-A

131 Cinder Road – Additional view of garage.



Item #153

Case #08-453-A

131 Cinder Road – Older home with new addition and new garage with loft.



Item #453

Case#08-453-A

14 Picket Road – The original ranch house was the part with the brick. An addition of a second floor has been added as well as an extension with a garage and second floor.



Item # 453

Case #08-453-A

130 Springside Road – This house originally was a split level. There has been another level added over the living room area making this house a 3 level split instead of a 2 level split.



Item #453

Case #08-453-A

74 Cinder Road – Originally a ranch house. An addition has been built across the back of the house and an entire second story built onto the top of the house.



Item #453

Case #08-453-A

19 Margate Road – This house was originally a ranch. The addition to this house is the first and second floor (blue siding).

