

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stanley A. Evans, legal owner, 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 400A.1 to permit a pool to be placed in the front yard instead of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Zoning Dept. of Baltimore County considers a pool the same as an accessory building which must be in the rear yard.

See attached description

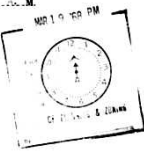
Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Stanley A. Evans, Legal Owner
Address: 8208 Beach Drive, Baltimore, Maryland 21222
Petitioner's Attorney: _____, Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of April 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County; that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of April, 1968, at 10:00 o'clock

at _____ M.
Zoning Commissioner of Baltimore County,



STANLEY A. EVANS
8208 BEACH DRIVE
BALTIMORE, MD. 21222

ORDER RECEIVED FOR FILING
DATE 3/29/68
BY J. J. [unclear] clerk

RE: PETITION FOR VARIANCE : BEFORE THE DEPUTY
E/S Beach Drive 8 feet S of : ZONING COMMISSIONER
Pinewood Drive - 12th District :
Stanley A. Evans, Petitioner : OF
NO. 68-239-A : BALTIMORE COUNTY

The Petitioner seeks a Variance for permission to install a below ground swimming pool in his front yard. In Baltimore County, a below ground pool is considered an accessory building which is permitted in the rear yard but only in the front yard by way of a Variance. The Petitioner's property fronts on Bear Creek. In past years, his family swam in Bear Creek but can no longer do so because of pollution. It is because of this fear of the pollution and subsequent illness to himself and members of his family that he desires to install a swimming pool in the front yard. In ordinary neighborhoods this would really be the back yard but it is customary in Baltimore County on waterfront property to build the home facing the water. There is nothing to prevent the Petitioner from erecting an above ground pool in his front yard because Baltimore County does not recognize an above ground pool as an accessory building, and thus it can be constructed anywhere on the property. The Petitioner stated that an above ground pool at this location would be unsightly to both himself and his neighbors, although his next door neighbor did not agree.

At any rate, considering all evidence the Deputy Zoning Commissioner feels that the Petitioner has shown practical difficulty and unreasonable hardship.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29 day of May, 1968, that the herein Petition for a Variance should be and the same is granted from and after the date of this Order, to permit a pool to be placed in the front yard instead of the rear yard, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. [unclear]
Deputy Zoning Commissioner

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., April 3, 1968

THIS IS TO CERTIFY, that the annexed advertisement of "Stanley A. Evans" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 2nd day of April 1968; that is to say, the same was inserted in the issues of 4-3-68

Stromberg Publications, Inc.
Publisher.

By *Mrs. Palmer Price*
Mrs. Palmer Price

PETITION FOR VARIANCE
12th DISTRICT
ZONING: Petition for Variance for an accessory building.
LOCATION: East side of Beach Drive 8 feet South of Pinewood Drive.
DATE & TIME: MONDAY, APRIL 22, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a swimming pool to be placed in the Front Yard instead of the rear yard.
The Zoning Regulation to be accepted as follows:
Section 400A.1 - Accessory buildings in residence zones, other than farm buildings shall be located only in the rear yard and shall occupy not more than 10% thereof.
All that parcel of land in the Twelfth District of Baltimore County,
Beginning at a point said point being located on the east side of Beach Drive and said point also being 8' southerly from the intersection of Pinewood Drive and Beach Drive; thence continuing along the east side of Beach Drive in a southerly direction 17.2' to a point; thence easterly 194' to a point; thence southerly 184' to the point of beginning.

Being the property of Stanley A. Evans, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, April 22, 1968 at 10:00 A.M., Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By ORDER OF
JOHN C. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY #68-239-A
Towson, Maryland

District: 12th Date of Posting: April 12, 1968

Posted for: *Henry Jandy* April 12, 1968, 9:11 a.m. P.M.

Petitioner: *Stanley A. Evans*

Location of property: *E/S of Beach Dr. S. of Pinewood Drive*

Location of Sign: *1 sign will be back yard of residence on 8208 Beach Drive*

Remarks:

Posted by: *Wendell H. New* Date of return: *April 11, 1968*

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 22nd day of April 1968, the first publication appearing on the 1th day of April 1968.

THE JEFFERSONIAN
Stanley A. Evans
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 54309
DATE: April 22, 1968

Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21284

To: Stanley A. Evans
8208 Beach Drive
Baltimore, Md. 21222

DEBIT TO ACCOUNT NO. 01-422
CITY QUANTITY

Advertising and posting of property #68-239-A

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$36.12
CITY 36.12

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

March 19, 1968

Stanley A. Evans
8208 Beach Drive
Baltimore, Maryland 21222

SUBJECT: Accessory structure variance
for Stanley A. Evans, located
N/S Beach Drive, South of Pinewood
Drive
(Item 125, March 19, 1968)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

HEALTH DEPARTMENT:
Owner must comply with requirements for private swimming pool.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,
James S. Dyer
JAMES S. DYER,
Zoning Supervisor

JED:jd
cc: William Groszwall-Health Dept.

INVOICE No. 53064
DATE: March 28, 1968

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21284

To: Stanley A. Evans
8208 Beach Drive
Baltimore, Md. 21222

DEBIT TO ACCOUNT NO. 01-422
CITY QUANTITY

7-00-00 Petition for Variance #68-239-A 35.00

TOTAL AMOUNT \$35.00
CITY 35.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Stanley A. Evans
8208 Beach Drive
Baltimore, Maryland 21222

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

Your Petition has been received and accepted for filing this 12th day of March, 1968.

John C. Rose
JOHN C. ROSE
Zoning Commissioner

Petitioner: Stanley A. Evans
Petitioner's Attorney: _____
Reviewed by: *James S. Dyer*
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 11, 1968

FROM: Leslie H. Grief, Deputy Director of Planning

SUBJECT: Petition # 68-239-A, East side of Beach Drive 8 feet South of Pinewood Drive. Petition for Variance to permit a swimming pool to be located in the front yard instead of the required rear yard.
Stanley A. Evans - Petitioner

12th District
HEARING: Monday, April 22, 1968 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

Beginning at a point; said point being located on the east side of Beach Drive; said point also being 8' southerly from the intersection of Pinewood Drive and Beach Drive; thence continuing along the east side of Beach Drive in a southerly direction 47.5' to a point; thence easterly 194' to a point; thence northerly along Beach Creek 47.5' to a point; thence westerly 184' to the point of beginning.

PETITION FOR VARIANCE
12th DISTRICT
ZONING: Petition for Variance for an Accessory Building.
LOCATION: East side of Beach Drive 8 feet South of Pinewood Drive.
DATE & TIME: Monday, April 22, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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Beginning at a point; said point being located on the east side of Beach Drive and said point also being 8' southerly from the intersection of Pinewood Drive and Beach Drive; thence continuing along the east side of Beach Drive in a southerly direction 47.5' to a point; thence easterly 194' to a point; thence northerly along Beach Creek 47.5' to a point; thence westerly 184' to the point of beginning.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
INVOICE No. 54309
DATE: April 22, 1968

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To: Stanley A. Evans
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

FLAMINGO POOLS CO., INC.
3832 WASHINGTON BLVD.
BALTIMORE, MARYLAND

PROPOSED POOL FOR
MR. & MRS. STANLEY EVANS
8208 BEACH DRIVE
ROSEWALD BEACH
BALTIMORE COUNTY
MARYLAND

RPH 2-28-68
SCALE 1"=40'

