PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

69-186-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles E. Silberstein & Barbara Silberstein, his wife 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 400.1 - To permit an accessory building (swimming pool) to be located in the side yard instead of the required rear yard.

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

Pool cannot be placed in rear yard as required by the Zoning Regulations, because it would be hazardous, objectionable to neighbors and an eyesore to entire neighborhood.

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.

ORDER RECEIVED FOR FILING
DATE 3/10/69
BY JC Adams Clk

Charles E. Silberstein
Barbara Silberstein

Contract purchaser — Legal Owner

Address — Address Old Court Road, Brooklandville, Md. 21022

Petitioner's Attorney — Protestant's Attorney

Address 200 First National Bank Bldg. Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of January, 1969, 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 10th day of March, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

10:00 A
3/10/69
1 sign

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and it further appearing that by reason of

to permit an accessory building (Swimming Pool) to be located in the side yard instead of the required rear yard

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10 day of March, 1969, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit an accessory building (Swimming Pool) to be located in the side yard instead of the required rear yard, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 3/10/69
BY JC Adams Clk

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of, 196, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
XXXXXXXXXXX
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

February 7, 1969

Arnold Fleischmann, Esq.,
200 First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Variance for Side Yard Variance
Location: S/S of Glencliffe Circle, 176.61' SE of the SE/S of Old Ct. Rd.
Petitioner: Charles E. Silberstein
Committee Meeting of January 28, 1969
Item 181

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is presently improved with a new ranch style house still under construction. It is bounded by residential uses and dwellings 10 to 15 years old, in good repair. Glencliffe Circle is presently improved with curb and gutter.

BUREAU OF ENGINEERING:

Highways: Glencliffe Road will need no additional improvements at this time.

Storm Drains: The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters.

Water: No water main exists in Glencliffe Road. Private water facilities must be utilized for this site.

Sanitary Sewer: No sanitary sewer exists.

- Page 2 -

Arnold Fleischmann, Esq.,
200 First National Bank Building
Towson, Maryland 21204
Item 181

February 7, 1969

BUREAU OF TRAFFIC ENGINEERING:
The subject addition does not appear to create any major traffic problems.

FIRE DEPARTMENT:
This office has no comments.

HEALTH DEPARTMENT:
This office does not anticipate any health problems provided the owner complies with our requirement pertaining to filling the pool and the disposition of filter backwash water.

BUILDING ENGINEER'S OFFICE:
No comment from this office after variance is granted.

ZONING ADMINISTRATION DIVISION:

The petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JJD
Enc.

TELEPHONE 823-3000 EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 60850
DATE Feb. 17, 1969
BILLED BY:

To: Arnold Fleischmann, Esq.
Sun Life Building
Charles Center
Baltimore, Md. 21201

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY		TOTAL AMOUNT
	Petition for Variance for Charles E. Silberstein 69-186-A	$25.00
		25.00 CR

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

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Arnold Fleischmann, Esq.,
200 First National Bank Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 28th day of January, 1969.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: Charles E. Silberstein
Petitioner's Attorney: Arnold Fleischmann, Esq.
Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner — Date: February 23, 1969

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #69-186-A. Variance to permit an accessory building (swimming pool) to be located in the side yard instead of the required rear yard. South side of Glencliffe Circle 176.61 feet southeast of Old Court Road. Charles E. Silberstein, Petitioner.

3rd District

HEARING: Monday, March 10, 1969 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bms

PETITION FOR A VARIANCE
3rd DISTRICT
ZONING: Petition for Variance for an Accessory Building.
LOCATION: South side of Glencliffe Circle 176.61 feet Southeast of Old Court Road.
DATE & TIME: Monday, March 10, 1969 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory building (Swimming Pool) to be located in the side yard instead of the required rear yard.

The Zoning Regulation to be excepted as follows:

Section 400.1—Accessory Buildings—Shall be located only in the rear yard and shall occupy not more than 40% thereof.

All that parcel of land in the Third District of Baltimore County being Lot No. 4 Block "A" Plat 1—Section 3 of Glencliffe and recorded in Plat Book O.T.G. 33 Folio 2, said lot also being located on the south side of Glencliffe Circle 176.61 feet southerly of the southeast side of Old Court Road, Being the property Charles E. Silberstein and Barbara Silberstein, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 10, 1969, at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County.

Feb. 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEB 20 1969, 19

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 10th day of March, 1969, the first publication appearing on the 20th day of February 1969.

THE JEFFERSONIAN,
S. Frank Streaker
Manager.

Cost of Advertisement, $

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Feb. 24, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXXXXX week before the 24th day of Feb., 1969 that is to say, the same was inserted in the issues of February 20, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR A VARIANCE
3rd DISTRICT
ZONING: Petition for Variance for an Accessory Building.
LOCATION: South side of Glencliffe Circle 176.61 feet Southeast of Old Court Road.
DATE & TIME: MONDAY, MARCH 10, 1969 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory building (Swimming Pool) to be located in the side yard instead of the required rear yard.

The Zoning Regulation to be excepted as follows:

Section 400.1 Accessory Buildings - Shall be located only in the rear yard and shall occupy not more than 40% thereof.

All that parcel of land in the Third District of Baltimore County being Lot No. 4 Block "A" Plat 1-Section 3 of Glencliffe as recorded in Plat Book O.T.G. 33 Folio 2, said lot also being located on the south side of Glencliffe Circle 176.61 feet southerly of the southeast side of Old Court Road, Being the property Charles E. Silberstein and Barbara Silberstein, as shown on plat plan filed with the Zoning Department.

Hearing date: Monday, March 10, 1969, at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Feb. 20, 1969

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 60885
DATE 3/10/69
BILLED BY:

To: Barbara Silberstein
Old Court Road
Brooklandville, Md. 21022

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY		TOTAL AMOUNT
		$37.25
	Advertising and posting of property 69-186-A	37.25
4		37.25 CR

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

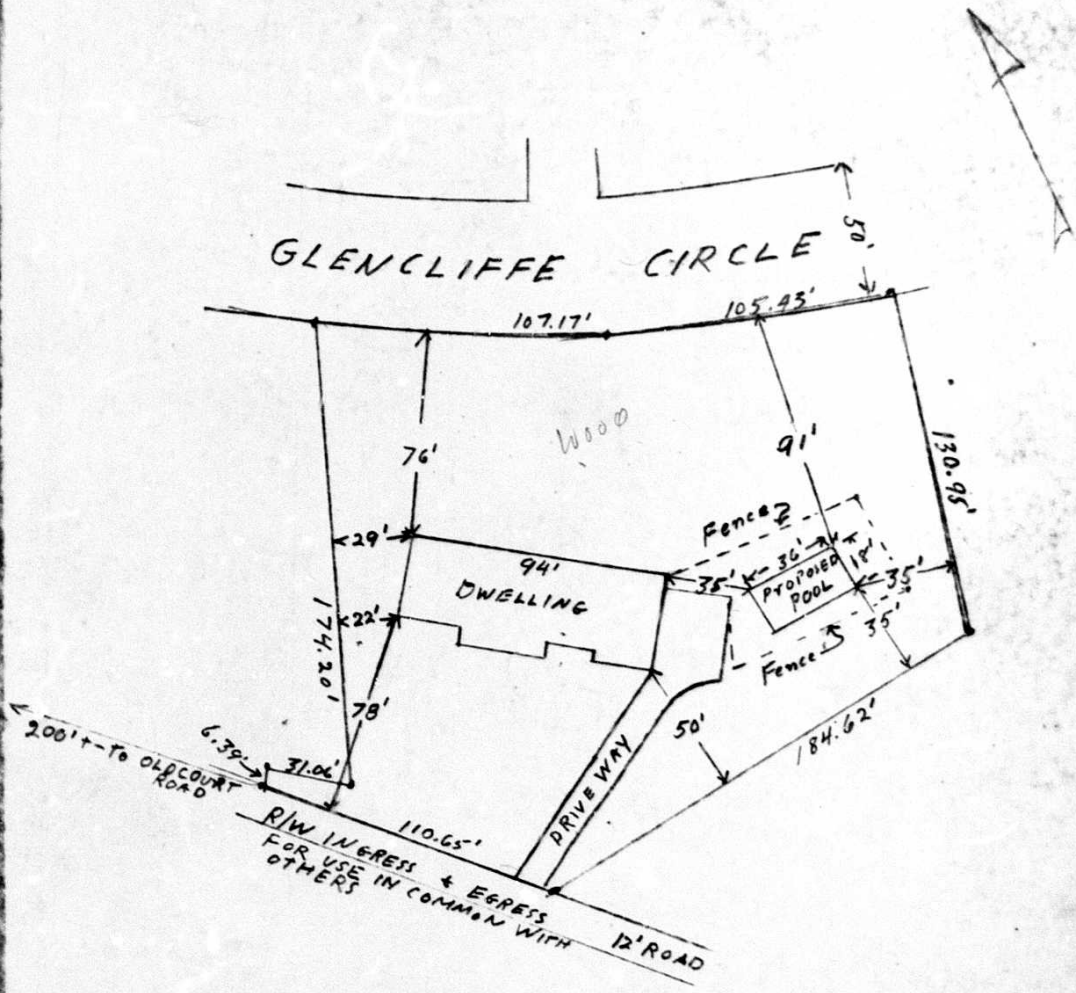
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

---

1 Sign — 69-186-A.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd — Date of Posting 2-22-69
Posted for: VARIANCE
Petitioner: C.E. Silberstein
Location of property: S/S of Glencliffe Circle 176.61' SE of Old Court Rd.
Location of Signs: 185' SE of Old Court Rd. on S/S of Glencliffe Circle
Remarks:
Posted by: [signature] Signature — Date of return: 2-24-69



SCALE 1" = 50' Date 10-21-68
FLAMINGO POOLS CO. INC.
3832 WASHINGTON BLVD.
BALTIMORE MARYLAND 21227
Phone 242 3450

Proposed Pool For:
DR. Charles E Silberstein
OLD COURT ROAD
BROOKLANDVILLE Md. 21022
Phone 433-5551